

**2017**

# York County

## *Real Estate Market Report*

*Prepared by:*



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# 2017 York County Real Estate Market Report

The REALTORS® Association of York & Adams Counties (RAYAC) represents over 1,000 REALTOR® members who work for the best interest of consumers - home buyers and sellers - and advocate for private property rights. RAYAC members also include commercial REALTORS®, property managers and appraisers.

This annual report provides an overview of York County's real estate market as well as providing housing trends for each of the 16 school districts. The data was derived from the Multiple Listing Service of the REALTORS® Association of York & Adams Counties and Bright MLS. The statistics do not represent every real estate transaction in the county. It does not include private real estate transactions or new construction that did not involve a REALTOR®.

Housing continues to be a significant economic sector within our community. It is the source of direct employment for a variety of trades and professions such as construction, finance and insurance. Housing sales also create a huge and often unrecognized impact on the larger economy because it unleashes additional spending as buyers transform a house into their home to reflect their tastes and interests.

Thank you for reading this report and please contact RAYAC with any questions you might have.



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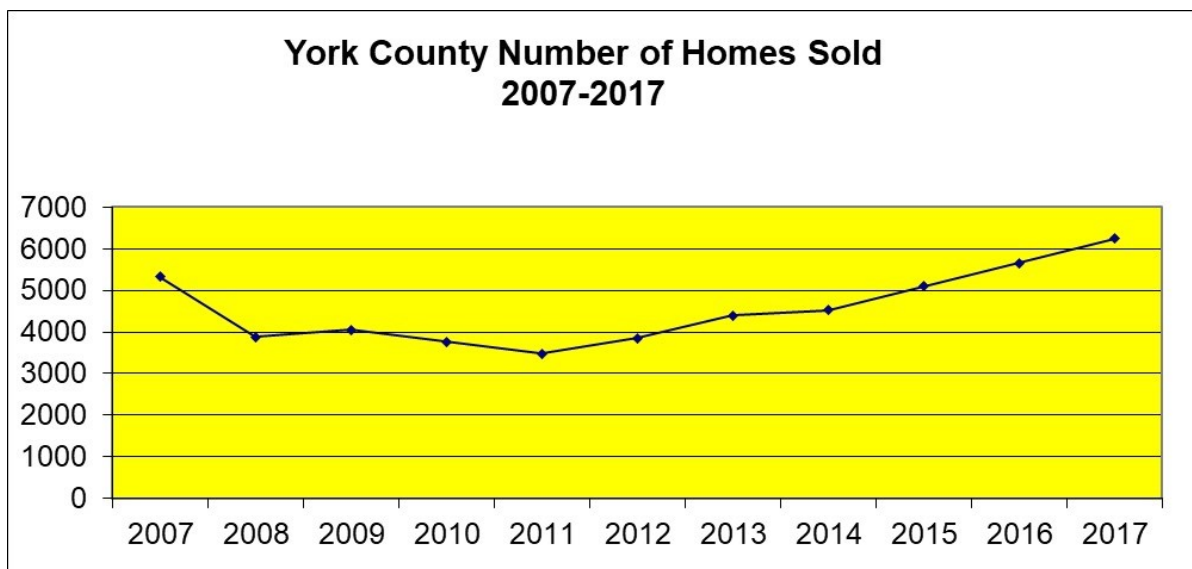
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## York County Housing Market: Number of Homes Sold

In 2017 REALTORS® sold 6,243 homes in York County. This is the second largest number of homes sold in the history of York County. The record was set in 2005 with 6,290 homes sold in one year. This also reflects an 11% increase in the number of homes sold compared to 2016. The total dollar volume reached **\$1,182,804,982** reflecting a 19% increase compared to 2016 sales.

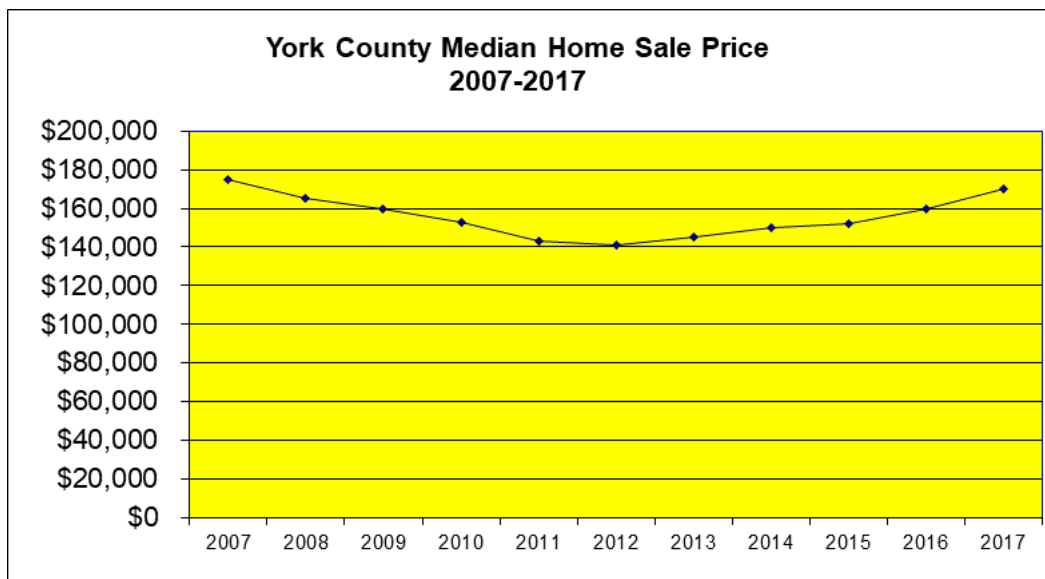
School District	2017 Sold	2016 Sold	2012 Sold	2007 Sold	% Change	% Change	% Change
					Over 1 Year	Over 5 Years	Over 10 Years
Central	560	551	427	559	2%	31%	0%
Dallastown	627	609	405	526	3%	55%	19%
Dover	422	357	239	429	18%	77%	-2%
Eastern	216	231	136	178	-6%	59%	21%
Hanover	207	181	126	178	14%	64%	16%
Northeastern	412	377	258	352	9%	60%	17%
Northern	272	156	112	96	74%	143%	183%
Red Lion	502	522	315	405	-4%	59%	24%
South Eastern	246	243	168	199	1%	46%	24%
South Western	478	449	276	314	6%	73%	52%
Southern	302	257	179	261	18%	69%	16%
Spring Grove	344	368	248	363	-7%	39%	-5%
West Shore	414	252	146	132	64%	184%	214%
West York	375	374	288	310	0%	30%	21%
York City	410	376	254	707	9%	61%	-42%
York Suburban	456	346	271	322	32%	68%	42%
<b>Total York County</b>	<b>6,243</b>	<b>5649</b>	<b>3848</b>	<b>5331</b>	<b>11%</b>	<b>62%</b>	<b>17%</b>



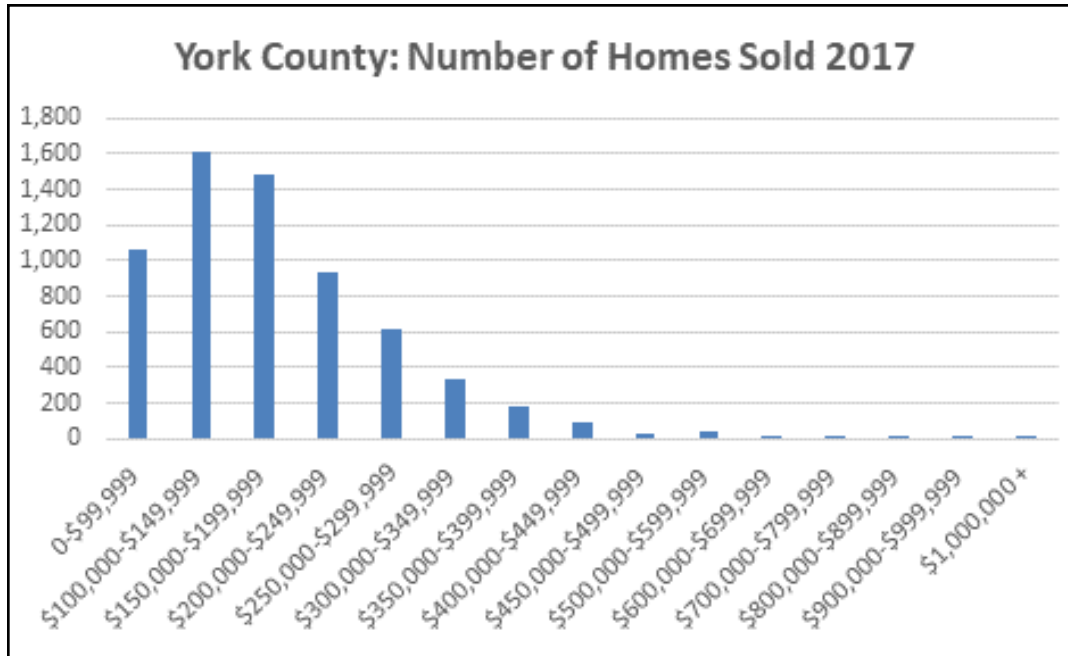
## York County Housing Market: Median Home Sale Price

In York County the median home sale price increased by 6% to \$169,900 compared to 2016 sales. The median sold price in York County increased 20% in five years and decreased 3% over the past 10 years.

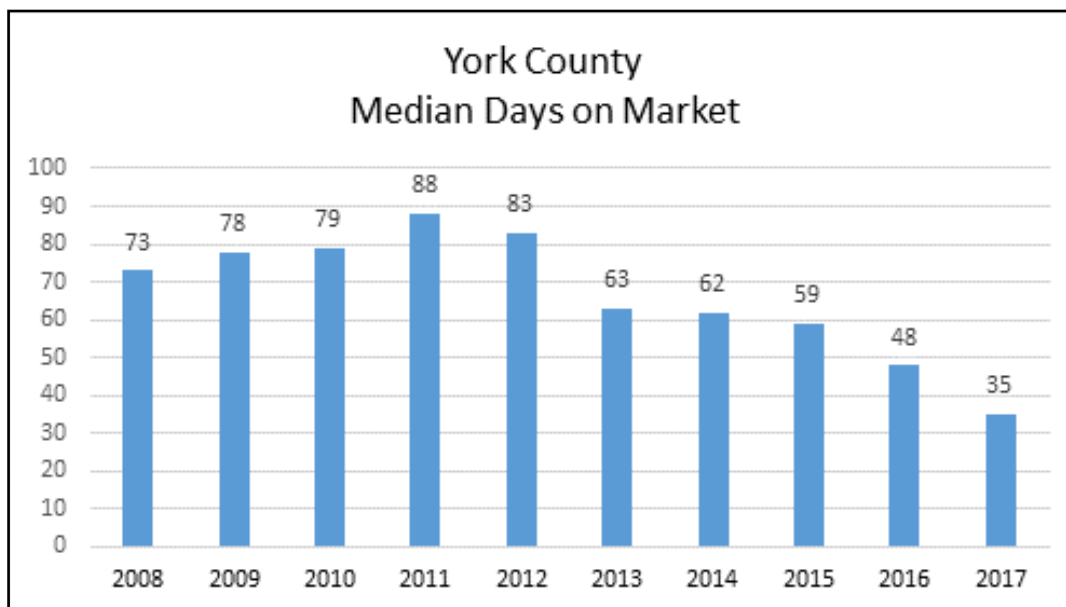
<b>School District</b>	<b>2017 Median Sale Price</b>	<b>2016 Median Sale Price</b>	<b>2012 Median Sale Price</b>	<b>2007 Median Sale Price</b>	<b>% Change Over 1 Year</b>	<b>% Change Over</b>	<b>% Change Over 10 Years</b>
Central	\$179,450	\$174,900	\$156,500	\$185,000	3%	15%	-3%
Dallastown	\$180,000	\$170,000	\$150,500	\$198,750	6%	20%	-9%
Dover	\$150,000	\$154,900	\$144,900	\$176,600	-3%	4%	-15%
Eastern	\$155,000	\$146,500	\$126,075	\$155,450	6%	23%	0%
Hanover	\$137,000	\$132,000	\$115,050	\$160,900	4%	19%	-15%
Northeastern	\$169,000	\$160,000	\$141,000	\$183,450	6%	20%	-8%
Northern	\$228,750	\$228,750	\$205,000	\$220,750	0%	12%	4%
Red Lion	\$169,950	\$157,625	\$133,700	\$194,900	8%	27%	-13%
South Eastern	\$212,300	\$199,900	\$179,950	\$224,900	6%	18%	-6%
South Western	\$189,900	\$169,000	\$157,450	\$199,651	12%	21%	-5%
Southern	\$225,000	\$215,000	\$202,000	\$245,000	5%	11%	-8%
Spring Grove	\$180,000	\$172,000	\$141,000	\$192,500	5%	28%	-6%
West Shore	\$189,000	\$179,900	\$159,950	\$187,950	5%	18%	1%
West York	\$142,000	\$136,950	\$120,000	\$149,900	4%	18%	-5%
York City	\$53,000	\$41,612	\$35,000	\$69,900	27%	51%	-24%
York Suburban	\$169,900	\$152,450	\$137,000	\$169,900	11%	24%	0%
<b>Total York County</b>	<b>\$169,900</b>	<b>\$159,900</b>	<b>\$141,107</b>	<b>\$174,900</b>	<b>6%</b>	<b>20%</b>	<b>-3%</b>



## York County Housing Market by Price Range



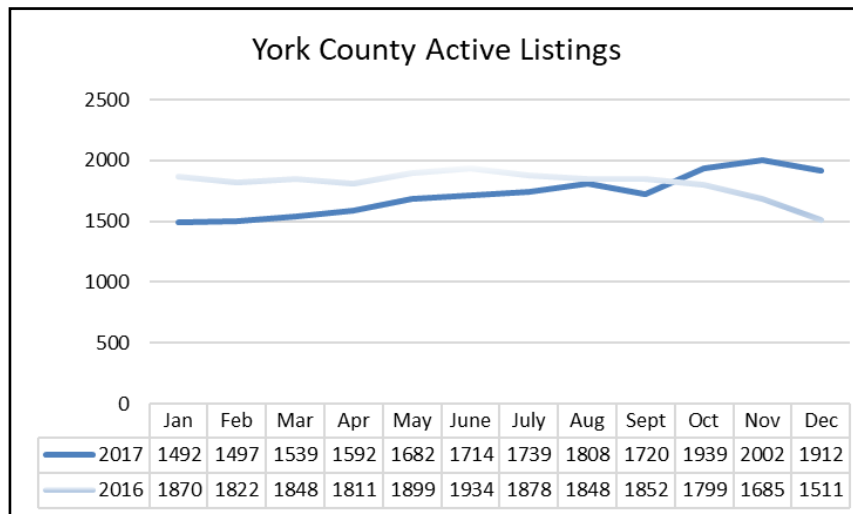
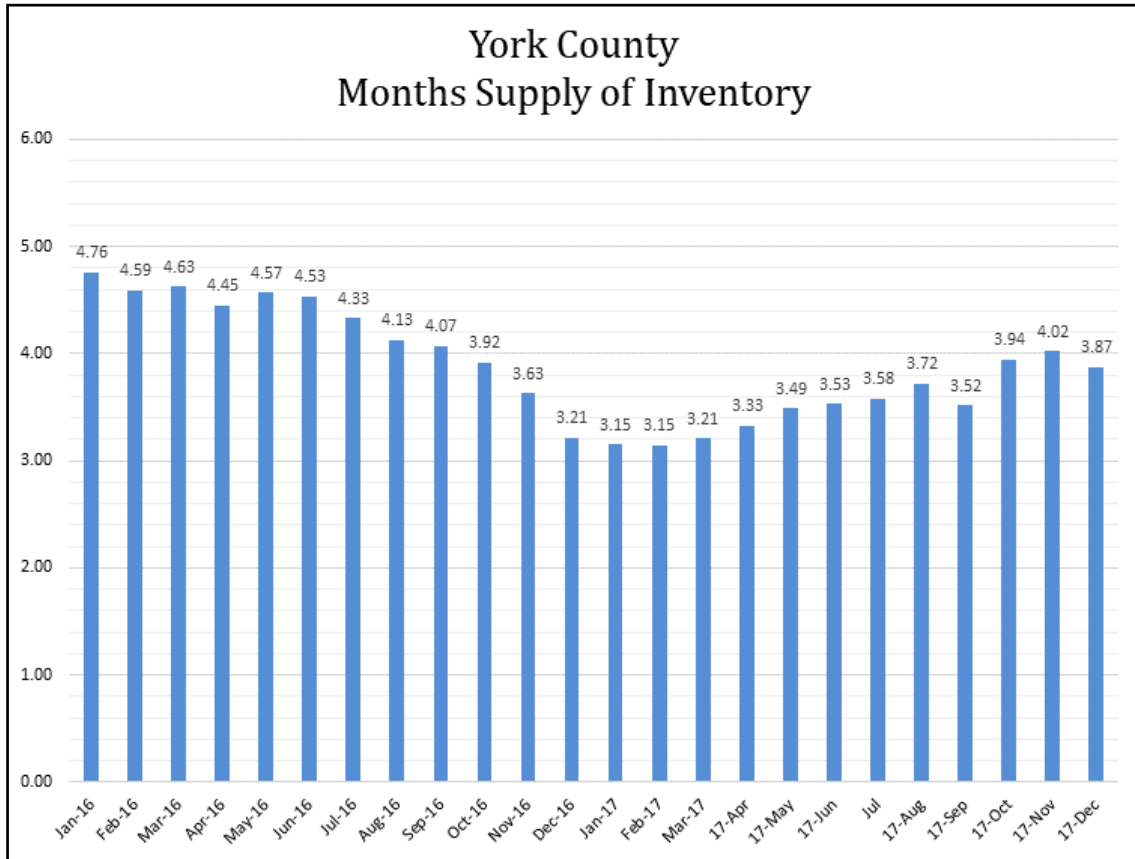
In 2017, 17% of the homes sold in York County were priced under \$100,000, 48% of the homes sold were priced between \$100,00-\$199,999, 24% of the homes sold were priced between \$200,000-\$299,999 and 11% of the homes sold were priced over \$300,000.



