



# RAYAC Housing Snapshot

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

## **January-October 2016 Housing Statistics**

The REALTORS Association of York & Adams Counties (RAYAC) reports that a total of 988 homes were sold in Adams County through October 2016, a 16% increase from 2015. In York County 4,739 homes were sold through the end of October 2016, a 12% increase from 2015.

The median sales price in Adams County was \$174,950, a 1% increase from last year. The median sale price in York County was \$159,900, a 4% increase over last year.

“With the Thanksgiving holiday right around the corner, we are thankful that the housing market continues to be strong in York and Adams Counties for home buyers and sellers,” said RAYAC President Tony Thomas. He added, “Now the push is on for buyers to be moved into their new homes by the end of the year. Typically November and December we see less buying activity; however, with continued buyer demand I think this year will be different.”

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

School District	2016 Median Sale Price	2015 Median Sale Price	% Change	2016 Number Sold	2015 Number Sold	% Change
<b>Adams County</b>						
Bermudian Springs	\$189,450	\$178,500	6%	128	114	12%
Conewago Valley	\$155,970	\$159,900	-2%	264	223	18%
Fairfield	\$185,000	\$165,000	12%	93	83	12%
Gettysburg	\$197,105	\$204,950	-4%	242	204	19%
Littlestown	\$170,500	\$180,000	-5%	161	154	5%
Upper Adams	\$163,500	\$147,000	%	100	72	39%
<b>Total Adams County</b>	<b>\$174,950</b>	<b>\$173,700</b>	<b>1%</b>	<b>988</b>	<b>850</b>	<b>16%</b>
<b>York County</b>						
Central	\$173,950	\$158,747	10%	454	432	5%
Dallastown	\$170,000	\$174,900	-3%	535	433	24%
Dover	\$154,900	\$147,000	5%	303	271	12%
Eastern York	\$147,500	\$122,900	20%	206	173	19%
Hanover Public	\$132,000	\$131,000	1%	152	166	-8%
Northeastern	\$160,000	\$159,900	0%	310	247	26%
Northern York	\$228,750	\$212,000	8%	130	132	-2%
Red Lion	\$153,200	\$155,000	-1%	442	385	15%
South Eastern	\$202,500	\$181,450	12%	203	214	-5%
South Western	\$169,900	\$161,000	6%	372	329	13%
Southern York	\$214,617	\$199,900	7%	207	206	0%
Spring Grove	\$172,700	\$164,000	5%	306	277	10%
West Shore	\$175,000	\$179,100	-2%	200	182	10%
West York	\$139,700	\$131,900	6%	320	241	33%
York City	\$40,000	\$35,154	14%	305	265	15%
York Suburban	\$154,000	\$148,950	3%	295	282	5%
<b>Total York County</b>	<b>\$159,900</b>	<b>\$154,000</b>	<b>4%</b>	<b>4739</b>	<b>4235</b>	<b>12%</b>

## *October 2016 Housing Statistics*

The REALTORS Association of York & Adams Counties (RAYAC) reports that a total of 102 homes were sold in Adams County in October 2016, a 16% increase. In York County 471 homes were sold in October 2016, an 11% increase from 2015.

The median sales price in Adams County was \$159,950, an 18% decrease over last year. The median sale price in York County was \$160,000, a 2% increase from 2015.

<b>RAYAC MLS Statistics by School District</b>						
<b>2016-2015 (October) Comparison</b>						
<b>School District</b>	<b>2016 Median Sale Price</b>	<b>2015 Median Sale Price</b>	<b>% Change</b>	<b>2016 Number Sold</b>	<b>2015 Number Sold</b>	<b>% Change</b>
<b>Adams County</b>						
Bermudian Springs	\$139,995	\$190,000	-26%	11	19	-42%
Conewago Valley	\$153,800	\$219,900	-30%	30	15	100%
Fairfield	\$173,250	\$165,000	5%	10	11	-9%
Gettysburg	\$185,000	\$240,000	-23%	17	16	6%
Littlestown	\$145,000	\$210,000	-31%	21	21	0%
Upper Adams	\$159,900	\$167,500	-5%	13	6	117%
<b>Total Adams County</b>	<b>\$159,950</b>	<b>\$195,350</b>	<b>-18%</b>	<b>102</b>	<b>88</b>	<b>16%</b>
<b>York County</b>						
Central York	\$135,000	\$155,000	-13%	37	43	-14%
Dallastown	\$168,000	\$175,000	-4%	44	40	10%
Dover	\$154,000	\$150,000	3%	31	23	35%
Eastern York	\$167,500	\$128,400	30%	13	14	-7%
Hanover Public	\$115,000	\$149,000	-23%	13	15	-13%
Northeastern	\$154,900	\$169,900	-9%	35	21	%
Northern York	\$216,600	\$202,000	7%	35	27	30%
Red Lion	\$148,839	\$155,000	-4%	38	33	15%
South Eastern	\$198,500	\$175,000	13%	23	23	0%
South Western	\$179,950	\$164,000	10%	36	35	3%
Southern York	\$228,500	\$185,000	24%	18	27	-33%
Spring Grove	\$189,900	\$165,000	15%	26	37	-30%
West Shore	\$164,900	\$210,080	-22%	34	16	113%
West York	\$146,450	\$128,125	14%	34	26	31%
York City	\$64,950	\$42,300	54%	22	22	0%
York Suburban	\$156,450	\$161,000	-3%	32	22	45%
<b>Total York County</b>	<b>\$160,000</b>	<b>\$156,900</b>	<b>2%</b>	<b>471</b>	<b>424</b>	<b>11%</b>