



RAYAC Housing Snapshot

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

January-May 2016 Housing Statistics

The REALTORS Association of York & Adams Counties (RAYAC) reports that a total of 393 homes were sold in Adams County during the first five months of 2016, a 15% increase from 2015. In York County 2,042 homes were sold through the end of May 2016, a 14% increase from 2015.

The median sales price in Adams County was \$164,500, the same as last year. The median sale price in York County was \$149,975, a 3% increase over last year.

“The real estate market is heating up just like the summer temperatures based on our May numbers and pending sales,” said Tony Thomas, RAYAC President. He added, “With the increase in activity, we’re also seeing the return of multiple offers. We expect strong sales to continue through summer, especially for individuals and families with children to be in their new home for the start of the school year.”

RAYAC MLS Statistics by School District						
2016-2015 (January 1-May 31) 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	\$163,750	16%	53	32	66%
Conewago Valley	\$155,000	\$149,900	3%	113	93	22%
Fairfield	\$171,000	\$160,500	7%	33	38	-13%
Gettysburg	\$176,250	\$189,750	-7%	90	86	5%
Littlestown	\$161,000	\$174,900	-8%	72	65	11%
Upper Adams	\$153,450	\$145,000	6%	32	29	10%
Total Adams County	\$164,500	\$165,000	0%	393	343	15%
York County						
Central	\$158,900	\$159,500	0%	197	185	6%
Dallastown	\$164,900	\$162,155	2%	248	165	50%
Dover	\$145,000	\$140,950	3%	126	110	15%
Eastern	\$130,000	\$115,000	13%	95	79	20%
Hanover	\$120,000	\$135,000	-11%	71	81	-12%
Northeastern	\$159,900	\$150,000	7%	119	99	20%
Northern York	\$209,900	\$224,900	-7%	57	43	33%
Red Lion	\$145,000	\$149,900	-3%	188	178	6%
South Eastern	\$189,900	\$166,000	14%	78	84	-7%
South Western	\$166,992	\$165,000	1%	163	135	21%
Southern York	\$211,000	\$200,000	6%	85	77	10%
Spring Grove	\$150,000	\$158,500	-5%	116	111	5%
West Shore	\$180,000	\$176,500	2%	91	75	21%
West York	\$129,900	\$122,000	6%	147	105	40%
York City	\$42,112	\$30,000	40%	136	136	0%
York Suburban	\$152,000	\$136,500	11%	125	128	-2%
Total York County	\$149,975	\$145,000	3%	2042	1791	14%

May 2016 Housing Statistics

The REALTORS Association of York & Adams Counties (RAYAC) reports that a total of 109 homes were sold in Adams County in May 2016, a 42% increase. In York County 533 homes were sold in May 2016, a 25% increase from 2015.

The median sales price in Adams County was \$168,000, a 1% decrease over last year. The median sale price in York County was \$163,500, a 3% increase from 2015.

RAYAC MLS Statistics by School District						
2016-2015 (May) Comparison						
School District	2016 Median Sale Price	2015 Median Sale Price	% Change	2016 Number Sold	2015 Number Sold	% Change
Adams County						
Bermudian Springs	\$203,500	\$208,000	-2%	12	5	140%
Conewago Valley	\$155,500	\$185,500	-16%	32	24	33%
Fairfield	\$171,000	\$160,000	7%	11	5	120%
Gettysburg	\$177,500	\$173,950	2%	27	22	23%
Littlestown	\$182,000	\$168,000	8%	19	19	0%
Upper Adams	\$175,900	\$155,000	13%	8	2	300%
Total Adams County	\$168,000	\$170,000	-1%	109	77	42%
York County						
Central	\$177,450	\$194,450	-9%	38	46	-17%
Dallastown	\$172,500	\$169,900	2%	69	45	53%
Dover	\$129,900	\$151,282	-14%	37	22	68%
Eastern	\$160,535	\$101,862	58%	15	12	25%
Hanover	\$149,950	\$124,900	20%	12	17	-29%
Northeastern	\$157,400	\$164,950	-5%	27	22	23%
Northern York	\$232,500	\$252,500	-8%	27	11	145%
Red Lion	\$149,900	\$157,500	-5%	51	38	34%
South Eastern	\$179,000	\$174,900	2%	23	21	10%
South Western	\$169,900	\$183,500	-7%	47	29	62%
Southern York	\$210,000	\$190,750	10%	19	22	-14%
Spring Grove	\$170,000	\$191,167	-11%	35	26	35%
West Shore	\$185,000	\$197,250	-6%	43	17	153%
West York	\$131,200	\$127,450	3%	38	34	12%
York City	\$67,001	\$32,050	109%	23	28	-18%
York Suburban	\$169,500	\$154,900	9%	29	35	-17%
Total York County	\$163,500	\$159,000	3%	533	425	25%