The median days on market for York County in 2017 was 35 days. This reflects an 27% decrease on median days on market over 2016 sales. A balanced market is considered to be 60 days on market. Anything below that is considered to be a seller's market.

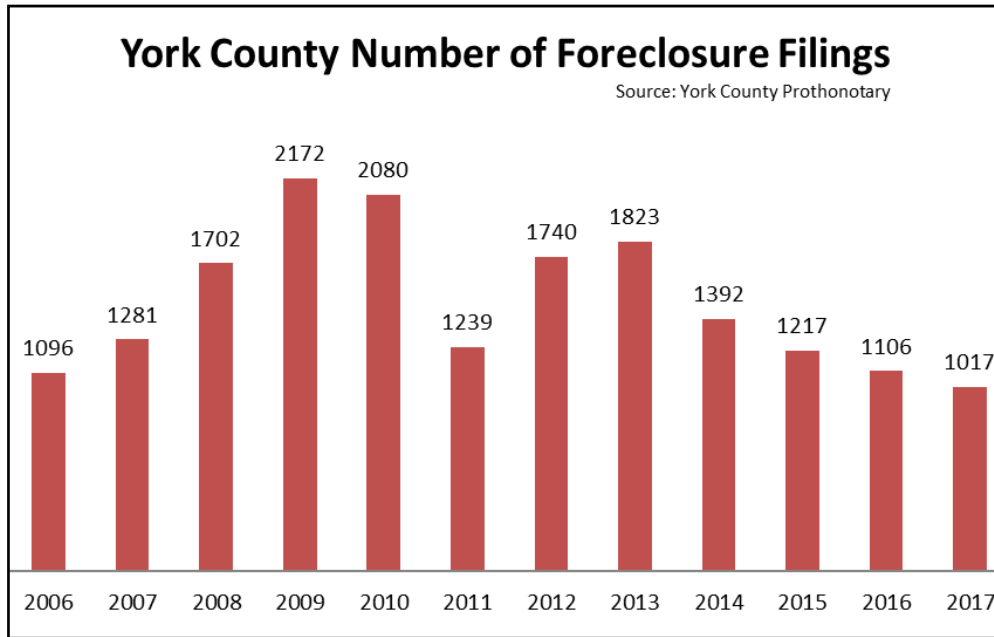
# York County: Months Supply of Inventory

The months supply of inventory indicates how many months it would take for all the current homes for sale on the market to sell, given a monthly sales volume. Six months supply of inventory is considered a balanced market. The greater the number indicates there are more sellers than buyers in the market. The lower the number indicates there are more buyers than sellers.

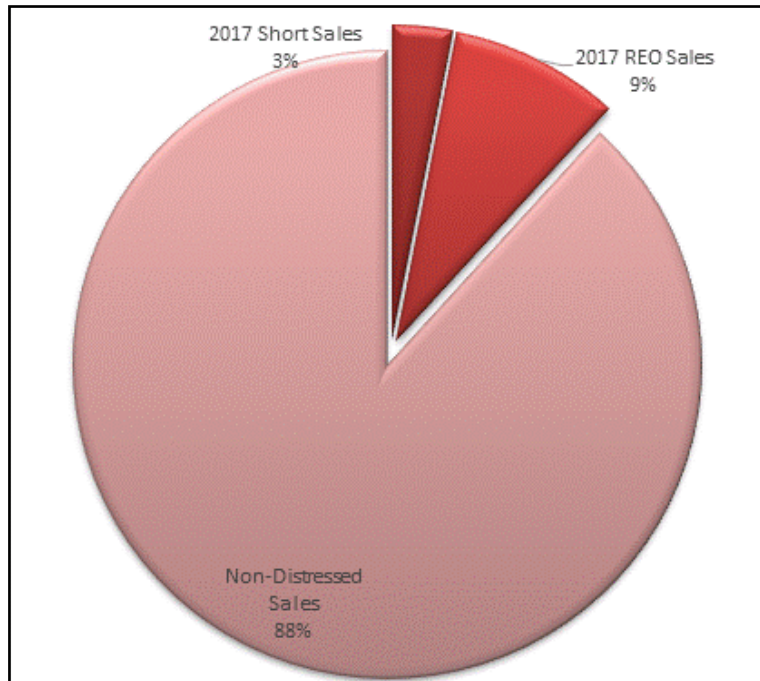




# York County: Foreclosure Filings



Source: Prothonotary of York County



A short sale is when the proceeds from a sale of real estate falls short from paying the balance of the liens on the property, but the lien holder agrees to release the lien and accept less than the amount owed on the debt. A REO Sale is a Real Estate Owned Sale which is a class of property typically owned by a bank or government entity as a result of a foreclosure on a property.

## York County: New Construction

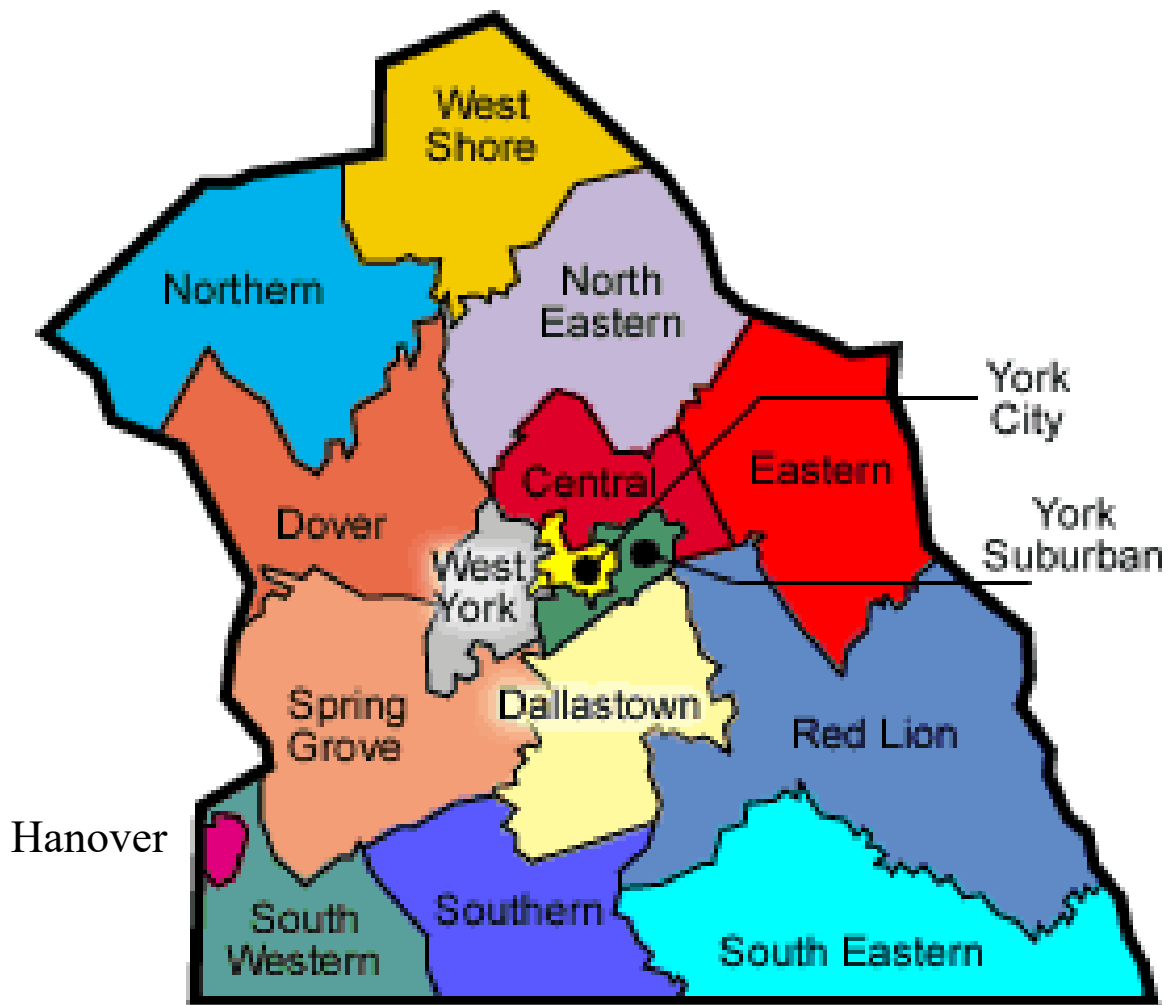
The Bright Multi-List System only captures a part of the new home construction market which involved a real estate agent.

<b>New Construction Single Family Detached Homes</b>			
<b>Year</b>	<b>Median Sold Price</b>	<b>Median Finished Square Ft</b>	<b>\$/Square Ft</b>
2017	\$ 314,000	2297	\$ 136.70
2016	\$ 276,382	2300	\$ 120.17
2015	\$ 275,736	2328	\$ 118.44
2014	\$ 264,054	2224	\$ 118.73
2013	\$ 232,676	2190	\$ 115.39
2012	\$ 233,981	2079	\$ 136.70

<b>New Construction Townhouse/Condo Homes</b>			
<b>Year</b>	<b>Median Sold Price</b>	<b>Median Finished Square Ft</b>	<b>\$/Square Ft</b>
2017	\$ 241,600	1584	\$ 153
2016	\$ 199,549	1515	\$ 132
2015	\$ 178,859	1450	\$ 123
2014	\$ 172,920	1450	\$ 119
2013	\$ 162,352	1501	\$ 108
2012	\$ 159,900	1586	\$ 101

<b>York County Number of New Home Sales By School District</b>						
	<b>2017</b>	<b>2016</b>	<b>2015</b>	<b>2014</b>	<b>2013</b>	<b>2012</b>
Central	15	19	19	22	16	19
Dallastown	61	19	16	13	10	10
Dover	28	34	28	28	23	22
Eastern	4	4	4	2	1	5
Hanover	2	0	1	3	2	1
Northeastern	71	60	48	39	29	40
Northern	30	15	14	8	11	8
Red Lion	28	15	12	8	5	6
South Eastern	3	0	3	1	1	1
South Western	51	36	26	25	25	23
Southern	16	8	8	6	9	8
Spring Grove	56	44	29	28	32	25
West Shore	36	23	14	16	6	10
West York	4	3	5	3	1	0
York City	1	0	0	0	1	1
York Suburban	52	3	5	2	1	0
<b>Total York County</b>	<b>458</b>	<b>283</b>	<b>232</b>	<b>204</b>	<b>173</b>	<b>179</b>

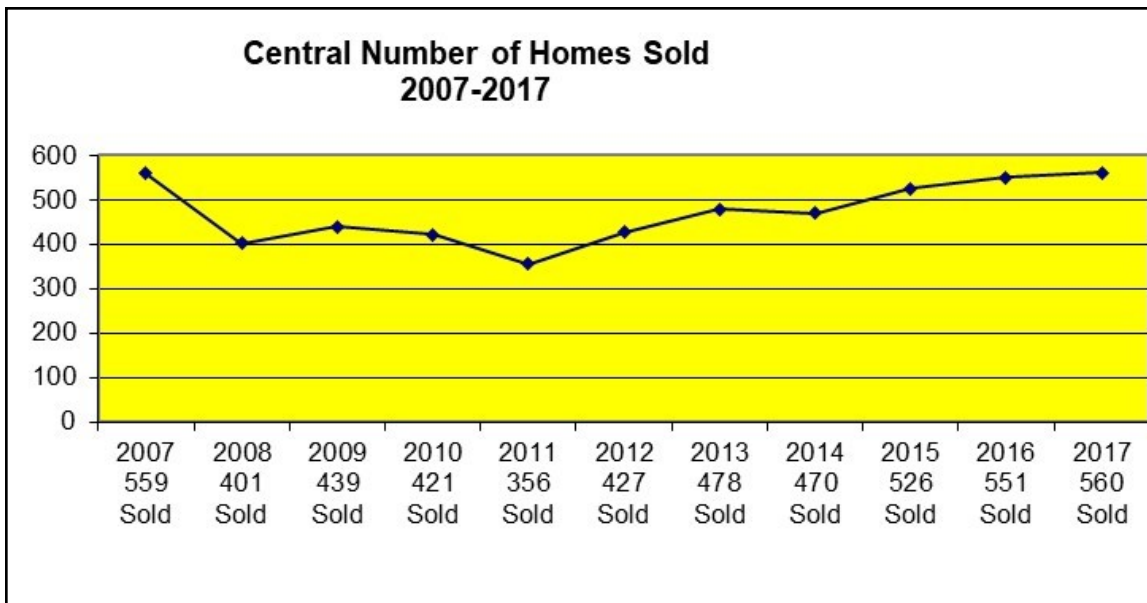
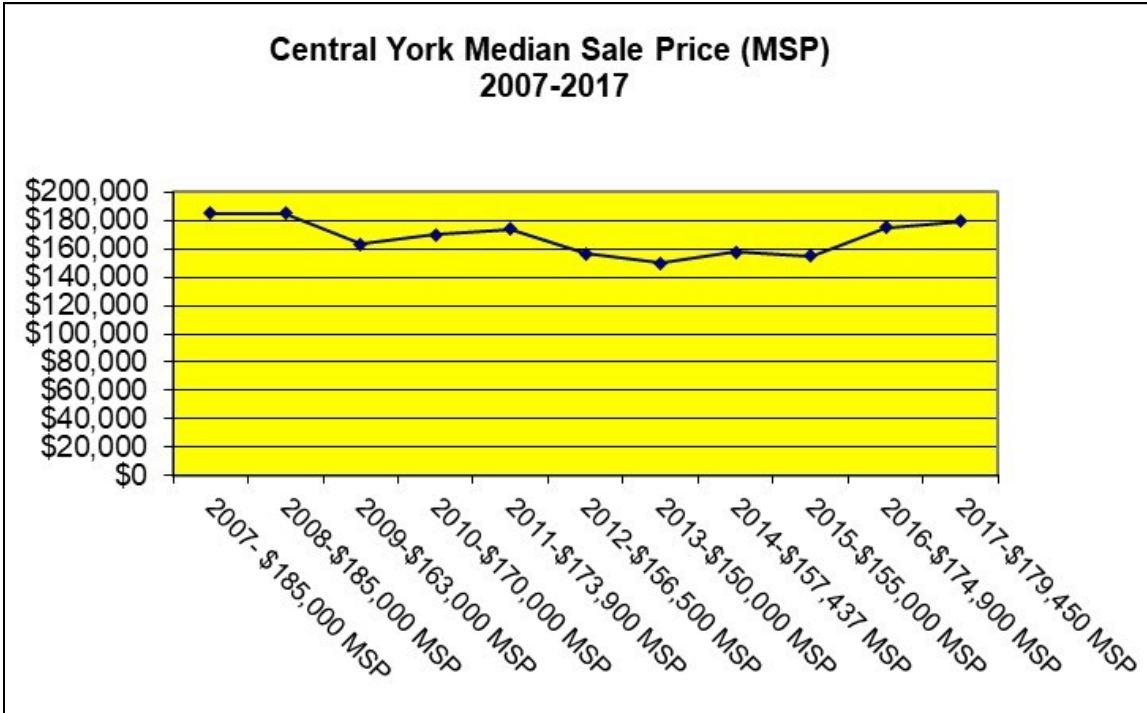
# Real Estate Activity by School District



# Central York School District

In the Central York School District there were 560 homes sold in 2017 for a total dollar volume of \$117,366,722. The number of homes sold in 2017 increased by 2% from 2016.

