



RAYAC Housing Snapshot

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

January - March 2018 Housing Statistics

The REALTORS Association of York & Adams Counties (RAYAC) reports that a total of 217 homes were sold in Adams County through the end of March 2018, a 7% decrease from 2017. In York County 1,169 homes were sold during the first three months of 2018, a 3% increase from last year.

The median sales price in Adams County was \$174,500, a 7% increase from 2017. The median sale price in York County was \$165,000, a 7% increase from last year.

“The lack of inventory continues to be the number one issue in the real estate market. With the prolonged winter season it has not encouraged sellers to list their homes for sale,” said Ken Worley, 2018 RAYAC President. “There is healthy demand from buyers, that combined with low inventory is leading homebuyers to face fierce competition when making an offer to purchase a home.”

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

RAYAC Statistics by School District						
2018-2017 (January 1-March 31) Comparison						
School District	2018 Median Sale Price	2017 Median Sale Price	% Change	2018 Number Sold	2017 Number Sold	% Change
Adams County						
Bermudian Springs	\$177,000	\$177,000	0%	25	27	-7%
Conewago Valley	\$156,000	\$157,500	-1%	67	73	-8%
Fairfield	\$179,000	\$200,500	-11%	14	20	-30%
Gettysburg	\$218,000	\$168,000	30%	55	50	10%
Littlestown	\$201,000	\$167,000	20%	30	37	-19%
Upper Adams	\$145,900	\$162,000	-10%	26	27	-4%
Total Adams County	\$174,500	\$163,500	7%	217	234	-7%
York County						
Central	\$159,900	\$153,000	5%	106	103	3%
Dallastown	\$189,900	\$176,000	8%	107	103	4%
Dover	\$149,900	\$151,950	-1%	83	80	4%
Eastern York	\$150,200	\$121,125	24%	44	32	38%
Hanover	\$152,900	\$132,700	15%	27	36	-25%
Northeastern	\$166,200	\$174,200	-5%	72	80	-10%
Northern York	\$207,400	\$165,000	26%	46	48	-4%
Red Lion	\$182,000	\$156,000	17%	78	116	-33%
South Eastern	\$195,500	\$175,000	12%	45	55	-18%
South Western	\$185,000	\$176,250	5%	96	74	30%
Southern York	\$222,000	\$197,497	12%	61	58	5%
Spring Grove	\$178,000	\$184,900	-4%	69	63	10%
West Shore	\$186,900	\$162,500	15%	79	46	72%
West York	\$138,500	\$125,000	11%	76	71	7%
York City	\$49,900	\$40,000	25%	100	79	27%
York Suburban	\$171,200	\$157,500	9%	80	88	-9%
Total York County	\$165,000	\$154,900	7%	1169	1132	3%

March 2018 Housing Statistics

The REALTORS Association of York & Adams Counties (RAYAC) reports that a total of 90 homes were sold in Adams County in March 2018, a 12% decrease. In York County 476 homes were sold in March 2018, a 3% increase from 2017.

The median sales price in Adams County was \$185,500 a 4% increase since last year. The median sale price in York County was \$169,900, a 6% increase from last year.

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

RAYAC MLS Statistics by School District						
2018-2017 (March) Comparison						
School District	2018 Median Sale Price	2017 Median Sale Price	% Change	2018 Number Sold	2017 Number Sold	% Change
Adams County						
Bermudian Springs	\$274,900	\$197,450	39%	7	16	-56%
Conewago Valley	\$160,300	\$164,450	-3%	28	26	8%
Fairfield	\$199,000	\$196,000	2%	6	13	-54%
Gettysburg	\$237,400	\$219,950	8%	24	14	71%
Littlestown	\$190,000	\$180,000	6%	12	19	-37%
Upper Adams	\$160,500	\$166,892	-4%	13	14	-7%
Total Adams County	\$185,500	\$178,197	4%	90	102	-12%
York County						
Central	\$190,000	\$179,900	6%	35	41	-15%
Dallastown	\$193,100	\$180,000	7%	44	49	-10%
Dover	\$139,900	\$142,500	-2%	30	25	20%
Eastern York	\$155,900	\$123,575	26%	26	16	63%
Hanover	\$133,000	\$135,500	-2%	14	15	-7%
Northeastern	\$170,000	\$175,000	-3%	29	25	16%
Northern York	\$190,000	\$145,000	31%	17	23	-26%
Red Lion	\$203,000	\$151,450	34%	34	52	-35%
South Eastern	\$213,500	\$170,392	25%	20	22	-9%
South Western	\$184,000	\$199,500	-8%	46	34	35%
Southern York	\$237,400	\$199,995	19%	26	23	13%
Spring Grove	\$179,500	\$170,000	6%	26	25	4%
West Shore	\$194,000	\$164,900	18%	34	19	79%
West York	\$138,500	\$121,000	14%	29	27	7%
York City	\$56,000	\$38,000	47%	40	31	29%
York Suburban	\$152,400	\$157,400	-3%	26	36	-28%
Total York County	\$169,900	\$159,900	6%	476	463	3%