



RAYAC Housing Snapshot

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

January - April 2018 Housing Statistics

The REALTORS Association of York & Adams Counties (RAYAC) reports that a total of 324 homes were sold in Adams County through the end of April 2018, a 2% decrease from 2017. In York County 1,655 homes were sold during the first four months of 2018, a 4% increase from last year.

The median sales price in Adams County was \$183,000, a 12% increase from 2017. The median sale price in York County was \$168,000, a 7% increase from last year.

“The lack of inventory continues to be the number one issue in the real estate market. We are starting to see an increase in the number of houses being listed for sale. However, with the demand of buyers in the marketplace, these listings are selling very quickly,” said Ken Worley, 2018 RAYAC President. “According to a recent report from ATTOM Data Solutions in Pennsylvania, May through August are the best months to sell a home. If you are thinking of selling, now is the perfect time to call a REALTOR®.”

**RAYAC Statistics by School District
2018-2017 (January 1-April 30) Comparison**

School District	2018 Median Sale Price	2017 Median Sale Price	% Change	2018 Number Sold	2017 Number Sold	% Change
Adams County						
Bermudian Springs	\$189,900	\$171,361	11%	35	37	-5%
Conewago Valley	\$158,000	\$154,900	2%	96	104	-8%
Fairfield	\$183,000	\$201,000	-9%	19	27	-30%
Gettysburg	\$222,400	\$175,000	27%	92	72	28%
Littlestown	\$200,000	\$176,500	13%	49	54	-9%
Upper Adams	\$150,000	\$157,500	-5%	33	37	-11%
Total Adams County	\$183,000	\$163,000	12%	324	331	-2%
York County						
Central York	\$170,900	\$158,000	8%	148	141	5%
Dallastown	\$189,900	\$176,500	8%	157	158	-1%
Dover	\$149,900	\$147,900	1%	115	101	14%
Eastern York	\$150,500	\$123,700	22%	57	42	36%
Hanover	\$152,900	\$135,250	13%	39	48	-19%
Northeastern	\$164,000	\$175,000	-6%	93	116	-20%
Northern York	\$192,700	\$186,000	4%	64	64	0%
Red Lion	\$180,000	\$164,000	10%	113	162	-30%
South Eastern	\$194,900	\$174,900	11%	64	67	-4%
South Western	\$184,400	\$178,450	3%	136	100	36%
Southern York	\$219,900	\$199,995	10%	79	73	8%
Spring Grove	\$183,500	\$170,000	8%	106	99	7%
West Shore	\$186,900	\$166,500	12%	117	67	75%
West York	\$139,900	\$130,500	7%	115	105	10%
York City	\$55,500	\$41,000	35%	137	122	12%
York Suburban	\$164,900	\$155,000	6%	115	125	-8%
Total York County	\$168,000	\$157,250	7%	1655	1590	4%

April 2018 Housing Statistics

The REALTORS Association of York & Adams Counties (RAYAC) reports that a total of 104 homes were sold in Adams County in April 2018, a 9% increase. In York County 461 homes were sold in April 2018, which remained the same as 2017.

The median sales price in Adams County was \$197,000 a 21% increase since last year. The median sale price in York County was \$170,200, a 5% increase from last year.

2018-2017 (April) Comparison						
School District	2018 Median Sale Price	2017 Median Sale Price	% Change	2018 Number Sold	2017 Number Sold	% Change
Adams County						
Bermudian Springs	\$211,700	\$159,775	32%	10	10	0%
Conewago Valley	\$164,900	\$146,000	13%	27	31	-13%
Fairfield	\$235,000	\$200,600	17%	5	6	-17%
Gettysburg	\$225,400	\$219,250	3%	36	22	64%
Littlestown	\$200,000	\$195,950	2%	19	16	19%
Upper Adams	\$185,000	\$137,500	35%	7	10	-30%
Total Adams County	\$197,000	\$162,900	21%	104	95	9%
York County						
Central York	\$188,000	\$163,000	15%	41	37	11%
Dallastown	\$185,000	\$172,162	7%	51	52	-2%
Dover	\$145,000	\$138,500	5%	30	21	43%
Eastern York	\$156,700	\$130,000	21%	12	9	33%
Hanover	\$160,000	\$139,293	15%	11	12	-8%
Northeastern	\$151,900	\$186,500	-19%	20	34	-41%
Northern York	\$172,500	\$287,200	-40%	16	23	-30%
Red Lion	\$170,000	\$169,950	0%	33	44	-25%
South Eastern	\$182,000	\$170,000	7%	19	11	73%
South Western	\$179,900	\$215,000	-16%	38	25	52%
Southern York	\$217,200	\$219,500	-1%	19	15	27%
Spring Grove	\$199,500	\$169,900	17%	35	35	0%
West Shore	\$189,900	\$191,000	-1%	37	33	12%
West York	\$144,900	\$144,900	0%	35	33	6%
York City	\$64,900	\$44,500	46%	33	42	-21%
York Suburban	\$162,000	\$151,410	7%	31	37	-16%
Total York County	\$170,200	\$161,500	5%	461	463	0%

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