



## RAYAC Housing Snapshot

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

### January - February 2018 Housing Statistics

The REALTORS Association of York & Adams Counties (RAYAC) reports that a total of 116 homes were sold in Adams County through the end of February 2018, a 12% decrease from 2017. In York County 660 homes were sold during the first two months of 2018, the same as last year.

The median sales price in Adams County was \$157,500, a 2% increase from 2017. The median sale price in York County was \$164,900, a 9% increase from last year.

“We are at the lowest inventory supply since we started tracking the monthly inventory in 2011. This obviously impacts the number of home sales and sales prices. While January and February are typically slower months in the real estate business, we are gearing up for the traditionally busy spring buying and selling season,” said Ken Worley, 2018 RAYAC President.

2017 statistics compiled from RAYAC MLS and 2018 statistics compiled from Bright MLS.

RAYAC Statistics by School District						
2018-2017 (January 1-February 28) Comparison						
School District	2018 Median Sale Price	2017 Median Sale Price	% Change	2018 Number Sold	2017 Number Sold	% Change
<b>Adams County</b>						
Bermudian Springs	\$148,000	\$149,200	-1%	15	11	36%
Conewago Valley	\$140,500	\$152,500	-8%	36	47	-23%
Fairfield	\$152,500	\$216,197	-29%	8	7	14%
Gettysburg	\$199,000	\$164,750	21%	28	36	-22%
Littlestown	\$200,000	\$136,950	46%	17	18	-6%
Upper Adams	\$116,500	\$137,000	-15%	12	13	-8%
<b>Total Adams County</b>	<b>\$157,500</b>	<b>\$153,750</b>	<b>2%</b>	<b>116</b>	<b>132</b>	<b>-12%</b>
<b>York County</b>						
Central York	\$146,000	\$144,500	1%	68	62	10%
Dallastown	\$189,900	\$170,000	12%	63	53	19%
Dover	\$170,000	\$154,995	10%	49	55	-11%
Eastern York	\$150,000	\$116,950	28%	16	15	7%
Hanover	\$169,900	\$129,900	31%	13	21	-38%
Northeastern York	\$162,500	\$168,000	-3%	41	54	-24%
Northern York	\$251,000	\$179,607	40%	25	24	4%
Red Lion	\$175,000	\$159,500	10%	39	63	-38%
South Eastern	\$204,900	\$179,000	14%	25	33	-24%
South Western	\$183,900	\$168,950	9%	48	40	20%
Southern York	\$203,500	\$193,750	5%	32	34	-6%
Spring Grove	\$175,000	\$190,000	-8%	41	37	11%
West Shore	\$170,500	\$160,000	7%	42	27	56%
West York	\$140,000	\$127,500	10%	47	44	7%
York City	\$49,500	\$42,000	18%	57	47	21%
York Suburban	\$173,200	\$157,500	10%	54	51	6%
<b>Total York County</b>	<b>\$164,900</b>	<b>\$151,480</b>	<b>9%</b>	<b>660</b>	<b>660</b>	<b>0%</b>

## *February 2018 Housing Statistics*

The REALTORS Association of York & Adams Counties (RAYAC) reports that a total of 48 homes were sold in Adams County in February 2018, a 31% decrease. In York County 321 homes were sold in February 2018, a 5% decrease from 2017.

The median sales price in Adams County was \$180,000, a 15% increase since last year. The median sale price in York County was \$165,000, a 4% increase from last year.

2017 statistics compiled from RAYAC MLS and 2018 statistics compiled from Bright MLS.

<b>RAYAC Statistics by School District</b>						
<b>2018-2017 (February) Comparison</b>						
School District	2018 Median Sale Price	2017 Median Sale Price	% Change	2018 Number Sold	2017 Number Sold	% Change
<b>Adams County</b>						
Bermudian Springs	\$183,000	\$159,950	14%	4	6	-33%
Conewago Valley	\$168,500	\$185,900	-9%	15	21	-29%
Fairfield	\$179,000	\$218,098	-18%	6	6	0%
Gettysburg	\$190,000	\$172,000	10%	11	18	-39%
Littlestown	\$208,000	\$131,750	58%	9	10	-10%
Upper Adams	\$134,000	\$128,911	4%	3	9	-67%
<b>Total Adams County</b>	<b>\$180,000</b>	<b>\$156,250</b>	<b>15%</b>	<b>48</b>	<b>70</b>	<b>-31%</b>
<b>York County</b>						
Central York	\$150,200	\$139,900	7%	32	37	-14%
Dallastown	\$189,900	\$175,000	9%	33	20	65%
Dover	\$170,000	\$166,500	2%	24	33	-27%
Eastern York	\$129,500	\$116,950	11%	9	9	0%
Hanover	\$135,000	\$129,900	4%	7	11	-36%
Northeastern York	\$155,000	\$173,500	-11%	15	27	-44%
Northern York	\$251,000	\$274,900	-9%	13	9	44%
Red Lion	\$177,000	\$177,500	0%	21	27	-22%
South Eastern	\$204,900	\$228,000	-10%	13	21	-38%
South Western	\$184,000	\$144,700	27%	23	17	35%
Southern York	\$225,500	\$229,950	-2%	19	16	19%
Spring Grove	\$175,500	\$228,679	-23%	18	18	0%
West Shore	\$184,700	\$173,950	6%	12	17	-29%
West York	\$117,500	\$130,500	-10%	22	23	-4%
York City	\$49,000	\$39,500	24%	38	28	36%
York Suburban	\$202,500	\$167,500	21%	22	25	-12%
<b>Total York County</b>	<b>\$165,000</b>	<b>\$159,000</b>	<b>4%</b>	<b>321</b>	<b>338</b>	<b>-5%</b>