



RAYAC Housing Snapshot

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

January-September 2016 Housing Statistics

The REALTORS Association of York & Adams Counties (RAYAC) reports that a total of 885 homes were sold in Adams County through September 2016, a 17% increase from 2015. In York County 4,290 homes were sold through the end of September 2016, a 14% increase from 2015.

The median sales price in Adams County was \$175,000, a 3% increase from last year. The median sale price in York County was \$159,900, a 5% increase over last year.

“Nine months into the year and the real estate market remains vibrant throughout the two-county area. Home sales and prices are showing impressive gains through third quarter. We had a great summer run and now were in the fall market. Inventory continues to struggle to meet the buyer demand; however, lower inventory typically leads to higher home sale prices,” said RAYAC President Tony Thomas.

RAYAC MLS Statistics by School District						
2016-2015 (January 1-September 30) Comparison						
School District	2016 Median Sale Price	2015 Median Sale Price	% Change	2016 Number Sold	2015 Number Sold	% Change
Adams County						
Bermudian Springs	\$189,950	\$178,000	7%	116	94	23%
Conewago Valley	\$156,000	\$157,000	-1%	234	205	14%
Fairfield	\$185,000	\$165,000	12%	83	72	15%
Gettysburg	\$198,000	\$200,000	-1%	225	185	22%
Littlestown	\$177,200	\$174,950	1%	140	132	6%
Upper Adams	\$164,500	\$144,200	14%	87	66	32%
Total Adams County	\$175,000	\$169,900	3%	885	754	17%
York County						
Central	\$178,250	\$159,900	11%	416	385	8%
Dallastown	\$170,000	\$174,900	-3%	489	386	27%
Dover	\$155,000	\$145,750	6%	271	244	11%
Eastern York	\$144,500	\$121,900	19%	193	155	25%
Hanover	\$132,000	\$129,450	2%	139	150	-7%
Northeastern	\$160,500	\$159,000	1%	272	219	24%
Northern York	\$230,000	\$212,000	8%	121	111	9%
Red Lion	\$154,200	\$156,000	-1%	402	344	17%
South Eastern	\$203,900	\$181,450	12%	177	186	-5%
South Western	\$169,450	\$161,000	5%	336	291	15%
Southern York	\$212,000	\$200,000	6%	189	176	7%
Spring Grove	\$172,700	\$162,000	7%	278	236	18%
West Shore	\$179,950	\$175,000	3%	178	166	7%
West York	\$136,900	\$131,900	4%	285	209	36%
York City	\$37,950	\$34,900	9%	282	241	17%
York Suburban	\$154,000	\$147,000	5%	262	255	3%
Total York County	\$159,900	\$153,000	5%	4290	3754	14%

September 2016 Housing Statistics

The REALTORS Association of York & Adams Counties (RAYAC) reports that a total of 103 homes were sold in Adams County in September 2016, a 6% decrease. In York County 506 homes were sold in September 2016, a 21% increase from 2015.

The median sales price in Adams County was \$179,900, a 9% increase over last year. The median sale price in York County was \$162,500, a 2% increase from 2015.

RAYAC MLS Statistics by School District						
2016-2015 (September) Comparison						
School District	2016 Median Sale Price	2015 Median Sale Price	% Change	2016 Number Sold	2015 Number Sold	% Change
Adams County						
Bermudian Springs	\$162,450	\$178,000	-9%	12	21	-43%
Conewago Valley	\$153,000	\$166,500	-8%	23	26	-12%
Fairfield	\$168,000	\$214,900	-22%	13	9	44%
Gettysburg	\$179,892	\$162,500	11%	28	16	75%
Littlestown	\$183,000	\$160,450	14%	15	26	-42%
Upper Adams	\$197,250	\$149,000	32%	12	11	9%
Total Adams County	\$179,900	\$165,000	9%	103	109	-6%
York County						
Central	\$165,000	\$144,900	14%	45	35	29%
Dallastown	\$194,900	\$182,900	7%	45	49	-8%
Dover	\$158,500	\$159,950	-1%	37	36	3%
Eastern York	\$141,500	\$130,000	9%	21	13	62%
Hanover	\$118,000	\$124,000	-5%	14	19	-26%
Northeastern York	\$166,500	\$145,000	15%	32	25	28%
Northern York	\$197,500	\$180,000	10%	18	12	50%
Red Lion	\$159,400	\$165,000	-3%	48	37	30%
South Eastern	\$164,950	\$195,000	-15%	18	23	-22%
South Western	\$160,000	\$150,000	7%	43	31	39%
Southern York	\$221,900	\$188,750	18%	21	14	50%
Spring Grove	\$178,000	\$168,115	6%	37	26	42%
West Shore	\$175,500	\$163,200	8%	37	28	32%
West York	\$145,000	\$142,450	2%	29	28	4%
York City	\$51,900	\$39,900	30%	27	23	17%
York Suburban	\$165,950	\$158,900	4%	34	27	26%
Total York County	\$162,500	\$159,900	2%	506	419	21%