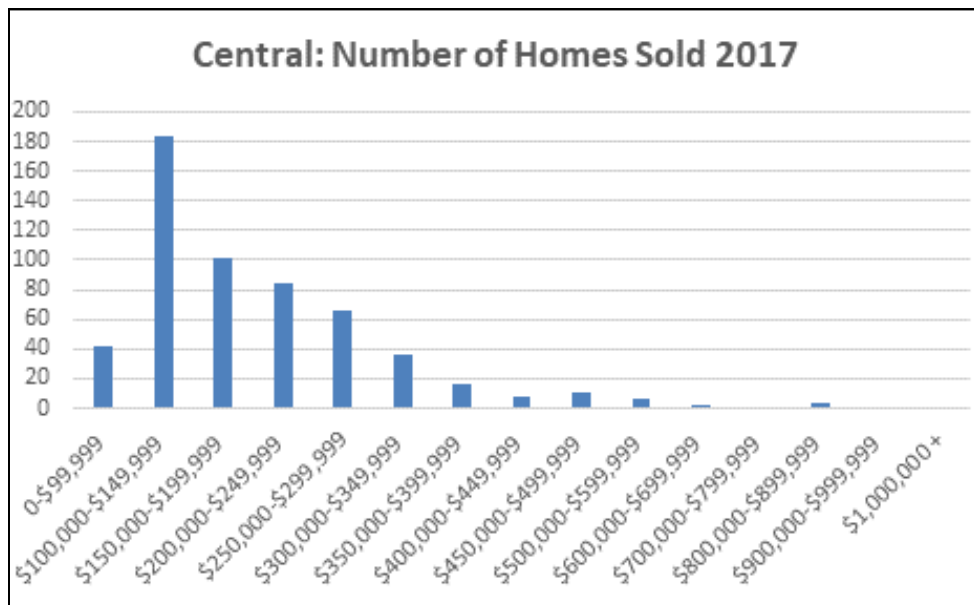
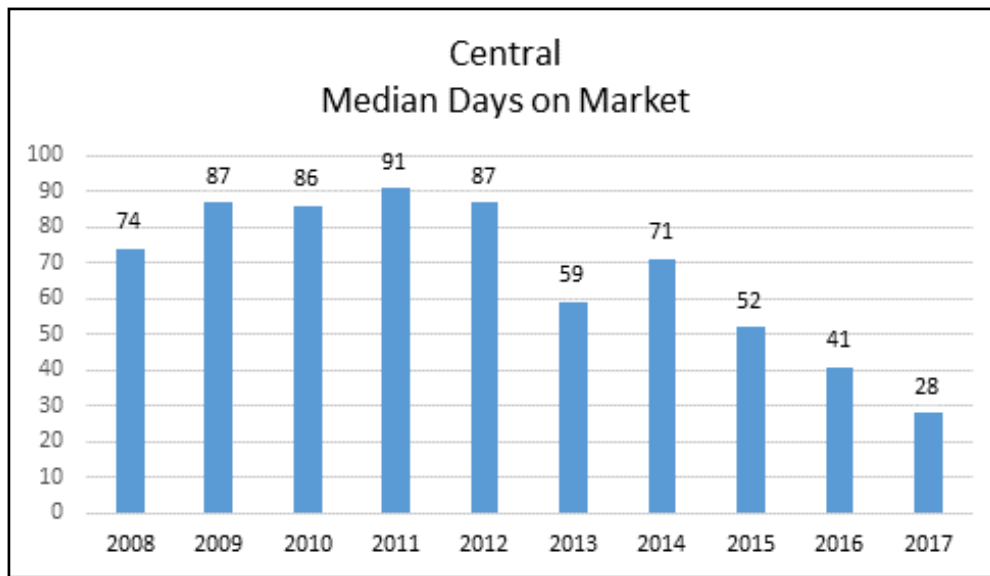
The median home sale price was \$179,450 in 2017. This home sale price reflects a 3% increase compared to 2016 sales, a 15% increase over 5 years, and a 3% decrease over 10 years.



# Central York School District

Type	No. Sold	Median Price	Median Days on Market
Detached	420	\$ 214,950	27
Twin/Semi-Detached	22	\$ 129,900	20
Townhouse/Row Home	116	\$ 129,200	36
Mobile Home w/ Land	2	\$ 110,000	16
<b>Grand Total</b>	<b>560</b>	<b>\$ 179,450</b>	<b>28</b>

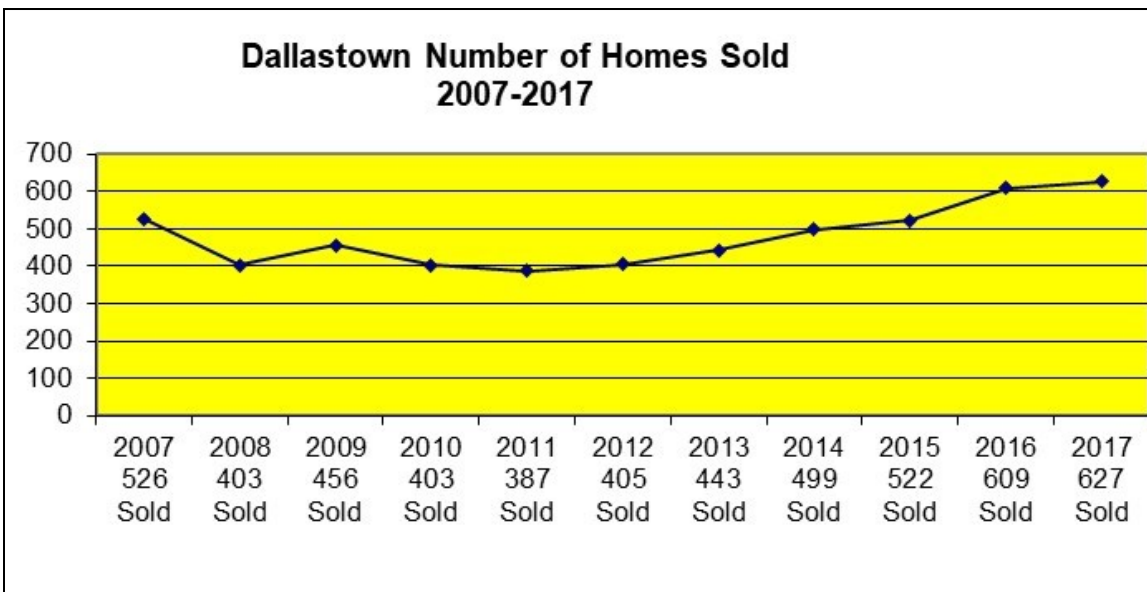
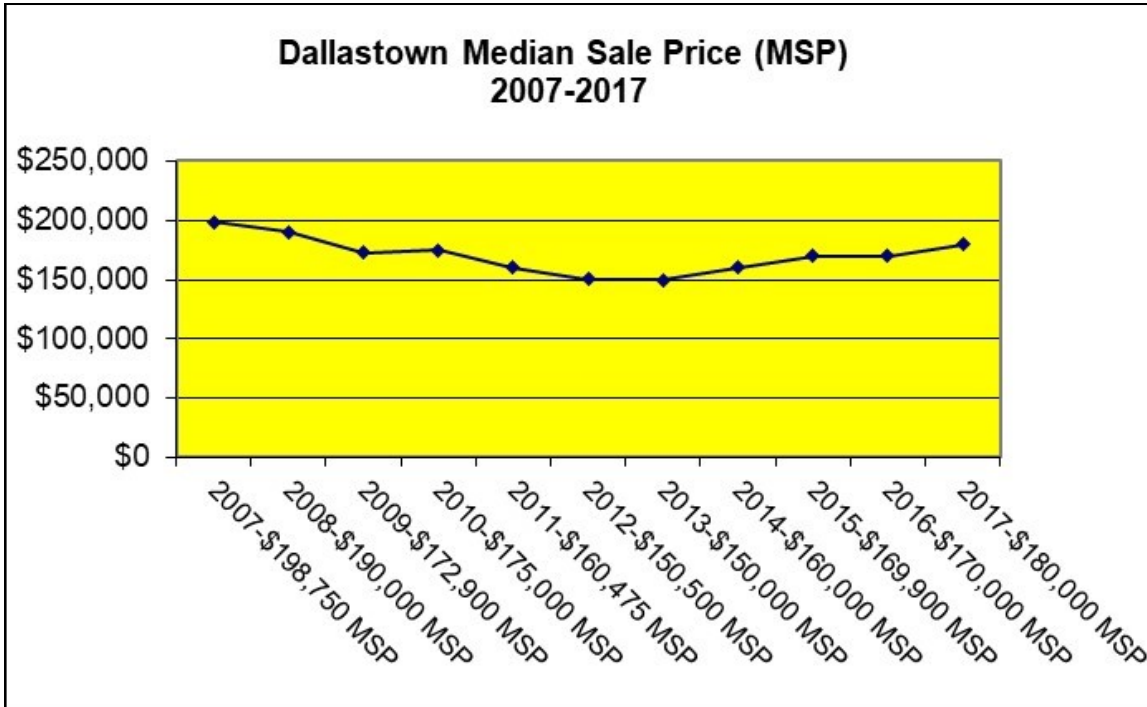
The charts below reflect the median days on market and the number of units sold in each price range.



## Dallastown Area School District

In the Dallastown Area School District there were 627 homes sold in 2017 for a total dollar volume of \$130,605,837. The number of homes sold in 2017 increased by 3% from 2016.

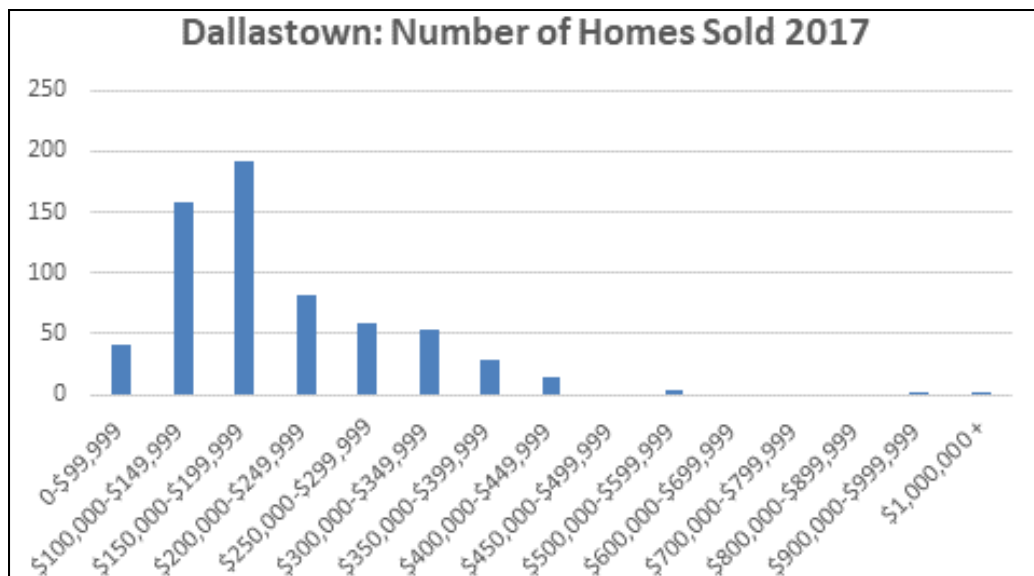
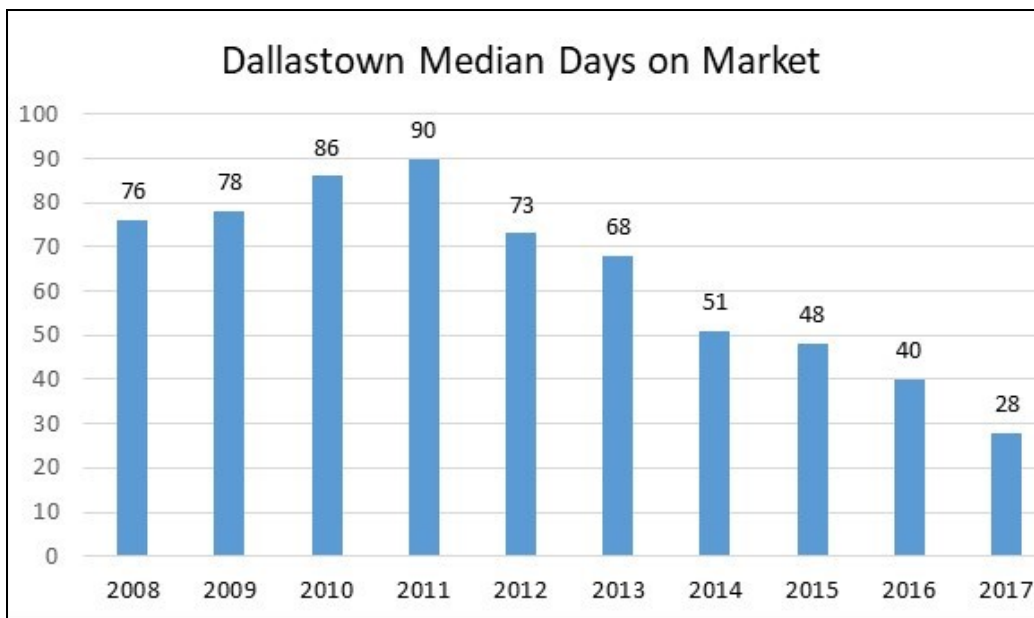
The median home sale price was \$180,000 in 2017. This home sale price reflects a 6% increase compared to 2016 sales, a 20% increase over 5 years and a 9% decrease over 10 years.



# Dallastown Area School District

Type	No. Sold	Median Price	Median Days on Market
Detached	443	\$ 190,500	24
Twin/Semi-Detached	59	\$ 144,900	29
Townhouse/Row Home	120	\$ 151,600	50
Mobile Home w/ Land	5	\$ 90,000	16
<b>Grand Total</b>	<b>627</b>	<b>\$ 180,000</b>	<b>27</b>

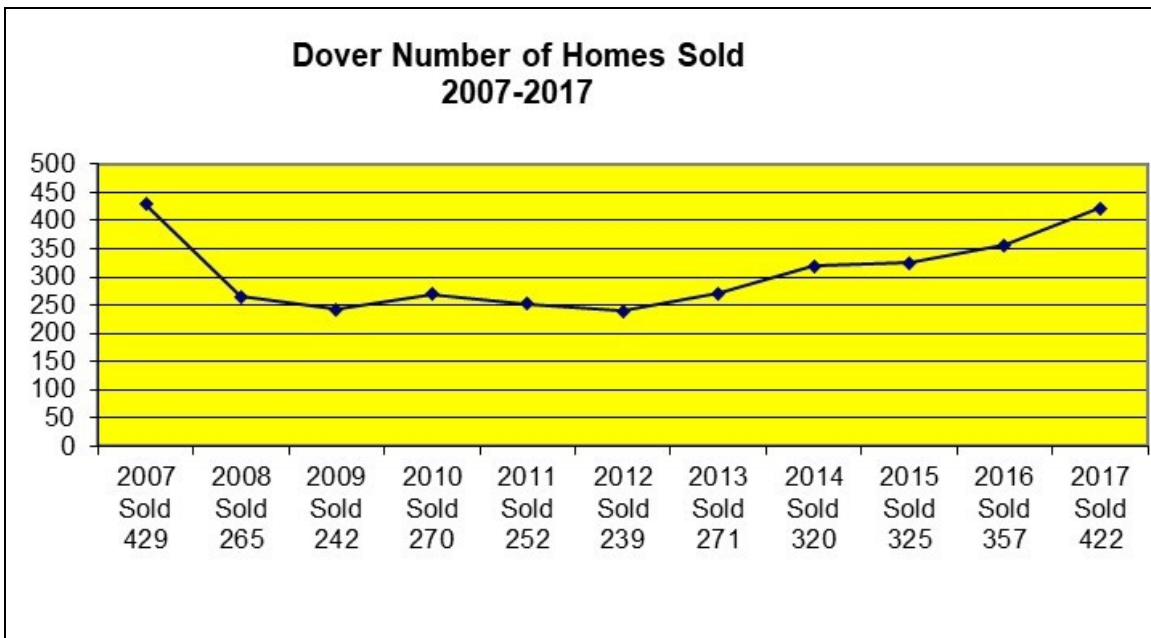
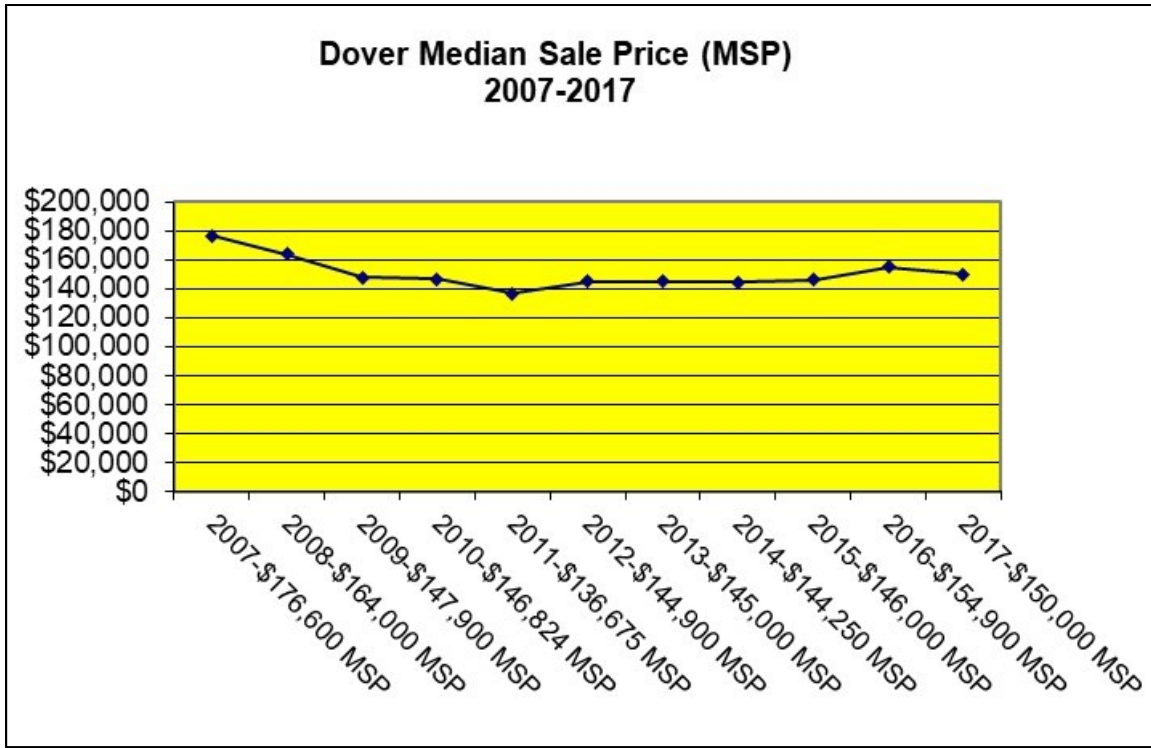
The charts below reflect the median days on market and the number of units sold in each price range.



# Dover Area School District

In the Dover Area School District there were 422 homes sold in 2017 for a total dollar volume of \$73,108,697. The number of homes sold in 2017 increased by 18% from 2016.

The median home sale price was \$150,000 in 2017. This home sale price reflects a 3% decrease compared to 2016 sales, a 4% increase over 5 years and a 15% decrease over 10 years.

