



RAYAC Housing Snapshot

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

January-November 2016 Housing Statistics

The REALTORS Association of York & Adams Counties (RAYAC) reports that a total of 1,087 homes were sold in Adams County through November 2016, a 16% increase from 2015. In York County 5,160 homes were sold through the end of November 2016, a 12% increase from 2015.

The median sales price in Adams County was \$175,000, the same as last year. The median sale price in York County was \$159,900, a 4% increase over last year.

“We are extremely pleased the housing market remained strong through November,” said RAYAC President Tony Thomas. He added, “Now that the election is over we’re going to keep our eyes on interest rates, buyer demand and seller inventory. These are a few issues that will determine the real estate market in the next few months. Contact your Realtor to discuss how these factors may impact your personal real estate needs.”

**RAYAC MLS Statistics by School District
2016-2015 (January 1-November 30) Comparison**

| School District | 2016 Median Sale Price | 2015 Median Sale Price | % Change | 2016 Number Sold | 2015 Number Sold | % Change |
|---------------------------|------------------------------|------------------------------|-----------|------------------------|------------------------|------------|
| Adams County | | | | | | |
| Bermudian Springs | \$189,000 | \$179,000 | 6% | 143 | 124 | 15% |
| Conewago Valley | \$155,940 | \$159,950 | -3% | 295 | 244 | 21% |
| Fairfield | \$185,000 | \$168,500 | 10% | 101 | 88 | 15% |
| Gettysburg | \$198,000 | \$205,000 | -3% | 267 | 230 | 16% |
| Littlestown | \$177,000 | \$184,500 | -4% | 175 | 170 | 3% |
| Upper Adams | \$161,200 | \$149,900 | 8% | 106 | 84 | 26% |
| Total Adams County | \$175,000 | \$175,000 | 0% | 1087 | 940 | 16% |
| York County | | | | | | |
| Central | \$172,000 | \$156,000 | 10% | 503 | 478 | 5% |
| Dallastown | \$170,000 | \$172,000 | -1% | 571 | 477 | 20% |
| Dover | \$154,900 | \$147,500 | 5% | 331 | 293 | 13% |
| Eastern York | \$144,500 | \$125,000 | 16% | 219 | 192 | 14% |
| Hanover | \$130,000 | \$129,900 | 0% | 166 | 175 | -5% |
| Northeastern | \$159,900 | \$159,450 | 0% | 340 | 276 | 23% |
| Northern York | \$228,750 | \$212,000 | 8% | 142 | 141 | 1% |
| Red Lion | \$155,000 | \$154,900 | 0% | 475 | 414 | 15% |
| South Eastern | \$199,950 | \$175,000 | 14% | 222 | 230 | -3% |
| South Western | \$169,900 | \$162,500 | 5% | 412 | 362 | 14% |
| Southern York | \$214,900 | \$199,900 | 8% | 225 | 233 | -3% |
| Spring Grove | \$170,250 | \$164,900 | 3% | 340 | 301 | 13% |
| West Shore | \$175,000 | \$177,600 | -1% | 219 | 198 | 11% |
| West York | \$139,500 | \$134,900 | 3% | 343 | 259 | 32% |
| York City | \$38,800 | \$35,077 | 11% | 335 | 284 | 18% |
| York Suburban | \$153,500 | \$147,750 | 4% | 317 | 304 | 4% |
| Total York County | \$159,900 | \$154,000 | 4% | 5160 | 4617 | 12% |

November 2016 Housing Statistics

The REALTORS Association of York & Adams Counties (RAYAC) reports that a total of 97 homes were sold in Adams County in November 2016, an 11% increase. In York County 412 homes were sold in November 2016, a 19% increase from 2015.

The median sales price in Adams County was \$185,000, a 10% decrease over last year. The median sale price in York County was \$155,000, a 5% increase from 2015.

| RAYAC MLS Statistics by School District | | | | | | |
|--|---------------------------------------|---------------------------------------|-----------------|---------------------------------|---------------------------------|-----------------|
| 2016-2015 (November) Comparison | | | | | | |
| School District | 2016 Median Sale Price | 2015 Median Sale Price | % Change | 2016 Number Sold | 2015 Number Sold | % Change |
| Adams County | | | | | | |
| Bermudian Springs | \$185,000 | \$203,750 | -9% | 15 | 10 | 50% |
| Conewago Valley | \$147,900 | \$165,000 | -10% | 30 | 21 | 43% |
| Fairfield | \$240,000 | \$274,900 | -13% | 8 | 5 | 60% |
| Gettysburg | \$205,000 | \$242,500 | -15% | 25 | 25 | 0% |
| Littlestown | \$200,500 | \$205,000 | -2% | 14 | 15 | -7% |
| Upper Adams | \$150,000 | \$200,000 | -25% | 5 | 11 | -55% |
| Total Adams County | \$185,000 | \$205,000 | -10% | 97 | 87 | 11% |
| York County | | | | | | |
| Central | \$170,000 | \$152,000 | 12% | 47 | 39 | 21% |
| Dallastown | \$167,750 | \$154,950 | 8% | 34 | 42 | -19% |
| Dover | \$135,000 | \$134,901 | 0% | 27 | 17 | 59% |
| Eastern York | \$116,700 | \$163,000 | -28% | 10 | 17 | -41% |
| Hanover | \$98,750 | \$108,750 | -9% | 13 | 8 | 63% |
| Northeastern | \$150,400 | \$140,375 | 7% | 28 | 24 | 17% |
| Northern York | \$229,997 | \$182,900 | 26% | 21 | 14 | 50% |
| Red Lion | \$175,000 | \$126,950 | 38% | 31 | 26 | 19% |
| South Eastern | \$189,900 | \$142,000 | 34% | 18 | 15 | 20% |
| South Western | \$174,435 | \$182,865 | -5% | 38 | 31 | 23% |
| Southern York | \$243,000 | \$190,000 | 28% | 17 | 26 | -35% |
| Spring Grove | \$157,000 | \$176,900 | -11% | 31 | 21 | 48% |
| West Shore | \$179,950 | \$147,000 | 22% | 26 | 15 | 73% |
| West York | \$127,200 | \$136,900 | -7% | 22 | 15 | 47% |
| York City | \$24,250 | \$29,450 | -18% | 28 | 18 | 56% |
| York Suburban | \$139,900 | \$142,000 | -1% | 21 | 20 | 5% |
| Total York County | \$155,000 | \$147,000 | 5% | 412 | 347 | 19% |