



RAYAC Housing Snapshot

A review of the residential real estate market in York & Adams Counties

January-March 2016 Housing Statistics

The REALTORS Association of York & Adams Counties (RAYAC) reports that a total of 197 homes were sold in Adams County during the first three months of 2016, an 8% increase from 2015. In York County 1,038 homes were sold through the end of March 2016, an 11% increase from 2015.

The median sales price in Adams County was \$160,000, a 1% decrease over last year. The median sale price in York County was \$144,900, a 4% increase over last year.

“The first quarter of 2016 is looking positive for real estate in York and Adams counties. We are already seeing an increase in buyer activity this spring market,” said Deborah Goodling, 2016 RAYAC Vice President. “We’re seeing a few trends. Multiple offers are being received on some properties as a result of low inventory, interest rates are still attractive, and buyers are using their tax returns to purchase a property.”

**RAYAC MLS Statistics by School District
2016-2015 (January 1-March 31) Comparison**

School District	2016 Median Sale Price	2015 Median Sale Price	% Change	2016 Number Sold	2015 Number Sold	% Change
Adams County						
Bermudian Springs	\$176,750	\$163,750	8%	34	18	89%
Conewago Valley	\$150,000	\$139,000	8%	53	43	23%
Fairfield	\$163,500	\$152,800	7%	16	24	-33%
Gettysburg	\$164,000	\$200,000	-18%	44	51	-14%
Littlestown	\$162,000	\$178,500	-9%	35	28	25%
Upper Adams	\$129,900	\$147,500	-12%	15	18	-17%
Total Adams County	\$160,000	\$161,000	-1%	197	182	8%
York County						
Central	\$149,950	\$154,000	-3%	110	92	20%
Dallastown	\$159,900	\$160,000	0%	99	77	29%
Dover	\$153,850	\$124,500	24%	66	52	27%
Eastern York	\$129,900	\$110,890	17%	54	40	35%
Hanover	\$111,000	\$120,250	-8%	39	46	-15%
Northeastern	\$165,000	\$157,500	5%	69	49	41%
Northern York	\$180,500	\$205,500	-12%	30	22	36%
Red Lion	\$139,900	\$149,900	-7%	89	105	-15%
South Eastern	\$187,450	\$163,500	15%	38	46	-17%
South Western	\$159,900	\$165,450	-3%	76	74	3%
Southern York	\$212,000	\$200,000	6%	49	38	29%
Spring Grove	\$150,000	\$149,950	0%	47	60	-22%
West Shore	\$155,400	\$165,000	-6%	43	41	5%
West York	\$124,900	\$123,221	1%	83	54	54%
York City	\$35,000	\$30,363	15%	80	72	11%
York Suburban	\$152,500	\$129,900	17%	66	65	2%
Total York County	\$144,900	\$140,000	4%	1038	933	11%

March 2016 Housing Statistics

The REALTORS Association of York & Adams Counties (RAYAC) reports that a total of 84 homes were sold in Adams County in March 2016, a 27% increase. In York County 409 homes were sold in March 2016, an 8% increase from 2015.

The median sales price in Adams County was \$169,500, a 13% increase over last year. The median sale price in York County was \$145,000, a 1% decrease from 2015.

RAYAC MLS Statistics by School District						
2016-2015 (March) Comparison						
School District	2016 Median Sale Price	2015 Median Sale Price	% Change	2016 Number Sold	2015 Number Sold	% Change
Adams County						
Bermudian Springs	\$189,900	\$179,000	6%	13	5	160%
Conewago Valley	\$192,500	\$124,900	54%	18	17	6%
Fairfield	\$162,000	\$152,800	6%	7	12	-42%
Gettysburg	\$153,500	\$174,900	-12%	24	21	14%
Littlestown	\$176,700	\$140,500	26%	14	6	133%
Upper Adams	\$142,250	\$150,000	-5%	8	5	60%
Total Adams County	\$169,500	\$150,500	13%	84	66	27%
York County						
Central	\$145,000	\$160,014	-9%	49	42	17%
Dallastown	\$164,000	\$160,000	3%	35	27	30%
Dover	\$134,950	\$120,250	12%	24	20	20%
Eastern York	\$159,000	\$124,375	28%	21	14	50%
Hanover	\$135,000	\$141,697	-5%	17	12	42%
Northeastern	\$138,250	\$153,700	-10%	29	20	45%
Northern York	\$133,000	\$250,500	-47%	18	16	13%
Red Lion	\$129,900	\$167,250	-22%	39	42	-7%
South Eastern	\$185,000	\$145,000	28%	13	19	-32%
South Western	\$172,000	\$167,500	3%	30	36	-17%
Southern York	\$212,500	\$199,850	6%	14	16	-13%
Spring Grove	\$174,900	\$131,000	34%	17	24	-29%
West Shore	\$192,900	\$134,500	43%	20	17	18%
West York	\$121,000	\$119,950	1%	29	22	32%
York City	\$38,450	\$37,000	4%	28	29	-3%
York Suburban	\$173,450	\$138,450	25%	26	22	18%
Total York County	\$145,000	\$145,750	-1%	409	378	8%