



RAYAC Housing Snapshot

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

January - July 2018 Housing Statistics

The REALTORS Association of York & Adams Counties (RAYAC) reports that a total of 697 homes were sold in Adams County through the end of July 2018, a 12% increase from 2017. In York County 3,513 homes were sold during the first seven months of 2018, a 1% decrease from last year.

The median sales price in Adams County was \$190,000 a 9% increase from 2017. The median sale price in York County was \$174,000, a 5% increase from last year.

“We continue to have our number one issue being a lack of inventory in the York & Adams Counties Housing Market,” said Ken Worley, RYAC 2018 President. “Historically there is a push for consumers to settle on a home by the middle of August before school is back in session. We may be looking at a strong August to close out the summer home buying season.”

RAYAC Statistics by School District						
2018-2017 (January 1-July 31) Comparison						
School District	2018 Median Sale Price	2017 Median Sale Price	% Change	2018 Number Sold	2017 Number Sold	% Change
Adams County						
Bermudian Springs	\$208,200	\$167,654	24%	92	70	31%
Conewago Valley	\$170,000	\$159,000	7%	206	183	13%
Fairfield	\$193,700	\$200,450	-3%	48	52	-8%
Gettysburg	\$220,000	\$195,000	13%	195	153	27%
Littlestown	\$202,000	\$179,450	13%	97	104	-7%
Upper Adams	\$145,000	\$162,000	-10%	59	61	-3%
Total Adams County	\$190,000	\$174,000	9%	697	623	12%
York County						
Central York	\$184,900	\$180,000	3%	324	325	0%
Dallastown	\$189,900	\$177,250	7%	381	354	8%
Dover	\$156,500	\$144,900	8%	240	236	2%
Eastern York	\$155,000	\$154,900	0%	119	98	21%
Hanover	\$152,000	\$135,000	13%	107	109	-2%
Northeastern	\$175,000	\$175,000	0%	203	215	-6%
Northern York	\$223,000	\$209,900	6%	151	165	-8%
Red Lion	\$179,700	\$168,450	7%	256	304	-16%
South Eastern	\$195,200	\$202,500	-4%	124	147	-16%
South Western	\$195,700	\$187,500	4%	280	254	10%
Southern York	\$227,000	\$219,500	3%	159	167	-5%
Spring Grove	\$179,900	\$180,700	0%	214	205	4%
West Shore	\$195,000	\$179,900	8%	257	255	1%
West York	\$144,900	\$139,900	4%	238	214	11%
York City	\$64,900	\$52,000	25%	245	236	4%
York Suburban	\$167,300	\$169,900	-2%	215	265	-19%
Total York County	\$174,000	\$165,000	5%	3513	3549	-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.

July 2018 Housing Statistics

The REALTORS Association of York & Adams Counties (RAYAC) reports that a total of 120 homes were sold in Adams County in July 2018, a 38% increase. In York County 539 homes were sold in July 2018, which is a 4% decrease from 2017.

The median sales price in Adams County was \$211,000 a 17% increase since last year. The median sale price in York County was \$179,900, a 3% increase from last year.

RAYAC MLS Statistics by School District						
2018-2017 (July) Comparison						
School District	2018 Median Sale Price	2017 Median Sale Price	% Change	2018 Number Sold	2017 Number Sold	% Change
Adams County						
Bermudian Springs	\$234,900	\$144,000	63%	21	12	75%
Conewago Valley	\$195,000	\$169,900	15%	37	23	61%
Fairfield Area	\$207,000	\$193,000	7%	11	9	22%
Gettysburg	\$224,900	\$219,000	3%	28	21	33%
Littlestown	\$205,000	\$180,000	14%	13	15	-13%
Upper Adams	\$173,000	\$92,000	88%	10	7	43%
Total Adams County	\$211,000	\$180,000	17%	120	87	38%
York County						
Central York	\$220,500	\$195,000	13%	52	60	-13%
Dallastown	\$225,800	\$167,500	35%	62	60	3%
Dover	\$154,900	\$148,650	4%	36	36	0%
Eastern York	\$159,900	\$219,500	-27%	11	19	-42%
Hanover	\$160,000	\$128,950	24%	17	18	-6%
Northeastern	\$174,900	\$184,500	-5%	37	24	54%
Northern York	\$267,500	\$245,400	9%	24	20	20%
Red Lion	\$194,950	\$165,000	18%	48	36	33%
South Eastern	\$180,000	\$220,000	-18%	27	32	-16%
South Western	\$206,900	\$195,000	6%	41	53	-23%
Southern York	\$249,000	\$220,750	13%	23	36	-36%
Spring Grove	\$160,000	\$181,500	-12%	33	27	22%
West Shore	\$198,500	\$212,000	-6%	34	39	-13%
West York	\$147,400	\$161,500	-9%	40	37	8%
York City	\$66,500	\$55,694	19%	26	33	-21%
York Suburban	\$154,450	\$178,450	-13%	28	40	-30%
Total York County	\$179,900	\$175,000	3%	539	564	-4%

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

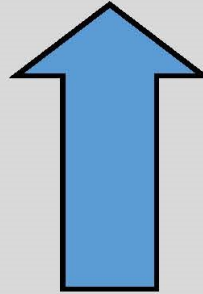
REALTORS® Association of York & Adams Counties

July 2018 Market Update for York County

Median Sold Price Year to Date

\$174,000

July 2017: \$165,000



Sales Price
Change Y/Y

+5%

SOLD

Days on Market

19

% of List Price

Received

98.9

New Listings

724



All Active Listings

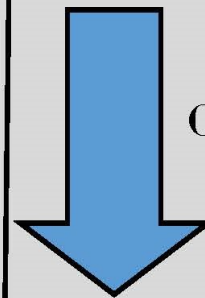
1,662

Number of
Homes Sold Year
to Date

3,513

Sales #
Change Y/Y

-1%



For a report by School District please visit

www.RAYAC.com/statistics/



Statistics Source Bright MLS

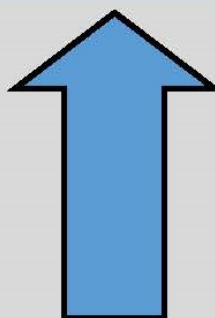
REALTORS® Association of York & Adams Counties

July 2018 Market Update for Adams County

Median Sold Price Year to Date

\$190,000

July 2017: \$174,000



Sales Price
Change Y/Y

+9%

SOLD

Days on Market

35

% of List Price
Received

96.9

New Listings

130



All Active Listings

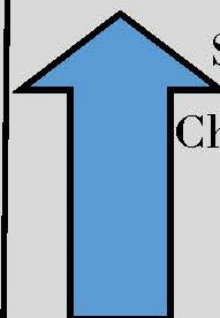
416

Number of
Homes Sold Year
to Date

697

Sales #
Change Y/Y

+12%



For a report by School District please visit

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Statistics Source Bright MLS