



RAYAC Housing Snapshot

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

January - August 2018 Housing Statistics

The REALTORS Association of York & Adams Counties (RAYAC) reports that a total of 834 homes were sold in Adams County through the end of August 2018, a 9% increase from 2017. In York County 4,142 homes were sold during the first eight months of 2018, a 1% decrease from last year.

The median sales price in Adams County was \$193,000 a 10% increase from 2017. The median sale price in York County was \$175,000, a 6% increase from last year.

“York County is on pace to equal or exceed the highest median home sale price on record. In 2007 the median home sale price was \$174,900. Today it is \$175,000,” said Ken Worley, RYAC 2018 President. “Anecdotally, our REALTOR® members are reporting a continued strong buyer demand as we approach the fall season.”

**RAYAC Statistics by School District
2018-2017 (January 1-August 31) Comparison**

| School District | 2018 Median Sale Price | 2017 Median Sale Price | % Change | 2018 Number Sold | 2017 Number Sold | % Change |
|---------------------------|------------------------------|------------------------------|------------|------------------------|------------------------|------------|
| Adams County | | | | | | |
| Bermudian Springs | \$208,250 | \$173,130 | 20% | 108 | 90 | 20% |
| Conewago Valley | \$170,900 | \$159,900 | 7% | 243 | 217 | 12% |
| Fairfield | \$195,000 | \$200,500 | -3% | 63 | 66 | -5% |
| Gettysburg | \$220,000 | \$214,950 | 2% | 235 | 194 | 21% |
| Littlestown | \$201,000 | \$179,900 | 12% | 116 | 119 | -3% |
| Upper Adams | \$146,000 | \$159,450 | -8% | 69 | 76 | -9% |
| Total Adams County | \$193,000 | \$176,125 | 10% | 834 | 762 | 9% |
| York County | | | | | | |
| Central York | \$190,000 | \$178,250 | 7% | 396 | 374 | 6% |
| Dallastown | \$193,500 | \$179,900 | 8% | 452 | 421 | 7% |
| Dover | \$159,900 | \$144,950 | 10% | 278 | 280 | -1% |
| Eastern York | \$155,000 | \$152,500 | 2% | 141 | 125 | 13% |
| Hanover | \$149,900 | \$135,250 | 11% | 128 | 136 | -6% |
| Northeastern | \$176,000 | \$175,000 | 1% | 240 | 255 | -6% |
| Northern York | \$230,000 | \$218,700 | 5% | 177 | 194 | -9% |
| Red Lion | \$183,900 | \$169,900 | 8% | 309 | 355 | -13% |
| South Eastern | \$200,000 | \$201,000 | 0% | 141 | 173 | -18% |
| South Western | \$192,300 | \$187,500 | 3% | 321 | 300 | 7% |
| Southern York | \$228,700 | \$220,750 | 4% | 191 | 196 | -3% |
| Spring Grove | \$179,900 | \$180,700 | 0% | 260 | 237 | 10% |
| West Shore | \$195,000 | \$184,500 | 6% | 305 | 299 | 2% |
| West York | \$144,900 | \$140,000 | 4% | 273 | 255 | 7% |
| York City | \$63,900 | \$53,000 | 21% | 274 | 265 | 3% |
| York Suburban | \$171,250 | \$169,900 | 1% | 256 | 319 | -20% |
| Total York County | \$175,000 | \$165,000 | 6% | 4142 | 4184 | -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.

August 2018 Housing Statistics

The REALTORS Association of York & Adams Counties (RAYAC) reports that a total of 129 homes were sold in Adams County in August 2018, a 3% decrease. In York County 593 homes were sold in August 2018, which is a 1% decrease from 2017.

