



## RAYAC Housing Snapshot

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

### **January - October 2018 Housing Statistics**

The REALTORS® Association of York & Adams Counties (RAYAC) reports that a total of 1061 homes were sold in Adams County through the end of October 2018, a 2% decrease from 2017. In York County 5,183 homes were sold during the first ten months of 2018, a 3% decrease from last year.

The median sales price in Adams County was \$195,000 a 7% increase from 2017. The median sales price in York County was \$175,000, a 3% increase from last year.

“With the holiday season approaching this can also be a good time to list your home for sale. Homes are decorated for the season, and it is a good way to pull at buyers heart strings imagining themselves living in the home during the holidays. People looking during this time of the year are typically serious buyers.” said Ken Worley, RAYAC 2018 President.

### **RAYAC Statistics by School District**

#### **2018-2017 (January 1-October 31) 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	\$208,000	\$177,000	18%	133	129	3%
Conewago Valley	\$171,900	\$159,950	7%	309	280	10%
Fairfield	\$205,000	\$204,900	0%	93	116	-20%
Gettysburg	\$218,000	\$223,000	-2%	283	274	3%
Littlestown	\$205,000	\$188,000	9%	153	181	-15%
Upper Adams	\$149,900	\$162,200	-8%	90	108	-17%
<b>Total Adams County</b>	<b>\$195,000</b>	<b>\$183,000</b>	<b>7%</b>	<b>1061</b>	<b>1088</b>	<b>-2%</b>
<b>York County</b>						
Central	\$187,000	\$180,000	4%	505	490	3%
Dallastown	\$190,000	\$179,900	6%	558	532	5%
Dover	\$162,000	\$148,600	9%	358	363	-1%
Eastern York	\$155,000	\$154,900	0%	178	183	-3%
Hanover Public	\$152,200	\$137,500	11%	166	174	-5%
Northeastern	\$176,900	\$169,000	5%	306	347	-12%
Northern York	\$237,700	\$225,000	6%	220	225	-2%
Red Lion	\$180,000	\$170,450	6%	386	432	-11%
South Eastern	\$205,700	\$210,000	-2%	178	209	-15%
South Western	\$192,000	\$189,900	1%	403	407	-1%
Southern York	\$235,000	\$225,000	4%	224	263	-15%
Spring Grove	\$180,000	\$184,900	-3%	337	287	17%
West Shore	\$195,000	\$185,297	5%	370	362	2%
West York	\$143,000	\$143,900	-1%	340	323	5%
York City	\$63,900	\$53,000	21%	329	346	-5%
York Suburban	\$172,500	\$169,900	2%	325	402	-19%
<b>Total York County</b>	<b>\$175,000</b>	<b>\$169,900</b>	<b>3%</b>	<b>5183</b>	<b>5345</b>	<b>-3%</b>

Statistics compiled from Bright MLS.

## *October 2018 Housing Statistics*

The REALTORS Association of York & Adams Counties (RAYAC) reports that a total of 86 homes were sold in Adams County in October 2018, a 35% decrease. In York County 511 homes were sold in October 2018, which is a 1% increase from 2017.

The median sales price in Adams County was \$216,000 a 9% increase since last year. The median sale price in York County was \$170,000 a 3% decrease from last year.

