



## RAYAC Housing Snapshot

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

### **January - June 2018 Housing Statistics**

The REALTORS Association of York & Adams Counties (RAYAC) reports that a total of 566 homes were sold in Adams County through the end of June 2018, a 7% increase from 2017. In York County 2,904 homes were sold during the first six months of 2018, a 1% decrease from last year.

The median sales price in Adams County was \$186,750 a 10% increase from 2017. The median sale price in York County was \$172,900, a 6% increase from last year.

“Low inventory continues to impact the York & Adams Counties Housing Market,” said Ken Worley, RYAC 2018 President. “In June the median property marketing period was just 20 days in York County, the shortest time on market of any month in the past 13 years. The low inventory also keeps prices moving upward and the median sold price was the highest in June in 10 years. And, although in York County, sales were 1% below this same time period last year, they were the second highest number of sales in the first six months in the last 10 years.”

#### **RAYAC Statistics by School District 2018-2017 (January 1-June 30) 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	\$195,000	\$169,950	15%	68	58	17%
Conewago Valley	\$169,900	\$157,000	8%	166	159	4%
Fairfield	\$190,000	\$201,000	-5%	37	43	-14%
Gettysburg	\$219,900	\$189,900	16%	162	128	27%
Littlestown	\$200,000	\$179,000	12%	84	89	-6%
Upper Adams	\$144,000	\$162,500	-11%	49	54	-9%
<b>Total Adams County</b>	<b>\$186,750</b>	<b>\$170,000</b>	<b>10%</b>	<b>566</b>	<b>531</b>	<b>7%</b>
<b>York County</b>						
Central York	\$179,400	\$174,400	3%	266	262	2%
Dallastown	\$185,000	\$178,900	3%	303	291	4%
Dover	\$159,900	\$144,345	11%	200	200	0%
Eastern York	\$153,500	\$146,000	5%	108	79	37%
Hanover	\$152,000	\$135,250	12%	87	90	-3%
Northeastern	\$176,000	\$175,000	1%	161	189	-15%
Northern York	\$219,900	\$200,000	10%	125	145	-14%
Red Lion	\$174,900	\$168,900	4%	201	268	-25%
South Eastern	\$204,900	\$189,000	8%	98	114	-14%
South Western	\$192,000	\$185,000	4%	229	200	15%
Southern York	\$225,800	\$209,000	8%	133	131	2%
Spring Grove	\$180,000	\$180,000	0%	178	177	1%
West Shore	\$194,900	\$175,400	11%	218	216	1%
West York	\$144,900	\$134,900	7%	196	175	12%
York City	\$63,400	\$49,500	28%	216	201	7%
York Suburban	\$169,900	\$157,500	8%	185	206	-10%
<b>Total York County</b>	<b>\$172,900</b>	<b>\$162,500</b>	<b>6%</b>	<b>2904</b>	<b>2944</b>	<b>-1%</b>

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.

## *June 2018 Housing Statistics*

The REALTORS Association of York & Adams Counties (RAYAC) reports that a total of 118 homes were sold in Adams County in June 2018, a 15% increase. In York County 601 homes were sold in June 2018, which is a 8% decrease from 2017.

The median sales price in Adams County was \$193,000 a 3% increase since last year. The median sale price in York County was \$187,500, a 5% increase from last year.

### RAYAC MLS Statistics by School District 2018-2017 (June) 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	\$185,000	\$170,000	9%	13	11	18%
Conewago Valley	\$190,000	\$168,510	13%	37	32	16%
Fairfield	\$195,000	\$235,000	-17%	13	7	86%
Gettysburg	\$231,500	\$212,450	9%	34	26	31%
Littlestown	\$179,900	\$187,000	-4%	17	19	-11%
Upper Adams	\$120,000	\$198,000	-39%	4	8	-50%
<b>Total Adams County</b>	<b>\$193,000</b>	<b>\$187,000</b>	<b>3%</b>	<b>118</b>	<b>103</b>	<b>15%</b>
<b>York County</b>						
Central York	\$245,000	\$189,900	29%	59	57	4%
Dallastown	\$194,000	\$196,442	-1%	61	66	-8%
Dover	\$152,000	\$148,250	3%	45	42	7%
Eastern York	\$169,900	\$170,000	0%	28	19	47%
Hanover	\$144,500	\$134,900	7%	22	22	0%
Northeastern	\$182,500	\$175,000	4%	37	47	-21%
Northern York	\$226,500	\$197,000	15%	32	27	19%
Red Lion	\$183,200	\$179,900	2%	46	55	-16%
South Eastern	\$235,700	\$236,950	-1%	20	24	-17%
South Western	\$195,500	\$220,000	-11%	45	55	-18%
Southern York	\$268,900	\$230,000	17%	24	29	-17%
Spring Grove	\$183,500	\$191,700	-4%	28	43	-35%
West Shore	\$209,000	\$205,000	2%	45	45	0%
West York	\$164,000	\$139,950	17%	33	32	3%
York City	\$72,000	\$67,450	7%	38	46	-17%
York Suburban	\$168,600	\$153,000	10%	38	43	-12%
<b>Total York County</b>	<b>\$187,500</b>	<b>\$178,500</b>	<b>5%</b>	<b>601</b>	<b>652</b>	<b>-8%</b>

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