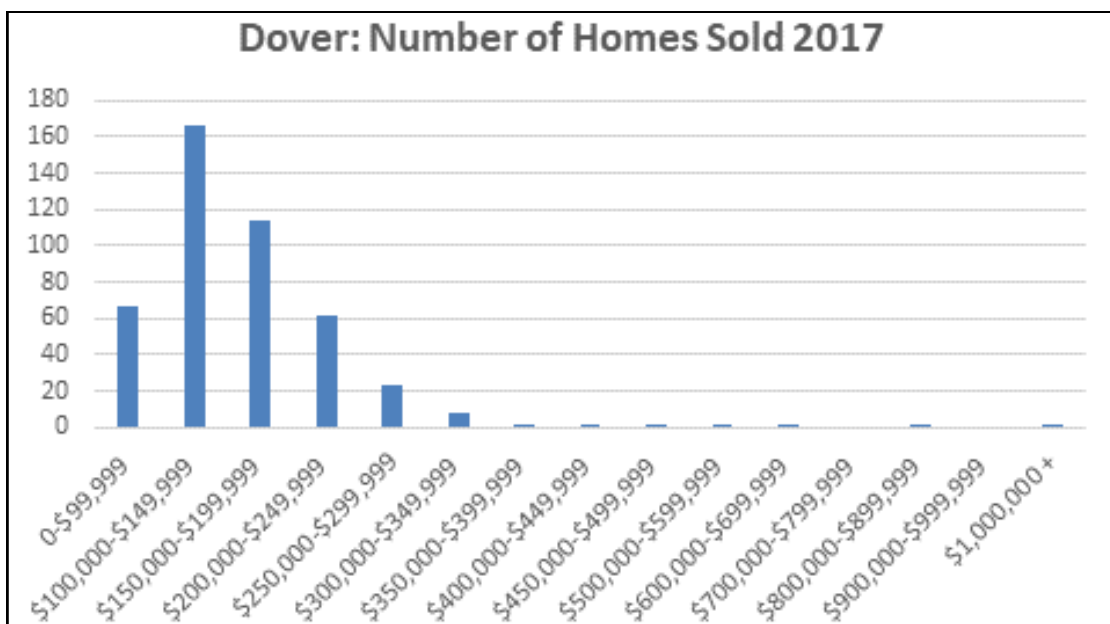
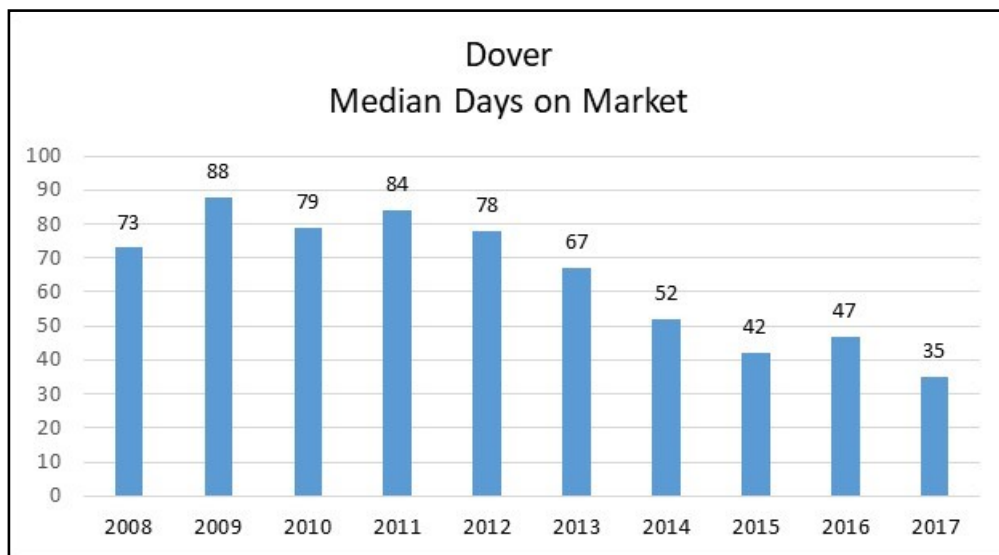




# Dover Area School District

Type	No. Sold	Median Price	Median Days on Market
Detached	264	\$ 166,000	33
Twin/Semi-Detached	66	\$ 129,900	30
Townhouse/Row Home	66	\$ 130,400	38
Mobile Home w/ Land	26	\$ 36,500	45
<b>Grand Total</b>	<b>422</b>	<b>\$ 150,000</b>	<b>35</b>

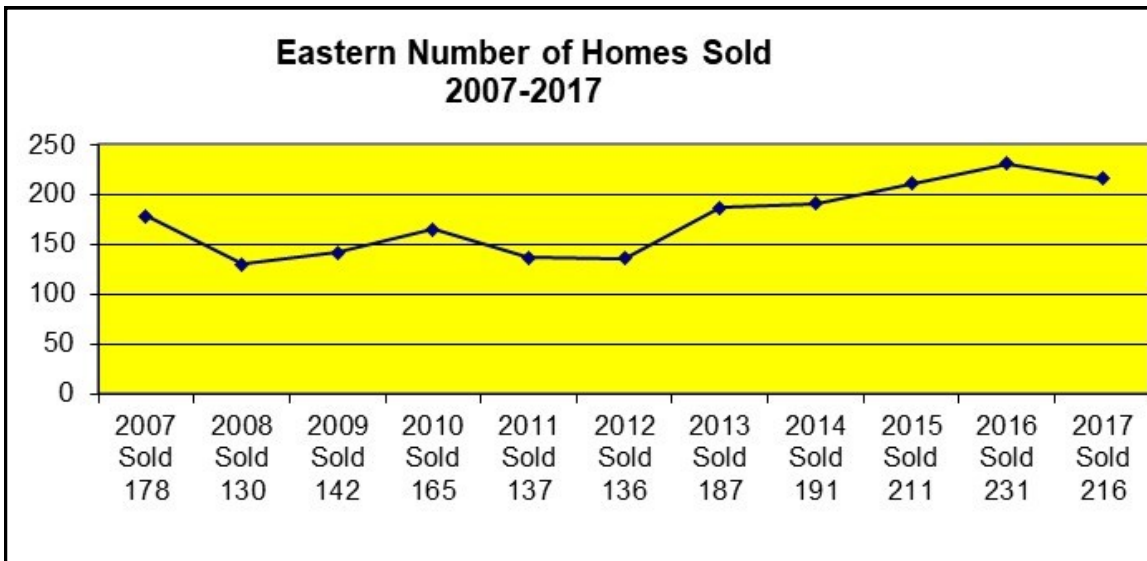
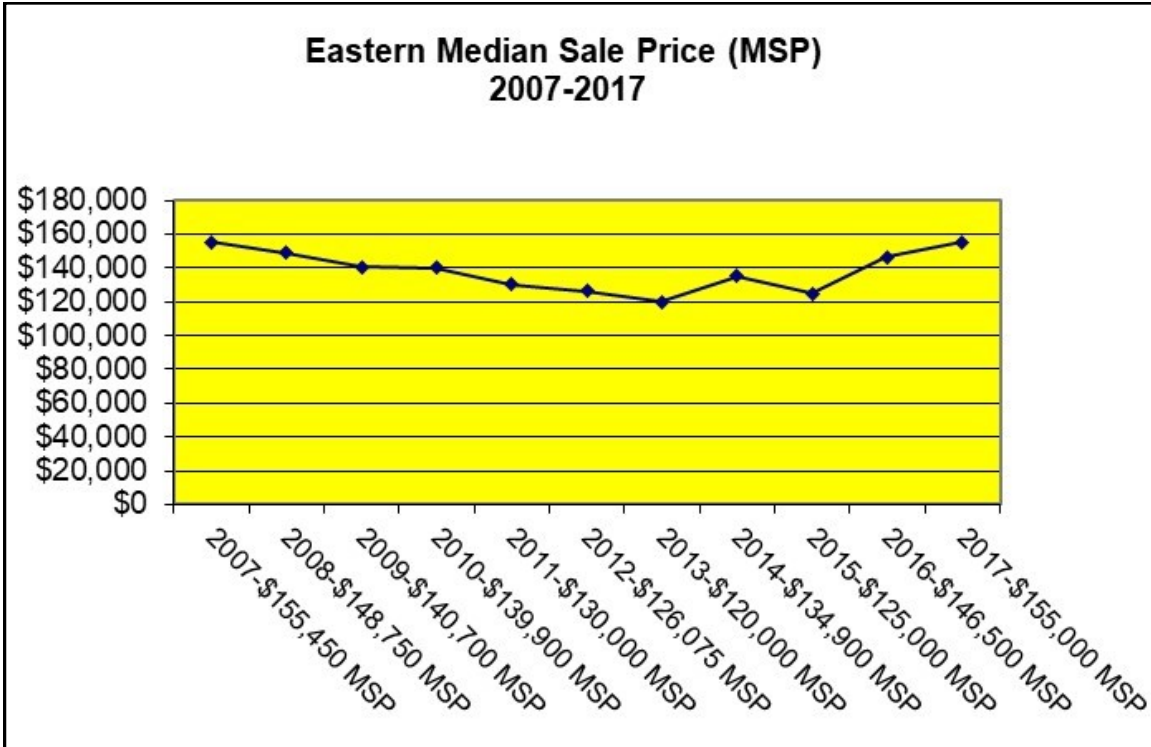
The charts below reflect the median days on market and the number of units sold in each price range.



# Eastern York School District

In the Eastern York School District there were 216 homes sold in 2017 for a total dollar volume of \$39,161,513. The number of homes sold in 2017 decreased by 6% from 2016.

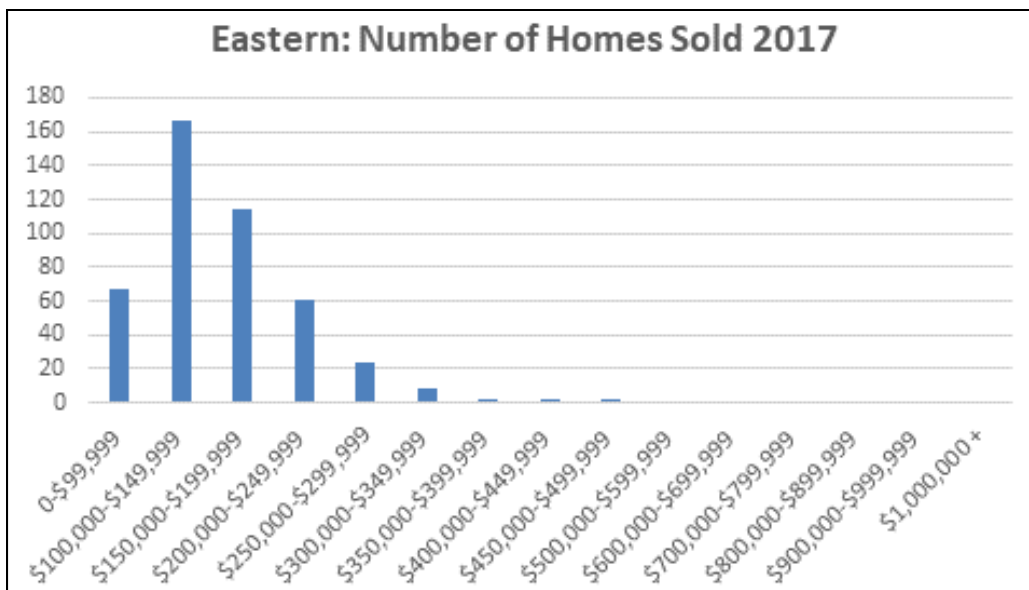
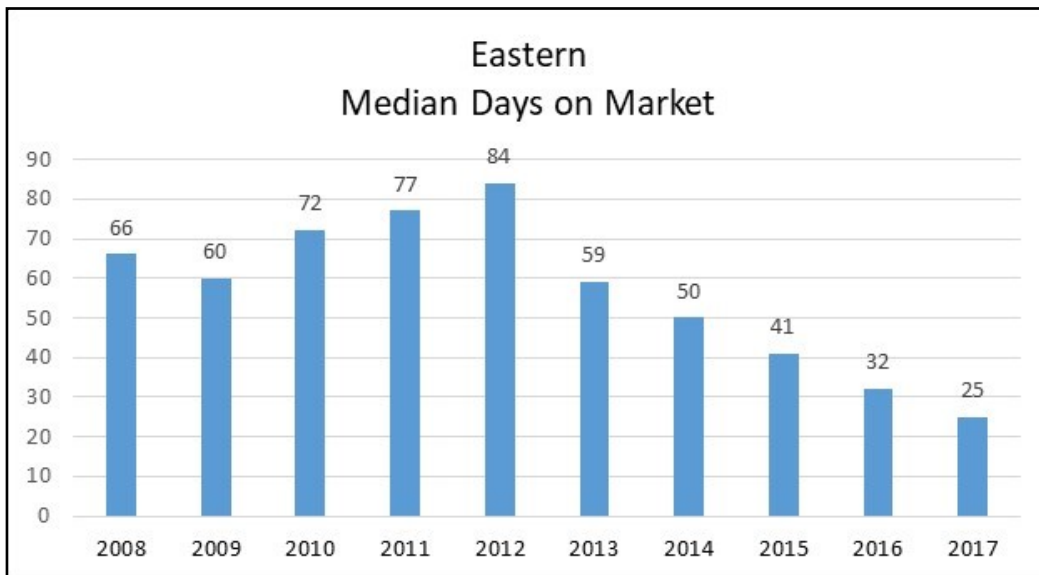
The median home sale price was \$155,000 in 2017. This home sale price reflects a 6% increase compared to 2016 sales, a 23% increase over 5 years and no change over 10 years.



# Eastern York School District

Type	No. Sold	Median Price	Median Days on Market
Detached	157	\$ 175,000	25
Twin/Semi-Detached	22	\$ 125,500	21
Townhouse/Row Home	21	\$ 119,500	41
Mobile Home w/ Land	16	\$ 33,550	13
<b>Grand Total</b>	<b>216</b>	<b>\$ 155,000</b>	<b>25</b>

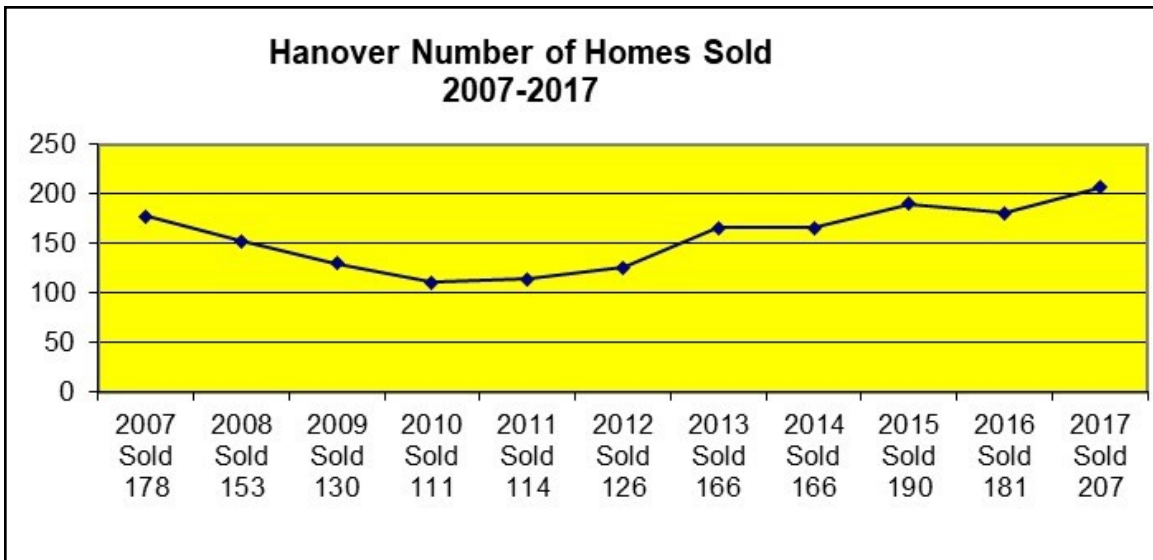
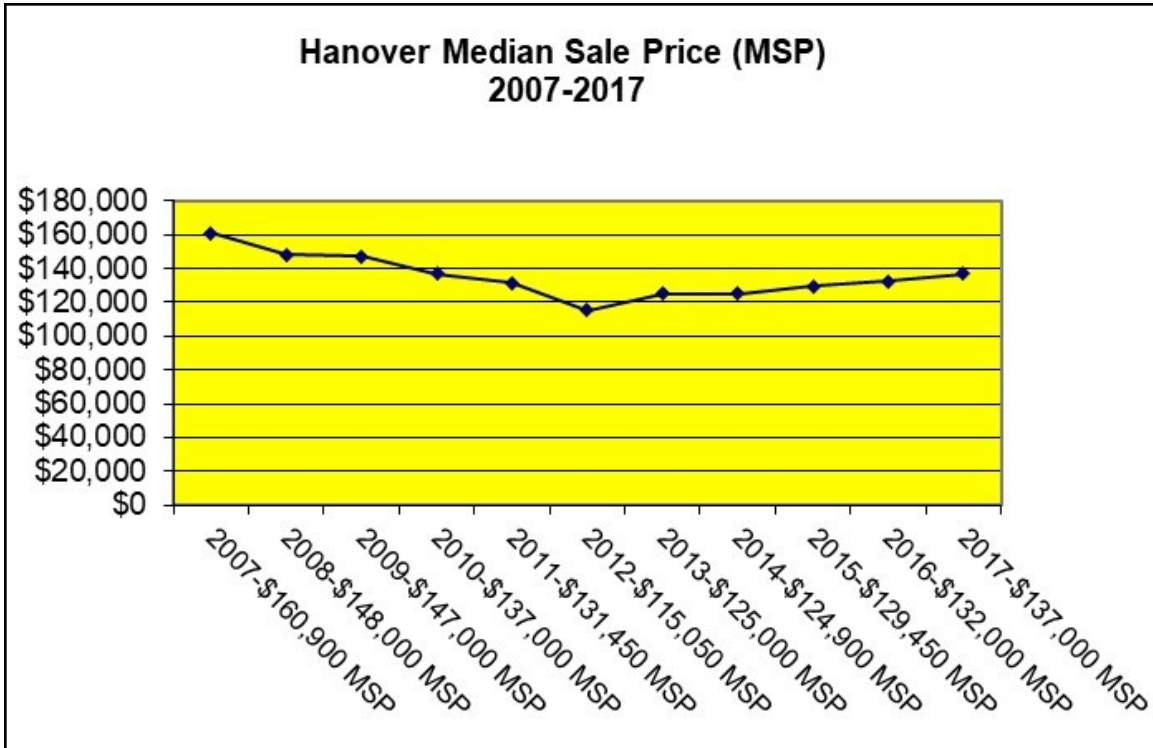
The charts below reflect the median days on market and the number of units sold in each price range.