<b>RAYAC MLS Statistics by School District</b>						
<b>2018-2017 (October) Comparison</b>						
<b>School District</b>	<b>2018 Median Sale Price</b>	<b>2017 Median Sale Price</b>	<b>% Change</b>	<b>2018 Number Sold</b>	<b>2017 Number Sold</b>	<b>% Change</b>
<b>Adams County</b>						
Bermudian Springs	\$180,000	\$266,450	-32%	10	16	-38%
Conewago Valley	\$217,000	\$145,000	50%	19	31	-39%
Fairfield	\$230,700	\$230,000	0%	12	16	-25%
Gettysburg	\$217,600	\$229,900	-5%	18	27	-33%
Littlestown	\$230,000	\$196,500	17%	20	33	-39%
Upper Adams	\$153,000	\$185,000	-17%	7	9	-22%
<b>Total Adams County</b>	<b>\$216,000</b>	<b>\$198,000</b>	<b>9%</b>	<b>86</b>	<b>132</b>	<b>-35%</b>
<b>York County</b>						
Central York	\$163,000	\$224,900	-28%	51	47	9%
Dallastown	\$195,000	\$175,000	11%	59	45	31%
Dover	\$167,400	\$158,000	6%	38	43	-12%
Eastern York	\$159,900	\$140,900	13%	23	13	77%
Hanover Public	\$164,000	\$137,000	20%	15	21	-29%
Northeastern	\$184,900	\$154,000	20%	35	33	6%
Northern York	\$244,000	\$245,000	0%	13	25	-48%
Red Lion	\$179,900	\$171,600	5%	39	37	5%
South Eastern	\$190,500	\$254,000	-25%	14	21	-33%
South Western	\$187,400	\$189,300	-1%	42	45	-7%
Southern York	\$210,500	\$214,300	-2%	13	27	-52%
Spring Grove	\$169,900	\$229,900	-26%	38	21	81%
West Shore	\$185,000	\$225,000	-18%	37	28	32%
West York	\$132,900	\$144,500	-8%	30	33	-9%
York City	\$58,500	\$41,750	40%	34	36	-6%
York Suburban	\$168,900	\$145,000	16%	30	33	-9%
<b>Total York County</b>	<b>\$170,000</b>	<b>\$175,000</b>	<b>-3%</b>	<b>511</b>	<b>508</b>	<b>1%</b>

Statistics compiled from Bright MLS.

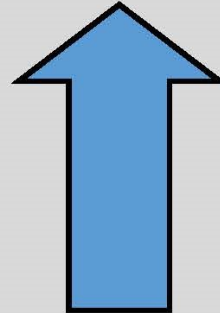
# REALTORS® Association of York & Adams Counties

## October 2018 Market Update for York County

Median Sold Price Year to Date

**\$175,000**

October 2017: \$169,900



Sales Price  
Change Y/Y

**+3%**

**SOLD**

Days on Market

**33**

% of List Price  
Received

**97.9**

New Listings

**697**



All Active Listings

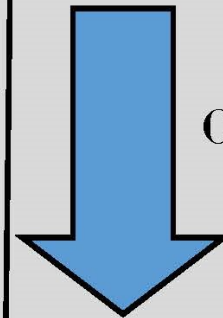
**1,670**

Number of  
Homes Sold Year  
to Date

**5,183**

Sales #  
Change Y/Y

**-3%**



For a report by School District please visit

[www.RAYAC.com/statistics/](http://www.RAYAC.com/statistics/)



Statistics Source Bright MLS

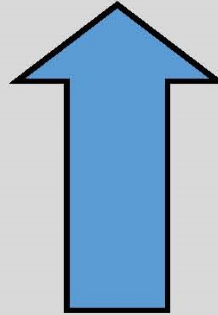
# REALTORS® Association of York & Adams Counties

## October 2018 Market Update for Adams County

Median Sold Price Year to Date

**\$195,000**

October 2017: \$183,000



Sales Price  
Change Y/Y

**+7%**

**SOLD**

Days on Market

**37**

% of List Price  
Received

**97.2**

New Listings

**140**



All Active Listings

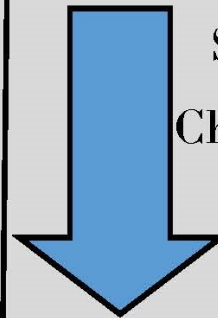
**398**

Number of  
Homes Sold Year  
to Date

**1,061**

Sales #  
Change Y/Y

**-2%**



For a report by School District please visit

[www.RAYAC.com/statistics/](http://www.RAYAC.com/statistics/)



Statistics Source Bright MLS