



RAYAC Housing Snapshot

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

January - May 2018 Housing Statistics

The REALTORS Association of York & Adams Counties (RAYAC) reports that a total of 440 homes were sold in Adams County through the end of May 2018, a 3% increase from 2017. In York County 2,253 homes were sold during the first five months of 2018, a 1% decrease from last year.

The median sales price in Adams County was \$185,000 a 11% increase from 2017. The median sale price in York County was \$169,900, a 9% increase from last year.

“As lack of inventory continues to plague the real estate market, we are seeing multiple offers leading to increased home sale prices.” said Ken Worley, 2018 RAYAC President. “Buyers are willing to pay more, even in some cases above listing price. However, a concern can be will a house appraise for a higher value? Appraisers need to have recent sold comps to justify the appraised value of the home. In some cases the current market is moving faster than available comps.”

RAYAC Statistics by School District						
2018-2017 (January 1-May 31) Comparison						
School District	2018 Median Sale Price	2017 Median Sale Price	% Change	2018 Number Sold	2017 Number Sold	% Change
Adams County						
Bermudian Springs	\$195,500	\$169,900	15%	54	47	15%
Conewago Valley	\$166,500	\$155,000	7%	124	127	-2%
Fairfield	\$183,000	\$197,950	-8%	24	36	-33%
Gettysburg	\$219,900	\$188,450	17%	127	102	25%
Littlestown	\$203,500	\$179,000	14%	66	70	-6%
Upper Adams	\$144,900	\$160,500	-10%	45	46	-2%
Total Adams County	\$185,000	\$167,000	11%	440	428	3%
York County						
Central York	\$164,000	\$162,500	1%	198	205	-3%
Dallastown	\$181,000	\$171,000	6%	238	217	10%
Dover	\$159,900	\$142,700	12%	153	156	-2%
Eastern York	\$150,200	\$138,747	8%	74	60	23%
Hanover	\$159,900	\$135,000	18%	64	67	-4%
Northeastern York	\$175,000	\$175,000	0%	122	141	-13%
Northern York	\$198,000	\$202,500	-2%	93	118	-21%
Red Lion	\$171,000	\$165,000	4%	147	213	-31%
South Eastern	\$197,700	\$178,750	11%	76	90	-16%
South Western	\$187,500	\$175,000	7%	182	144	26%
Southern York	\$219,900	\$197,797	11%	105	98	7%
Spring Grove	\$180,000	\$169,900	6%	148	132	12%
West Shore	\$189,900	\$172,000	10%	168	171	-2%
West York	\$143,000	\$132,000	8%	161	143	13%
York City	\$60,500	\$42,000	44%	177	155	14%
York Suburban	\$170,000	\$157,500	8%	147	161	-9%
Total York County	\$169,900	\$156,000	9%	2253	2271	-1%

2017 statistics compiled from RAYAC MLS with the exception of Northern York County and West Shore School Districts and 2018 statistics compiled from Bright MLS.

May 2018 Housing Statistics

The REALTORS Association of York & Adams Counties (RAYAC) reports that a total of 108 homes were sold in Adams County in May 2018, a 13% increase. In York County 560 homes were sold in May 2018, which is a 6% decrease from 2017.

The median sales price in Adams County was \$195,000 a 9% increase since last year. The median sale price in York County was \$174,900, a 13% increase from last year.

RAYAC MLS Statistics by School District						
2018-2017 (May) Comparison						
School District	2018 Median Sale Price	2017 Median Sale Price	% Change	2018 Number Sold	2017 Number Sold	% Change
Adams County						
Bermudian Springs	\$215,000	\$167,400	28%	19	10	90%
Conewago Valley	\$179,900	\$157,744	14%	27	22	23%
Fairfield	\$195,000	\$145,000	34%	3	9	-67%
Gettysburg	\$210,000	\$204,950	2%	31	30	3%
Littlestown	\$214,900	\$190,250	13%	16	16	0%
Upper Adams	\$86,300	\$190,000	-55%	12	9	33%
Total Adams County	\$195,000	\$178,127	9%	108	96	13%
York County						
Central York	\$150,000	\$167,000	-10%	47	61	-23%
Dallastown	\$169,900	\$150,000	13%	75	59	27%
Dover	\$169,000	\$133,358	27%	37	55	-33%
Eastern York	\$137,700	\$165,900	-17%	16	18	-11%
Hanover	\$167,000	\$131,000	27%	24	19	26%
Northeastern	\$200,100	\$162,250	23%	27	36	-25%
Northern York	\$229,900	\$225,000	2%	27	27	0%
Red Lion	\$140,000	\$165,750	-16%	29	50	-42%
South Eastern	\$211,700	\$201,200	5%	12	22	-45%
South Western	\$198,700	\$164,000	21%	46	43	7%
Southern York	\$219,000	\$190,000	15%	25	25	0%
Spring Grove	\$179,900	\$153,000	18%	38	33	15%
West Shore	\$194,900	\$169,000	15%	47	47	0%
West York	\$164,800	\$137,900	20%	43	37	16%
York City	\$82,500	\$40,450	104%	39	30	30%
York Suburban	\$172,700	\$171,000	1%	28	33	-15%
Total York County	\$174,900	\$155,000	13%	560	595	-6%

2017 statistics compiled from RAYAC MLS with the exception of Northern York County and West Shore School Districts and 2018 statistics compiled from Bright MLS.