The median sales price in Adams County was \$198,000 a 4% increase since last year. The median sale price in York County was \$189,900, a 12% increase from last year.

| RAYAC MLS Statistics by School District | | | | | | |
|--|---------------------------------------|---------------------------------------|-----------------|---------------------------------|---------------------------------|-----------------|
| 2018-2017 (August) Comparison | | | | | | |
| School District | 2018 Median Sale Price | 2017 Median Sale Price | % Change | 2018 Number Sold | 2017 Number Sold | % Change |
| Adams County | | | | | | |
| Bermudian Springs | \$204,400 | \$194,500 | 5% | 16 | 20 | -20% |
| Conewago Valley | \$167,400 | \$165,000 | 1% | 33 | 33 | 0% |
| Fairfield | \$210,900 | \$207,000 | 2% | 15 | 14 | 7% |
| Gettysburg | \$209,000 | \$232,368 | -10% | 39 | 38 | 3% |
| Littlestown | \$189,000 | \$190,000 | -1% | 19 | 15 | 27% |
| Upper Adams | \$181,000 | \$150,000 | 21% | 7 | 13 | -46% |
| Total Adams County | \$198,000 | \$190,000 | 4% | 129 | 133 | -3% |
| York County | | | | | | |
| Central York | \$227,500 | \$160,000 | 42% | 66 | 46 | 43% |
| Dallastown | \$213,500 | \$182,500 | 17% | 71 | 58 | 22% |
| Dover | \$174,900 | \$153,545 | 14% | 35 | 44 | -20% |
| Eastern York | \$162,000 | \$145,000 | 12% | 21 | 27 | -22% |
| Hanover | \$139,000 | \$139,900 | -1% | 20 | 27 | -26% |
| Northeastern | \$187,500 | \$169,500 | 11% | 34 | 37 | -8% |
| Northern York | \$277,800 | \$266,407 | 4% | 27 | 29 | -7% |
| Red Lion | \$190,000 | \$179,207 | 6% | 52 | 46 | 13% |
| South Eastern | \$220,400 | \$215,500 | 2% | 15 | 24 | -38% |
| South Western | \$183,500 | \$211,750 | -13% | 36 | 40 | -10% |
| Southern York | \$247,500 | \$260,400 | -5% | 30 | 27 | 11% |
| Spring Grove | \$185,000 | \$180,000 | 3% | 43 | 31 | 39% |
| West Shore | \$195,900 | \$186,450 | 5% | 47 | 44 | 7% |
| West York | \$158,400 | \$153,000 | 4% | 32 | 41 | -22% |
| York City | \$62,900 | \$59,900 | 5% | 27 | 29 | -7% |
| York Suburban | \$174,900 | \$170,000 | 3% | 37 | 52 | -29% |
| Total York County | \$189,900 | \$169,900 | 12% | 593 | 601 | -1% |

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

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

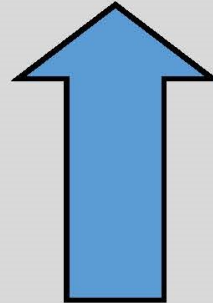
REALTORS® Association of York & Adams Counties

August 2018 Market Update for York County

Median Sold Price Year to Date

\$175,000

August 2017: \$165,000



Sales Price
Change Y/Y

+6%

SOLD

Days on Market

22

% of List Price
Received

98.6

New Listings

707



All Active Listings

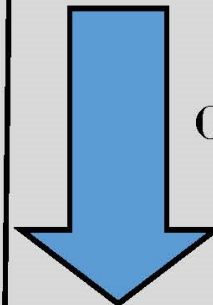
1,602

Number of
Homes Sold Year
to Date

4,142

Sales #
Change Y/Y

-1%



For a report by School District please visit

www.RAYAC.com/statistics/



Statistics Source Bright MLS

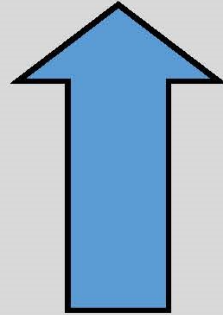
REALTORS® Association of York & Adams Counties

August 2018 Market Update for Adams County

Median Sold Price Year to Date

\$193,000

August 2017: \$174,000



Sales Price
Change Y/Y

+9%

SOLD

Days on Market

36

% of List Price
Received

96.8

New Listings

165

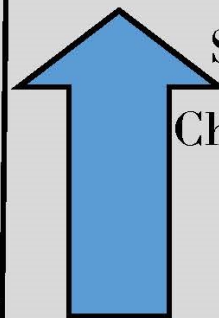


All Active Listings

420

Number of
Homes Sold Year
to Date

834



Sales #
Change Y/Y

+10%

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Statistics Source Bright MLS