# Hanover Public School District

In the Hanover Public School District there were 207 homes sold in 2017 for a total dollar volume of \$30,443,208. The number of homes sold in 2017 increased by 14% from 2016.

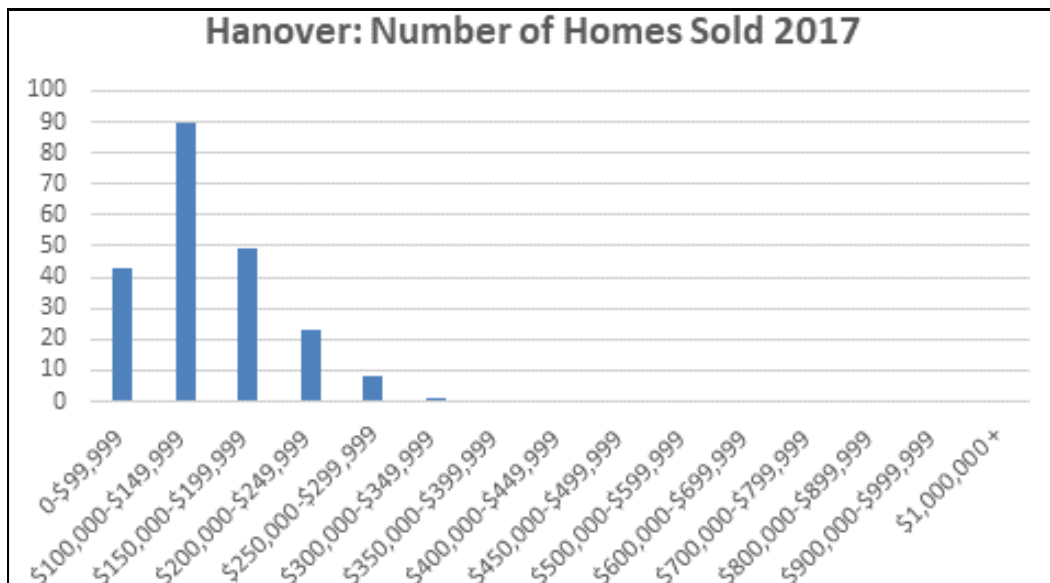
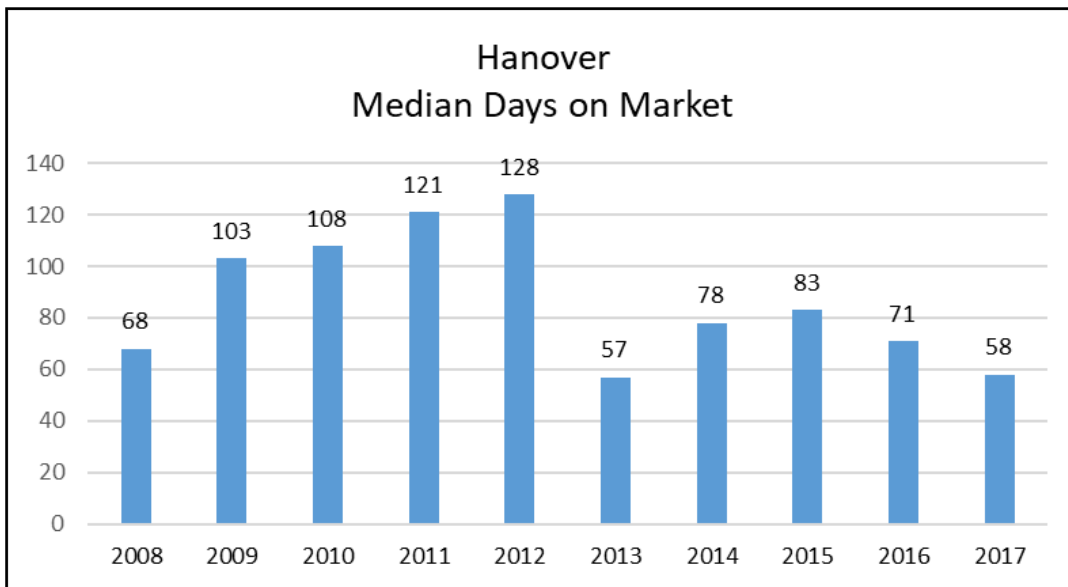
The median home sale price was \$137,000 in 2017. This home sale price reflects a 4% increase compared to 2016 sales, a 19% increase over 5 years and a 15% decrease over 10 years.



# Hanover Public School District

Type	No. Sold	Median Price	Median Days on Market
Detached	137	\$ 140,000	60
Twin/Semi-Detached	32	\$ 106,500	49
Townhouse/Row Home	37	\$ 135,000	48
Mobile Home w/ Land	1	\$ 62,000	34
<b>Grand Total</b>	<b>207</b>	<b>\$ 137,000</b>	<b>58</b>

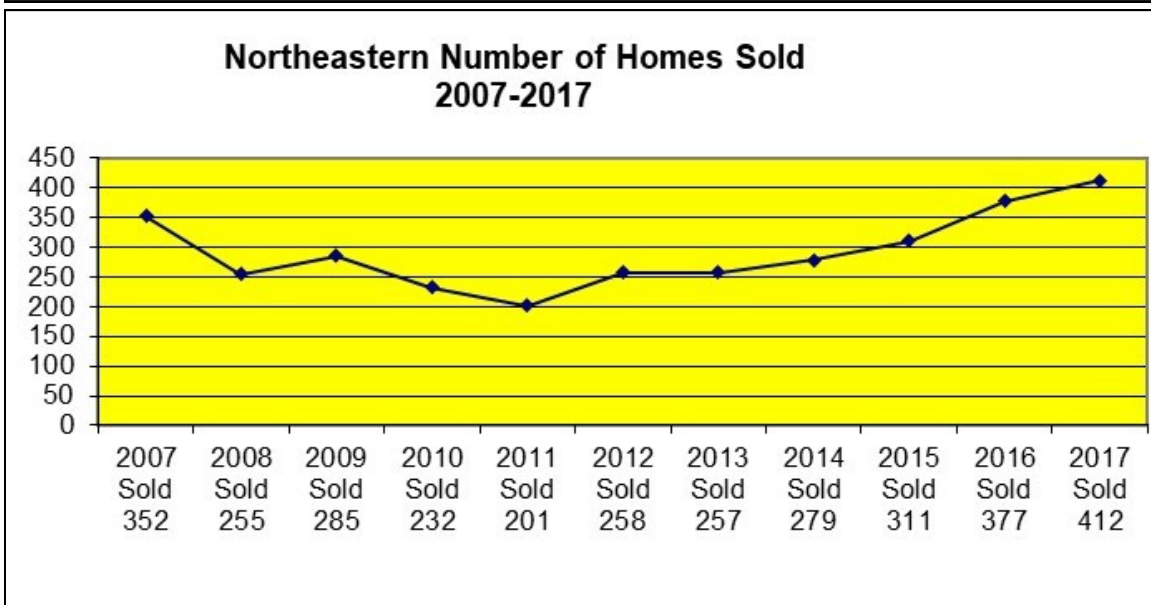
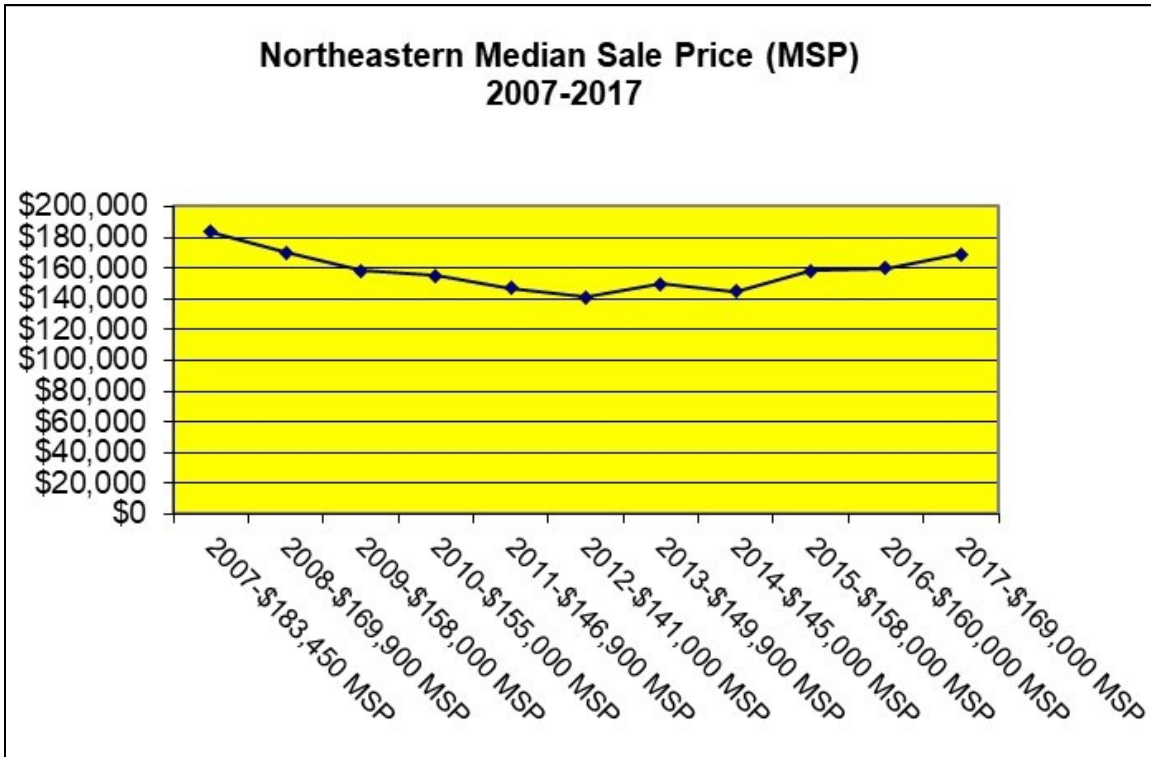
The charts below reflect the median days on market and the number of units sold in each price range.



# Northeastern School District

In the Northeastern School District there were 412 homes sold in 2017 for a total dollar volume of \$74,045,869. The number of homes sold in 2017 increased by 9% compared to 2016 sales.

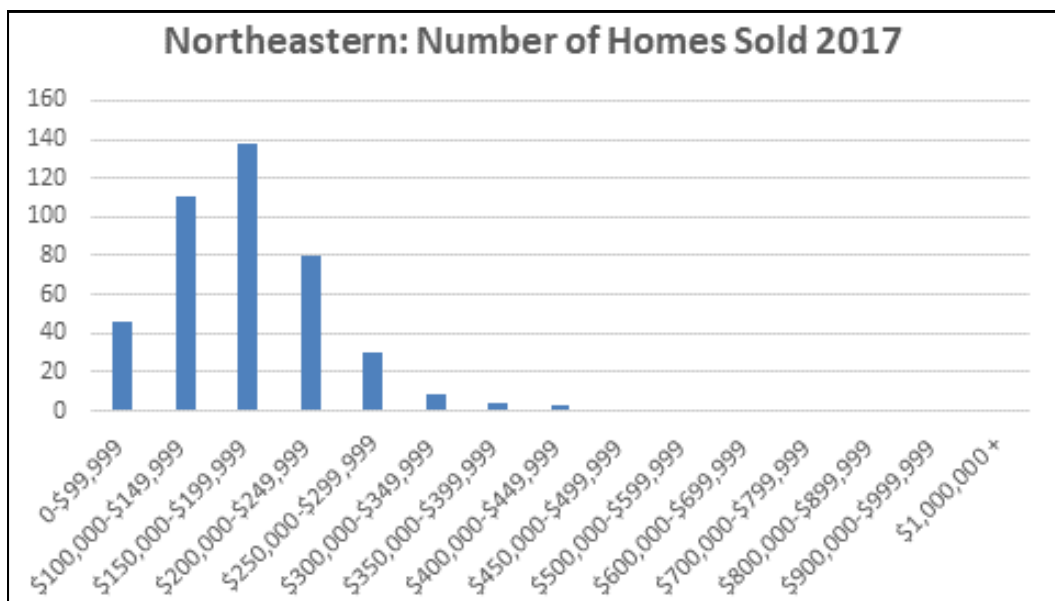
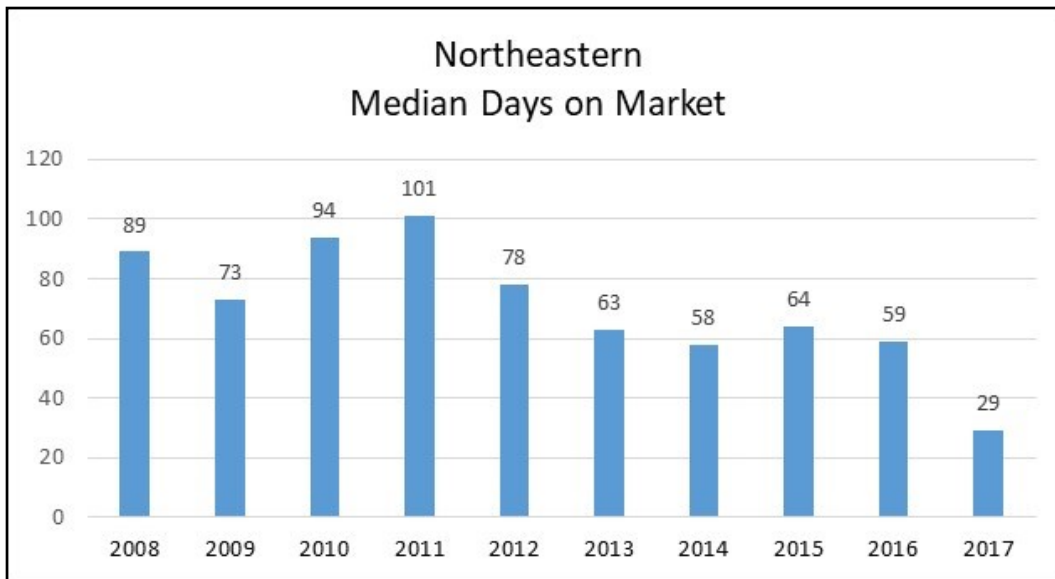
The median home sale price was \$169,000 in 2017. This home sale price reflects a 6% increase compared to 2016 sales, a 20% increase over 5 years and an 8% decrease over 10 years.



# Northeastern School District

Type	No. Sold	Median Price	Median Days on Market
Detached	325	\$ 184,900	27
Twin/Semi-Detached	27	\$ 119,000	48
Townhouse/Row Home	49	\$ 134,900	22
Mobile Home w/ Land	11	\$ 45,000	56
<b>Grand Total</b>	<b>412</b>	<b>\$ 169,000</b>	<b>29</b>

The charts below reflect the median days on market in each price range and the number of units sold in each price range.



