



RAYAC Housing Snapshot

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

January - September 2018 Housing Statistics

The REALTORS® Association of York & Adams Counties (RAYAC) reports that a total of 959 homes were sold in Adams County through the end of September 2018, a 9% increase from 2017. In York County 4,648 homes were sold during the first nine months of 2018, a 2% decrease from last year.

The median sales price in Adams County was \$194,500 a 9% increase from 2017. The median sales price in York County was \$176,000, a 6% increase from last year.

“York County has surpassed the highest median home sale price since 2007. Inventory for both counties remains low, at about a three month supply. With interest rates on the rise, buyers continue to have a strong demand to get into the home buying market, evident by properties receiving multiple offers.” said Ken Worley, RAYAC 2018 President.

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

School District	2018 Median Sale Price	2017 Median Sale Price	% Change	2018 Number Sold	2017 Number Sold	% Change
Adams County						
Bermudian Springs	\$208,700	\$169,900	23%	123	111	11%
Conewago Valley	\$170,600	\$160,000	7%	280	244	15%
Fairfield	\$203,500	\$201,750	1%	79	84	-6%
Gettysburg	\$218,900	\$218,000	0%	263	214	23%
Littlestown	\$200,000	\$179,900	11%	131	140	-6%
Upper Adams	\$149,900	\$162,500	-8%	83	83	0%
Total Adams County	\$194,500	\$178,737	9%	959	876	9%
York County						
Central	\$189,900	\$178,449	6%	450	432	4%
Dallastown	\$189,900	\$179,900	6%	497	485	2%
Dover	\$160,000	\$145,000	10%	319	315	1%
Eastern York	\$155,000	\$154,900	0%	152	145	5%
Hanover	\$150,000	\$138,000	9%	149	151	-1%
Northeastern	\$178,400	\$169,995	5%	270	297	-9%
Northern York	\$234,000	\$211,400	11%	205	216	-5%
Red Lion	\$180,000	\$169,900	6%	346	389	-11%
South Eastern	\$207,000	\$201,750	3%	163	188	-13%
South Western	\$192,300	\$189,900	1%	360	349	3%
Southern York	\$235,000	\$219,900	7%	211	218	-3%
Spring Grove	\$180,000	\$180,000	0%	297	269	10%
West Shore	\$195,000	\$184,700	6%	332	338	-2%
West York	\$144,900	\$143,000	1%	309	283	9%
York City	\$64,900	\$53,250	22%	294	300	-2%
York Suburban	\$172,500	\$170,000	1%	294	361	-19%
Total York County	\$176,000	\$166,000	6%	4648	4736	-2%

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.

September 2018 Housing Statistics

The REALTORS Association of York & Adams Counties (RAYAC) reports that a total of 113 homes were sold in Adams County in September 2018, a 3% increase. In York County 476 homes were sold in September 2018, which is a 13% decrease from 2017.

The median sales price in Adams County was \$199,900 a 4% increase since last year. The median sale price in York County was \$180,375 a 6% increase from last year.

RAYAC MLS Statistics by School District						
2018-2017 (September) Comparison						
School District	2018 Median Sale Price	2017 Median Sale Price	% Change	2018 Number Sold	2017 Number Sold	% Change
Adams County						
Bermudian Springs	\$239,500	\$152,500	57%	13	21	-38%
Conewago Valley	\$165,000	\$168,000	-2%	29	25	16%
Fairfield	\$205,000	\$223,900	-8%	15	17	-12%
Gettysburg	\$215,000	\$237,500	-9%	28	19	47%
Littlestown	\$179,900	\$190,000	-5%	15	21	-29%
Upper Adams	\$188,000	\$249,900	-25%	13	7	86%
Total Adams County	\$199,900	\$192,250	4%	113	110	3%
York County						
Central	\$172,900	\$179,900	-4%	53	57	-7%
Dallastown	\$184,000	\$197,200	-7%	44	64	-31%
Dover	\$169,900	\$149,950	13%	40	34	18%
Eastern York	\$132,000	\$172,750	-24%	11	20	-45%
Hanover	\$145,000	\$149,900	-3%	20	15	33%
Northeastern York	\$184,900	\$152,235	21%	29	41	-29%
Northern York	\$226,000	\$207,450	9%	24	22	9%
Red Lion	\$171,400	\$172,950	-1%	30	34	-12%
South Eastern	\$240,000	\$205,000	17%	23	15	53%
South Western	\$204,900	\$198,900	3%	37	49	-24%
Southern York	\$288,500	\$198,250	46%	20	22	-9%
Spring Grove	\$189,700	\$168,000	13%	36	31	16%
West Shore	\$205,000	\$185,000	11%	27	40	-33%
West York	\$142,900	\$164,900	-13%	33	28	18%
York City	\$68,200	\$55,950	22%	18	34	-47%
York Suburban	\$175,000	\$175,000	0%	31	41	-24%
Total York County	\$180,375	\$169,900	6%	476	547	-13%

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.

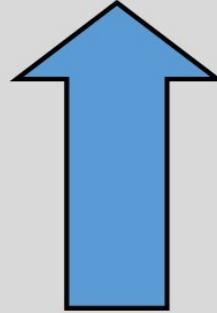
REALTORS® Association of York & Adams Counties

September 2018 Market Update for York County

Median Sold Price Year to Date

\$176,000

September 2017: \$166,000



Sales Price Change Y/Y

+6%

SOLD

Days on Market

29

% of List Price

Received

99.1

New Listings

616



All Active Listings

1,617

Number of Homes Sold

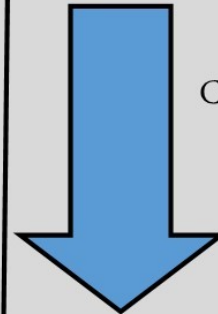
Year to Date

4,648

Sales #

Change Y/Y

-2%



For a report by School District please visit

www.RAYAC.com/statistics/



Statistics Source Bright MLS

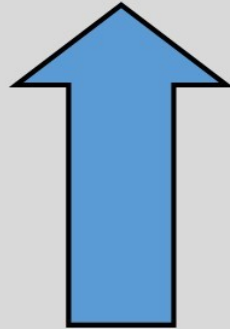
REALTORS® Association of York & Adams Counties

September 2018 Market Update for Adams County

Median Sold Price Year to Date

\$194,500

September 2017: \$178,700



Sales Price
Change Y/Y

+9%

SOLD

Days on Market

47

% of List Price
Received

97.3

New Listings

133



All Active Listings

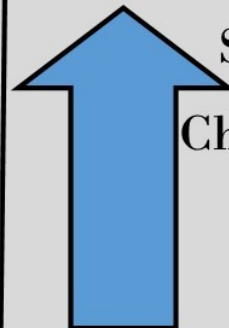
419

Number of
Homes Sold Year
to Date

959

Sales #
Change Y/Y

+9%



For a report by School District please visit

www.RAYAC.com/statistics/



Statistics Source Bright MLS