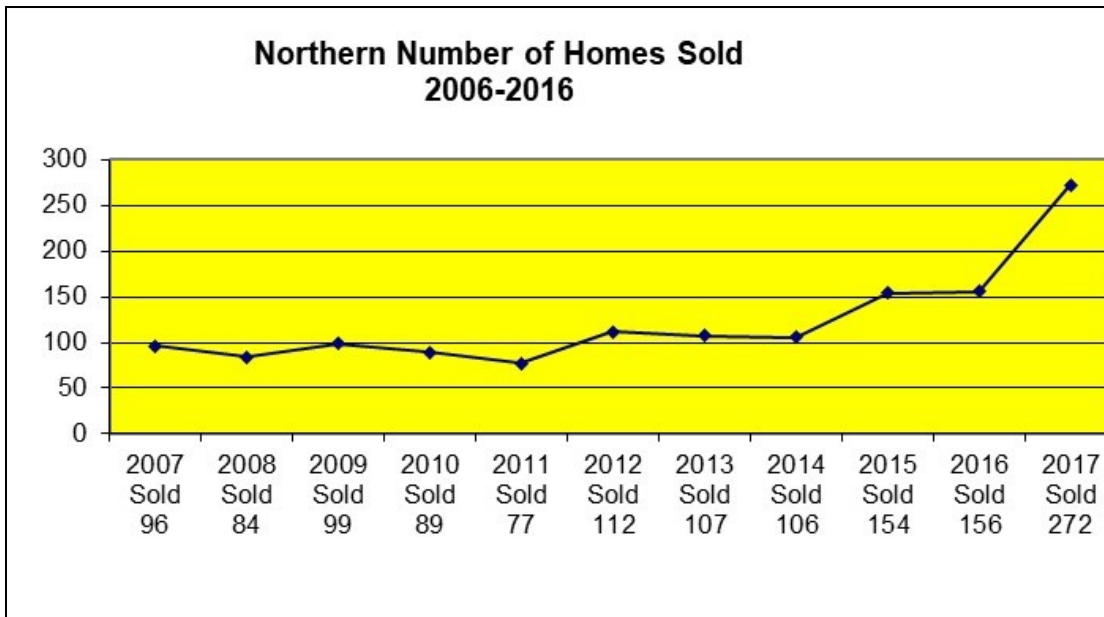
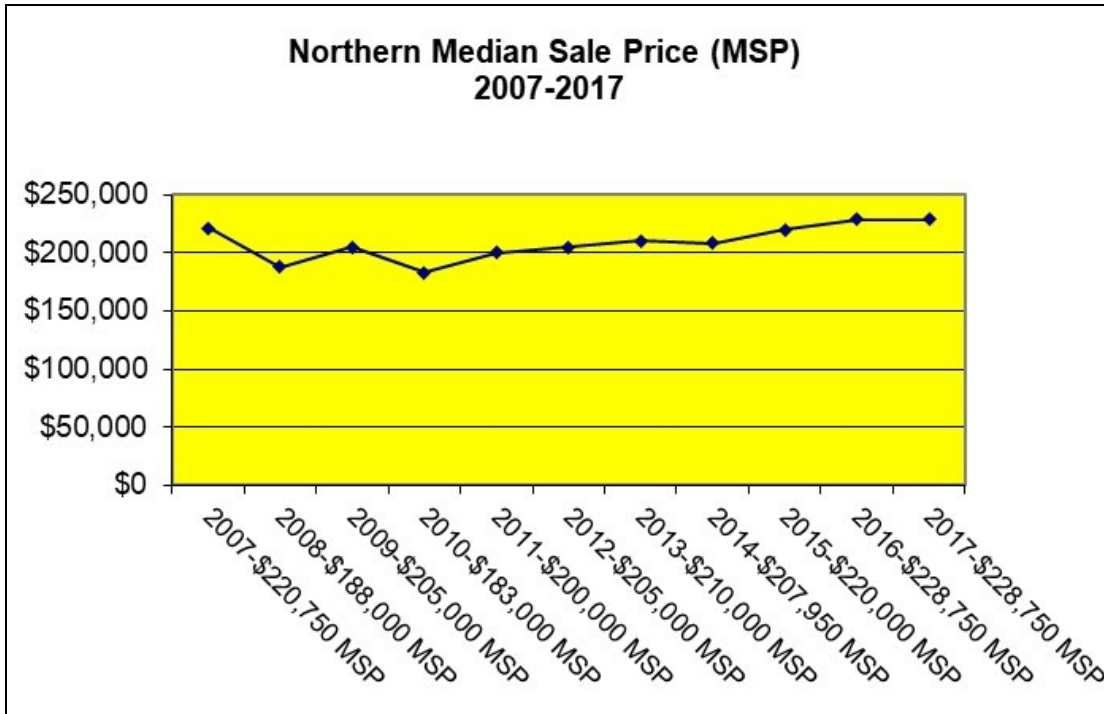


# Northern York County School District

In the Northern York County School District there were 272 homes sold in 2017 for a total dollar volume of \$65,283,191. The number of homes sold in 2017 increased by 74% from 2016.

The median home sale price was \$228,750 in 2017. This home sale price reflects no change compared to 2016 sales, a 12% increase over 5 years and a 4% increase over 10 years.\*

\*Prior to 2017 Northern School District was covered by two separate MLS systems; therefore, the number reported prior to 2016 was only a fraction of what truly sold.

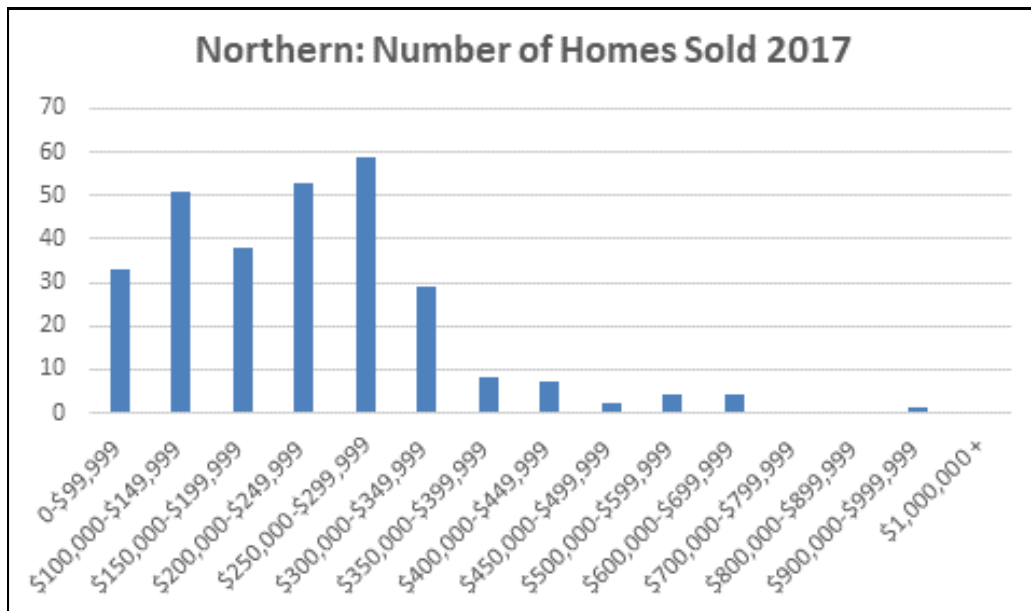
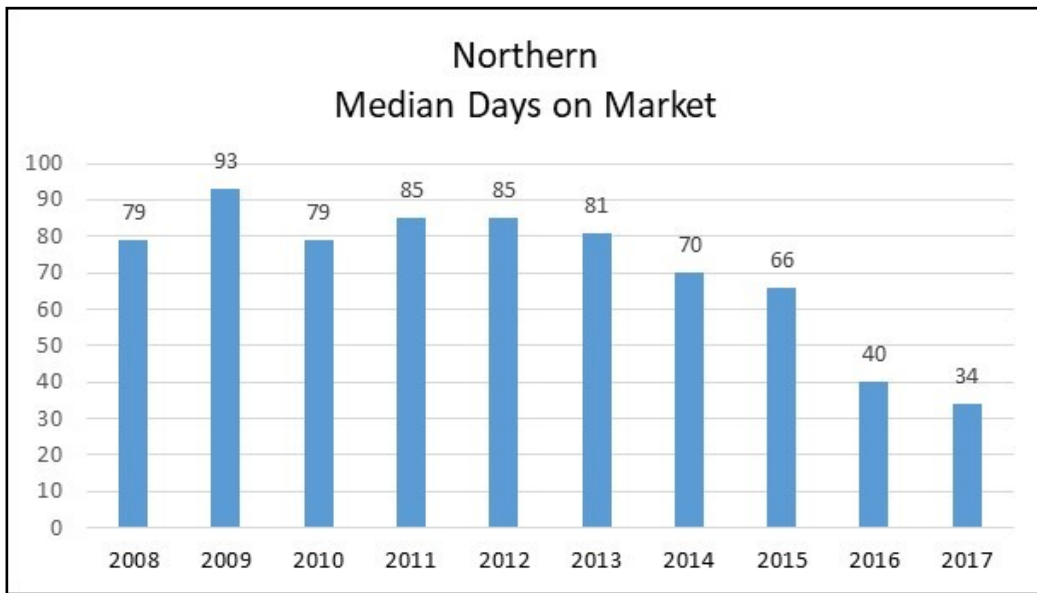




# Northern York County School District

Type	No. Sold	Median Price	Median Days on Market
Detached	217	\$ 247,900	38
Twin/Semi-Detached	13	\$ 129,900	9
Townhouse/Row Home	21	\$ 130,000	22
Mobile Home w/ Land	21	\$ 38,500	35
<b>Grand Total</b>	<b>272</b>	<b>\$ 228,750</b>	<b>34</b>

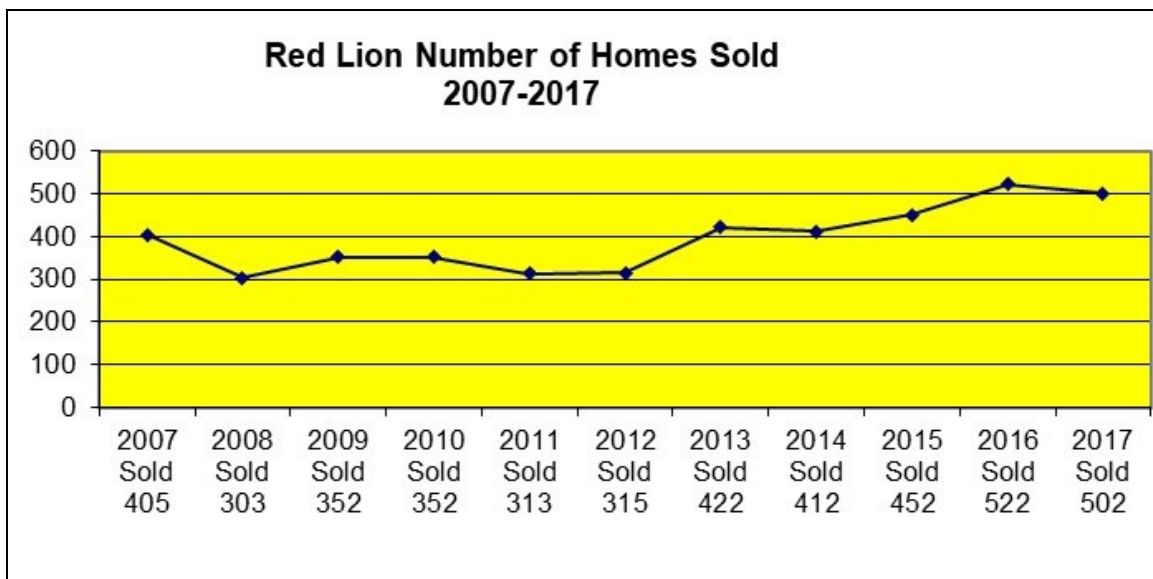
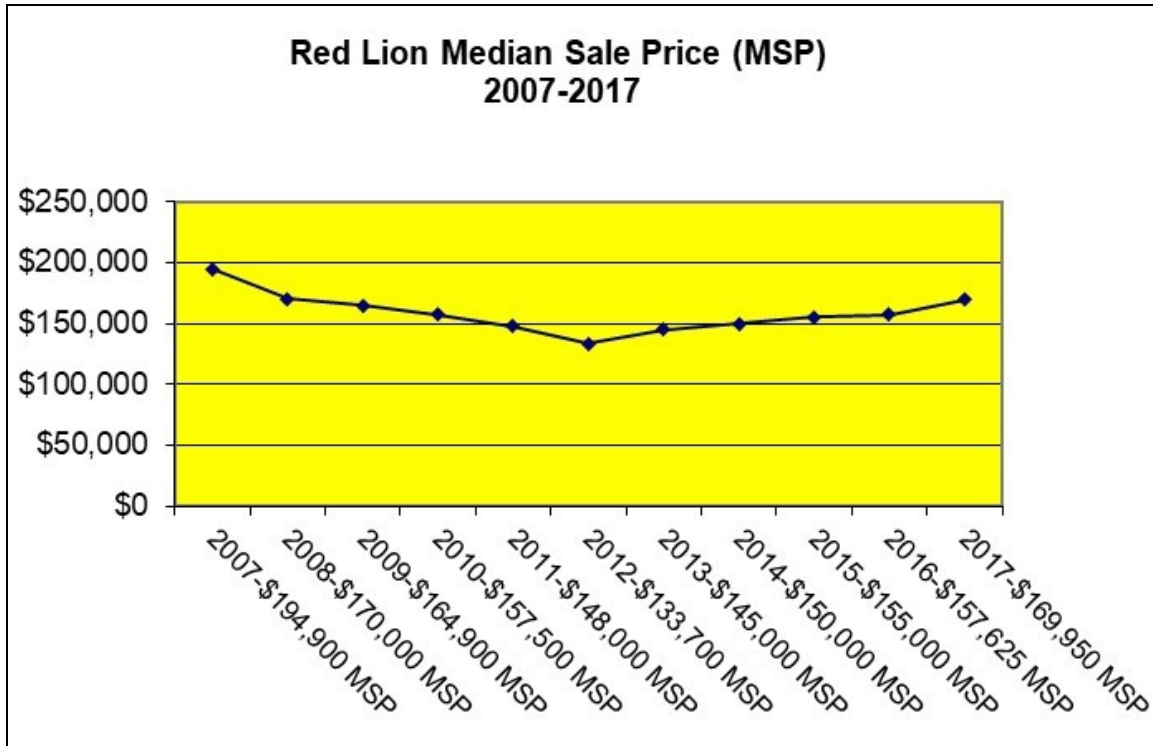
The charts below reflect the median days on market and the number of units sold in each price range.



## Red Lion Area School District

In the Red Lion Area School District there were 502 homes sold in 2017 for a total dollar volume of \$92,264,909. The number of homes sold in 2017 was a 4% decrease from 2016.

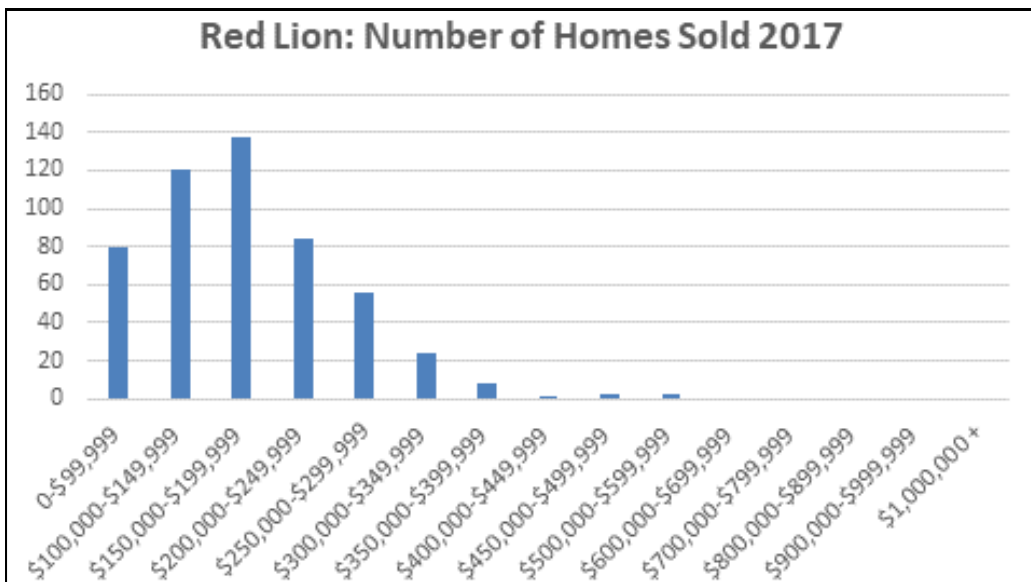
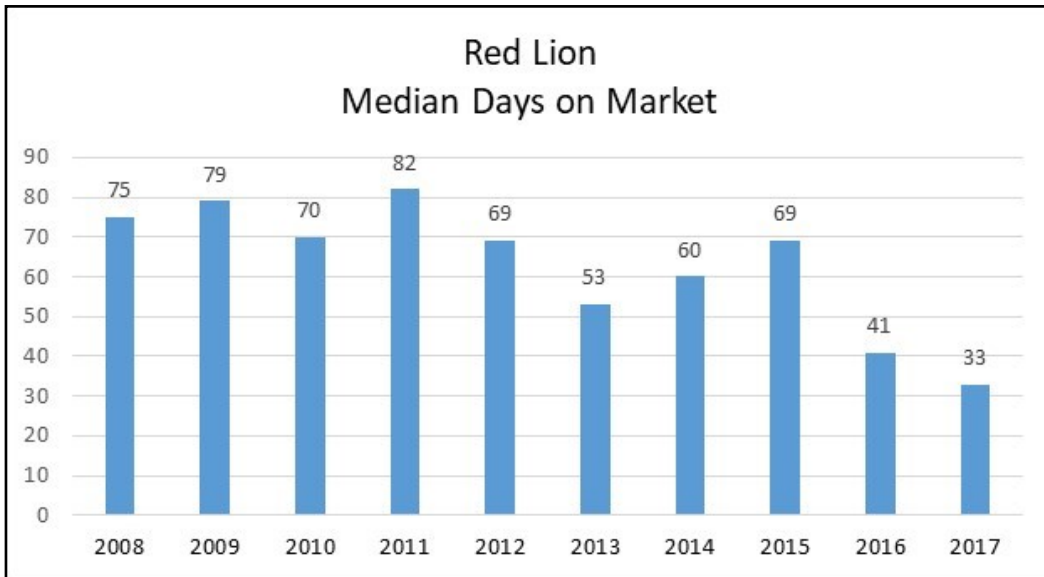
The median home sale price was \$169,950 in 2017. This home sale price reflects an 8% increase compared to 2016 sales, a 27% increase over 5 years and a 13% decrease over 10 years.



# Red Lion Area School District

Type	No. Sold	Median Price	Median Days on Market
Detached	377	\$ 180,650	37
Twin/Semi-Detached	59	\$ 109,900	28
Townhouse/Row Home	54	\$ 128,000	22
Mobile Home w/ Land	13	\$ 99,400	31
<b>Grand Total</b>	<b>502</b>	<b>\$ 169,950</b>	<b>33</b>

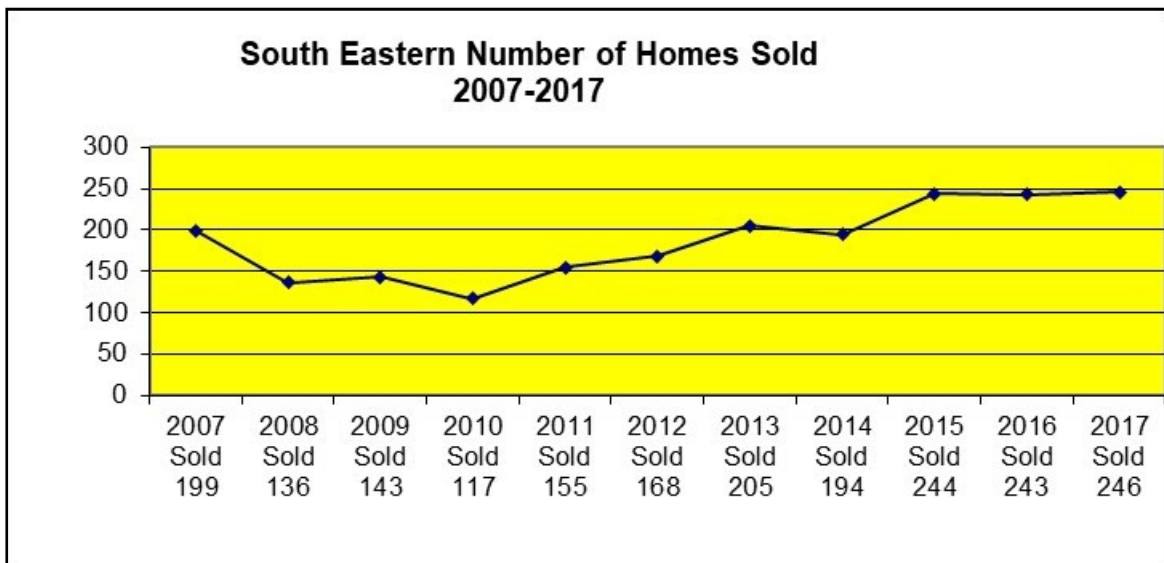
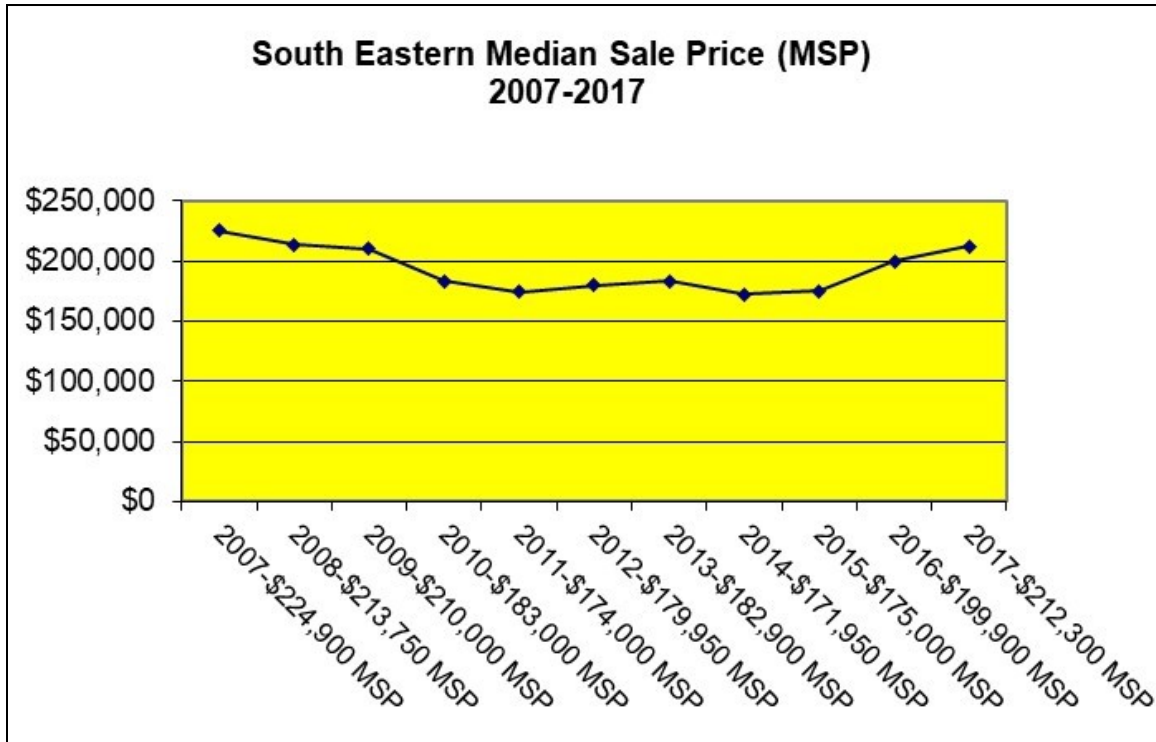
The charts below reflect the median days on market in each price range and the number of units sold in each price range.



## South Eastern School District

In the South Eastern School District there were 246 homes sold in 2017 for a total dollar volume of \$54,773,635. The number of homes sold in 2017 reflects a 1% increase compared to 2016.

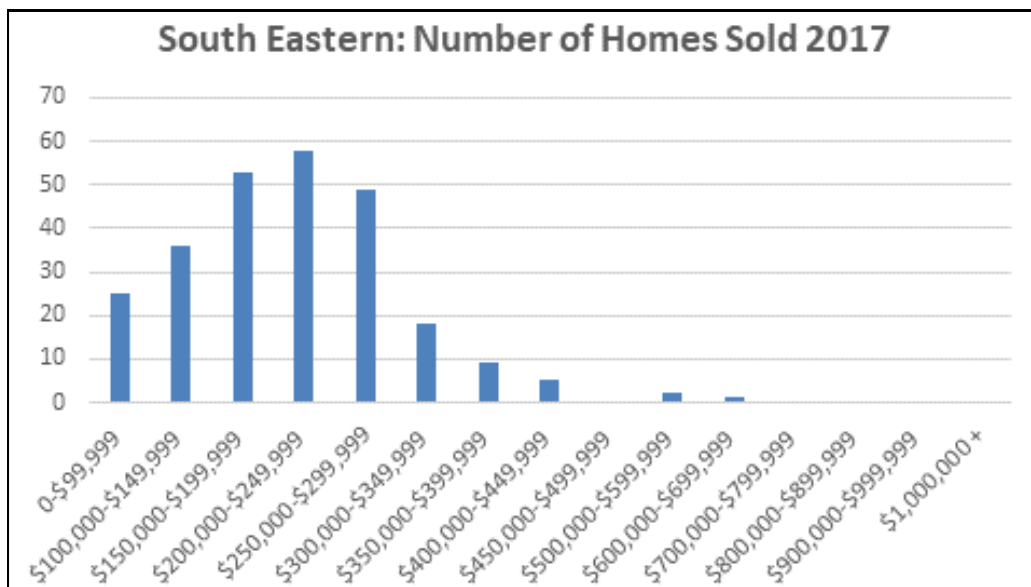
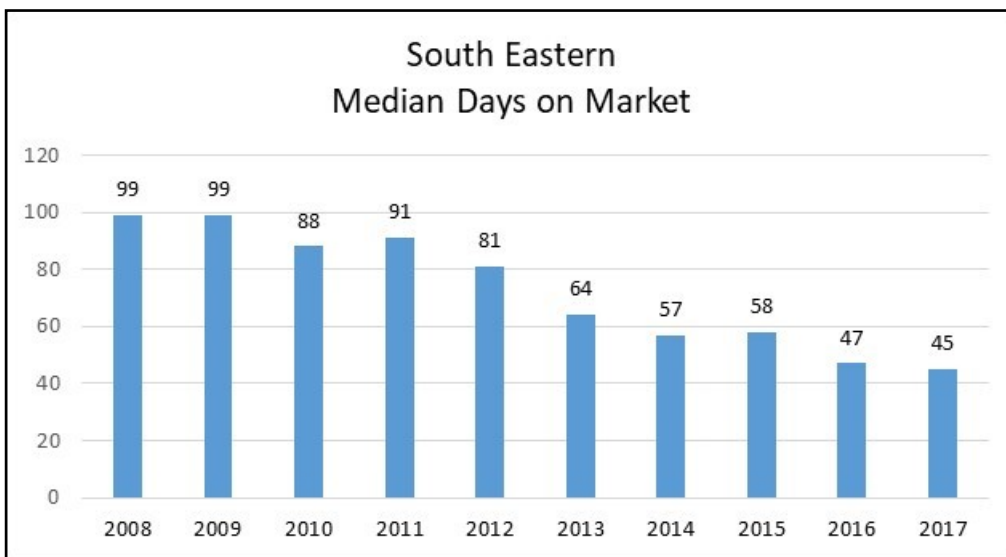
The median home sale price was \$212,300 in 2017. This home sale price reflects a 6% increase compared to 2016 sales, a 18% increase over 5 years and a 6% decrease over 10 years.



## South Eastern School District

Type	No. Sold	Median Price	Median Days on Market
Detached	220	\$ 225,900	44
Twin/Semi-Detached	3	\$ 125,200	7
Townhouse/Row Home	13	\$ 157,000	105
Mobile Home w/ Land	10	\$ 59,750	79
<b>Grand Total</b>	<b>246</b>	<b>\$ 212,300</b>	<b>44</b>

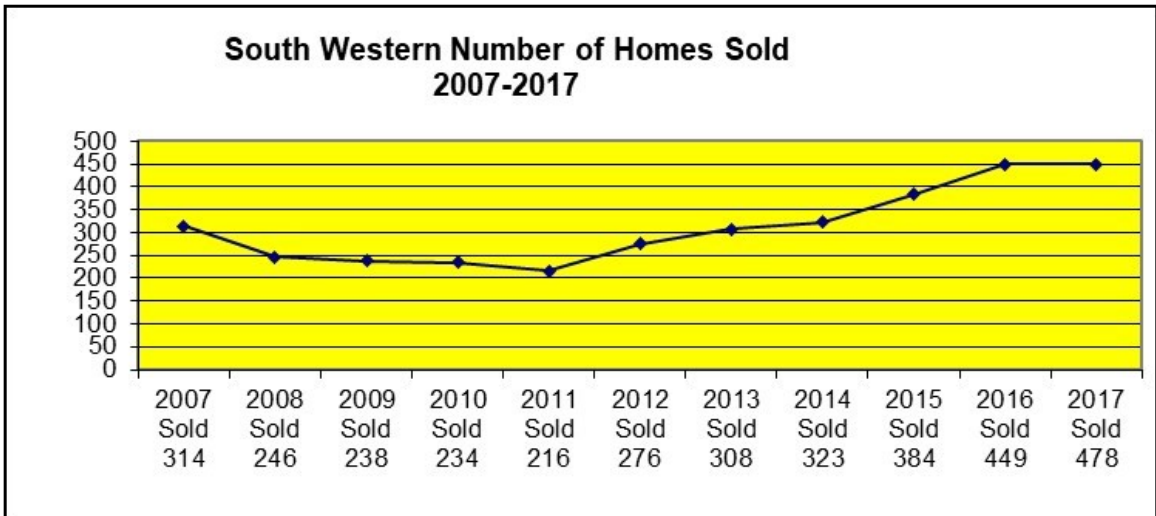
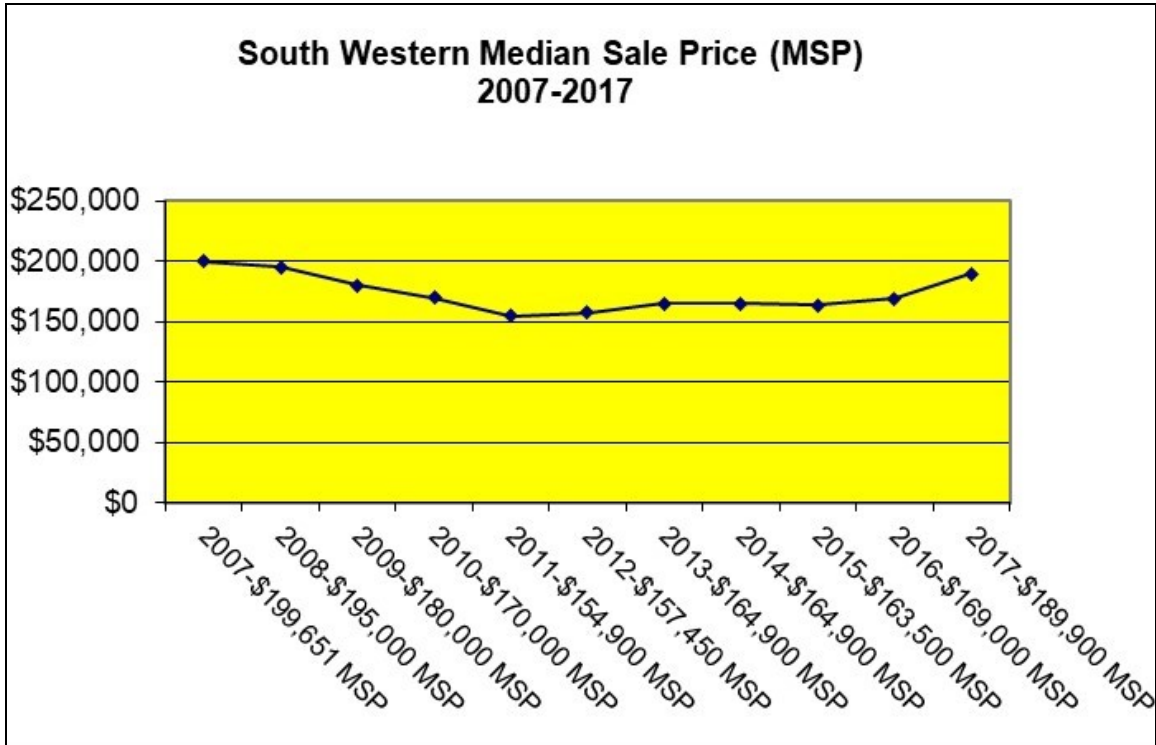
The charts below reflect the average days on market and the number of units sold in each price range.



## South Western School District

In the South Western School District there were 478 homes sold in 2017 for a total dollar volume of \$101,080,221. The number of homes sold in 2017 increased by 6% from 2016.

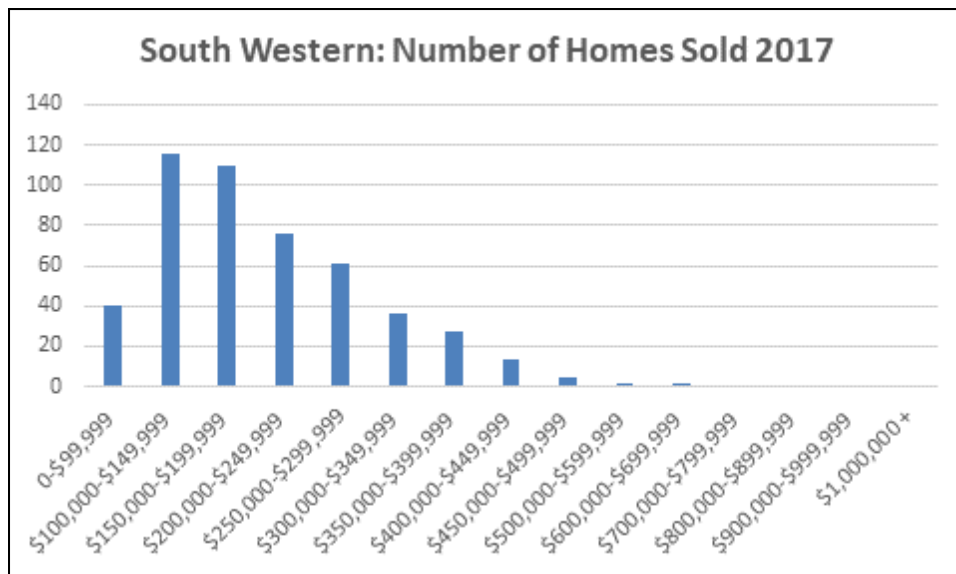
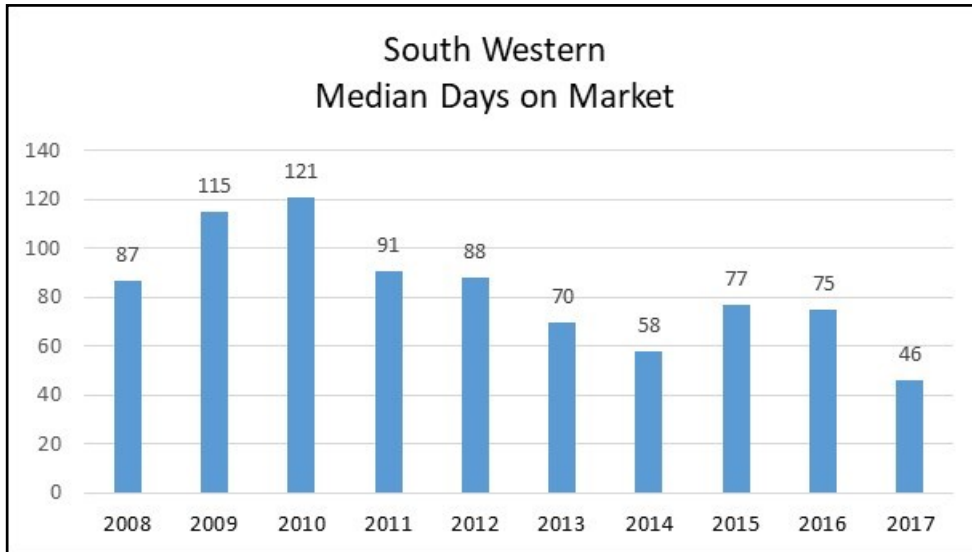
The median home sale price was \$189,900 in 2017. This home sale price reflects a 12% increase compared to 2016 sales, a 21% increase over 5 years and a 5% decrease over 10 years.



# South Western School District

Type	No. Sold	Median Price	Median Days on Market
Detached	400	\$ 214,900	50
Twin/Semi-Detached	44	\$ 120,000	29
Townhouse/Row Home	33	\$ 134,900	50
Mobile Home w/ Land	1	\$ 50,000	131
<b>Grand Total</b>	<b>478</b>	<b>\$ 189,900</b>	<b>47</b>

The charts below reflect the median days on market and the number of units sold in each price range.

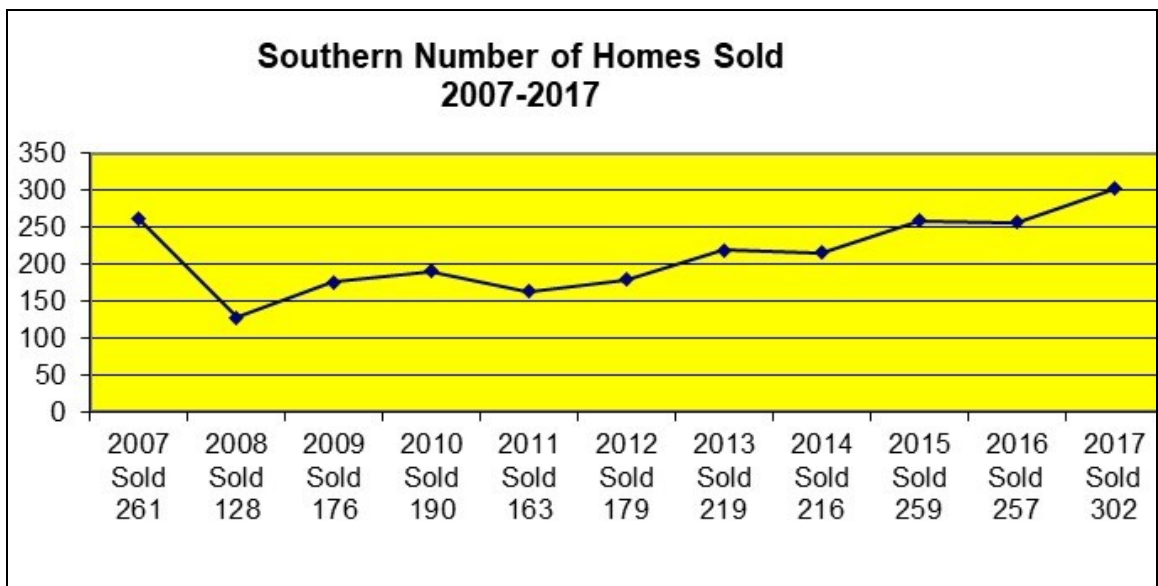
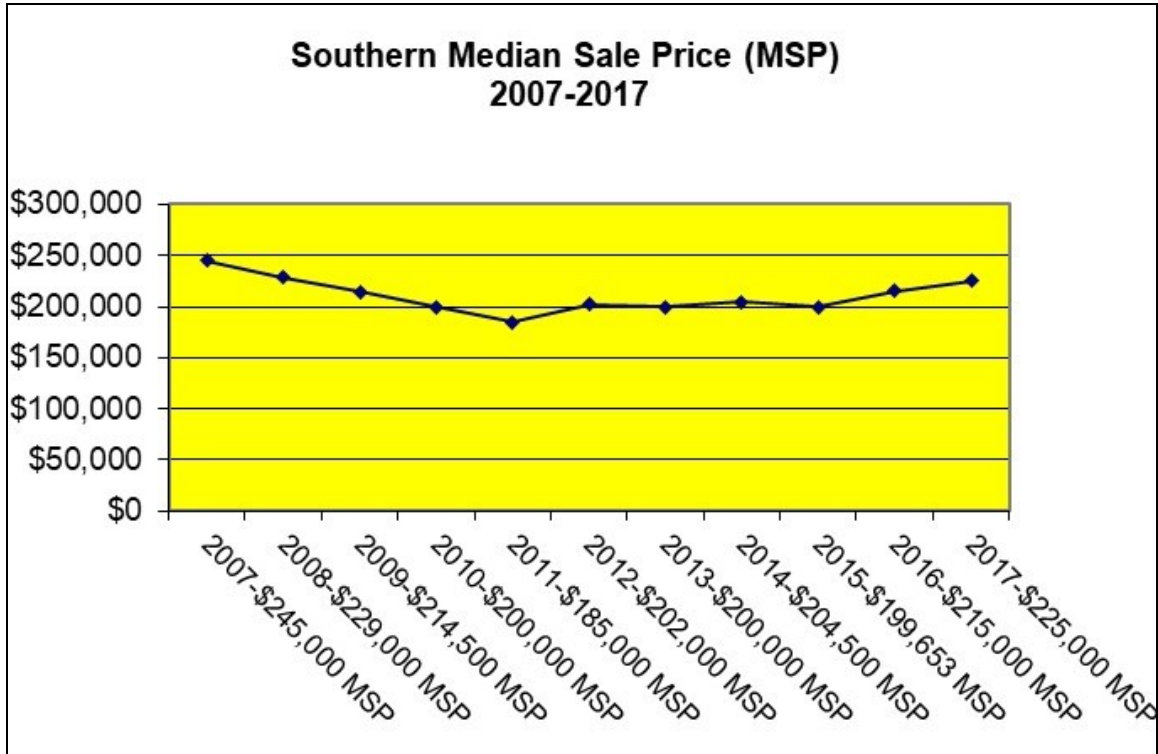




# Southern York County School District

In the Southern York County School District there were 302 homes sold in 2017 for a total dollar volume of \$73,949,179. The number of homes sold in 2017 increased by 18% from 2016.

The median home sale price was \$225,000 in 2017. This home sale price reflects a 5% increase compared to 2016 sales, an 11% increase over 5 years and an 8% decrease over 10 years.

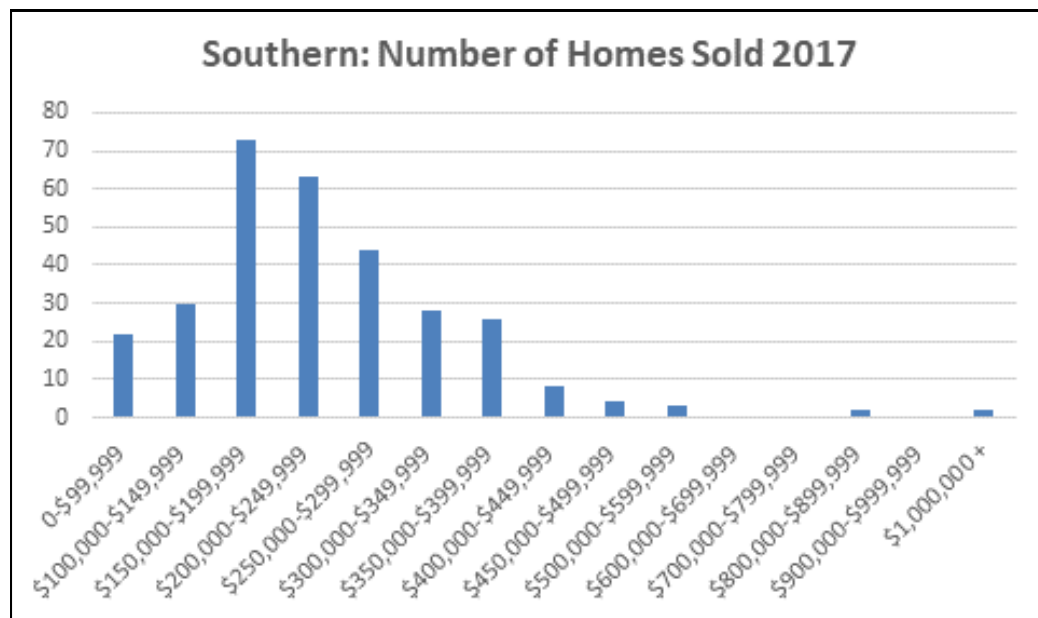
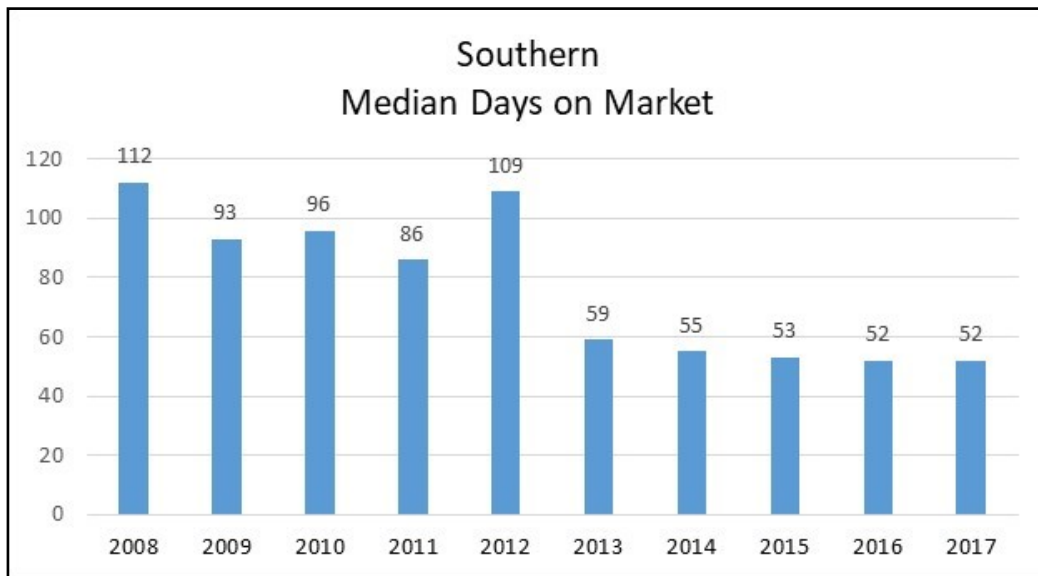




# Southern York County School District

Type	No. Sold	Median Price	Median Days on Market
Detached	266	\$ 230,000	50
Twin/Semi-Detached	10	\$ 132,800	84
Townhouse/Row Home	23	\$ 177,900	37
Mobile Home w/ Land	3	\$ 115,000	53
<b>Grand Total</b>	<b>302</b>	<b>\$ 225,000</b>	<b>52</b>

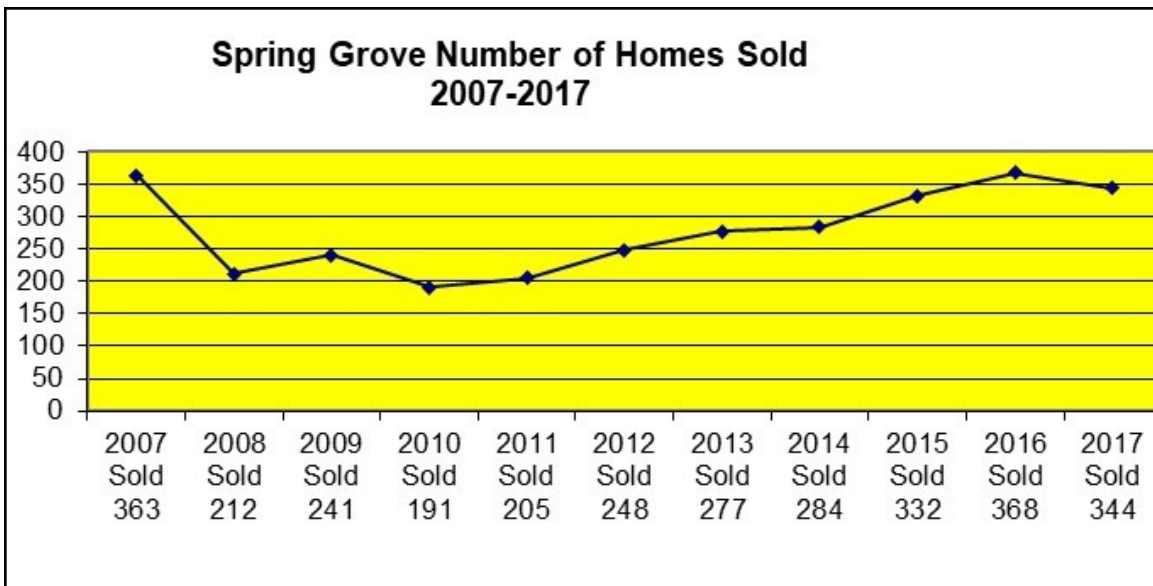
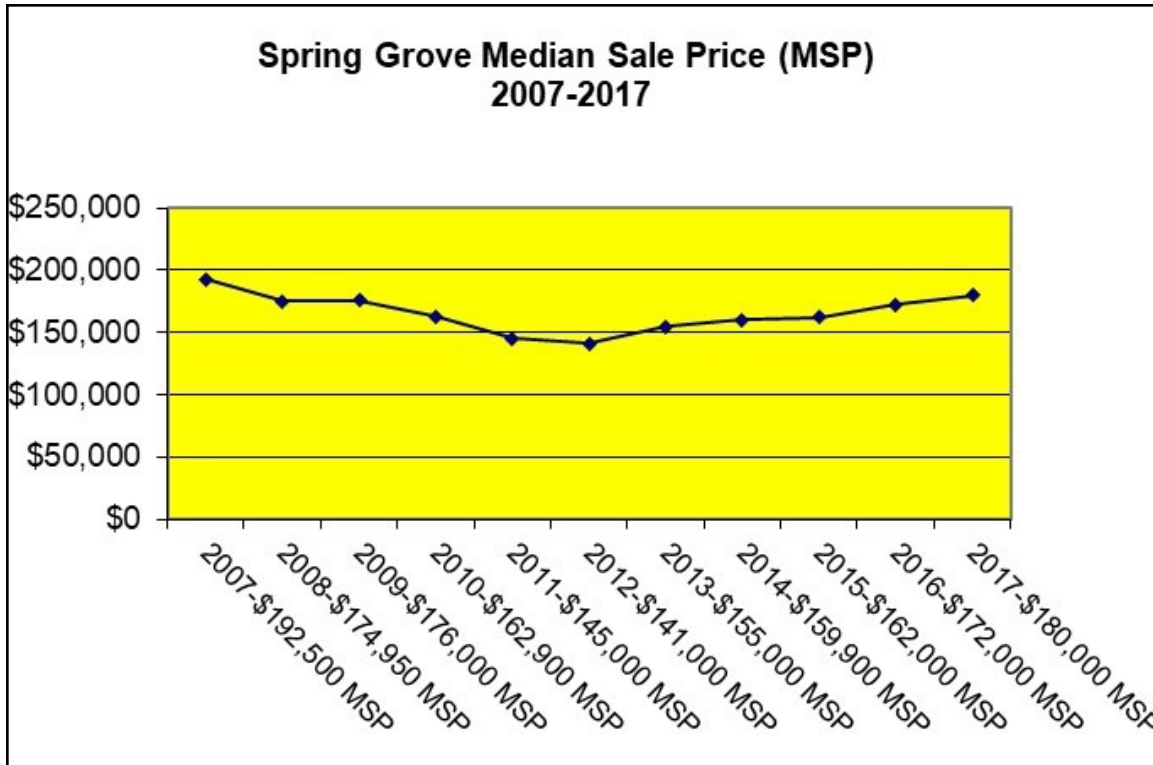
The charts below reflect the median days on market and the number of units sold in each price range.



# Spring Grove School District

In the Spring Grove School District there were 344 homes sold in 2017 for a total dollar volume of \$67,937,602. The number of homes sold in 2017 decreased by 7% from 2016.

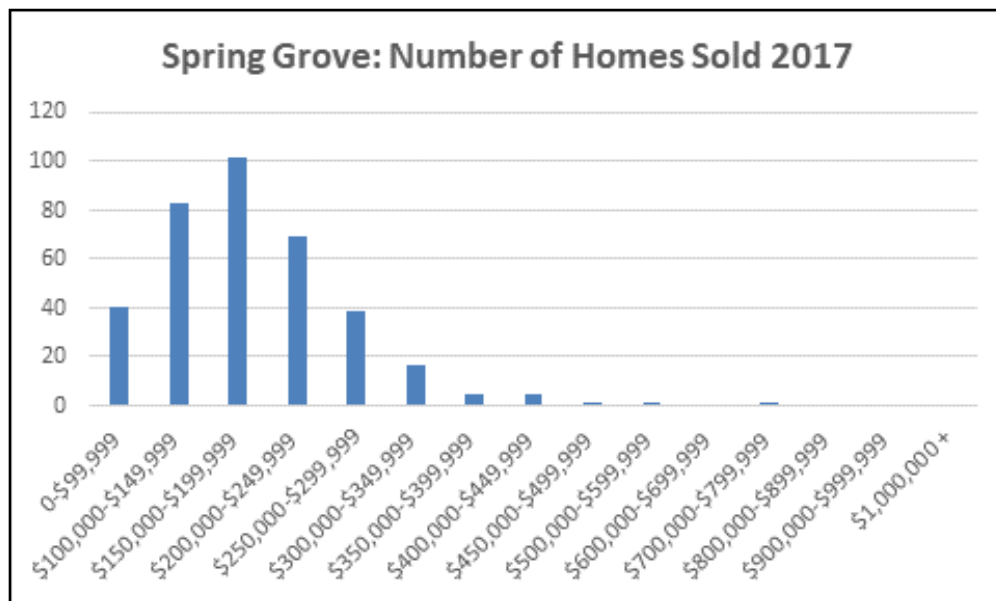
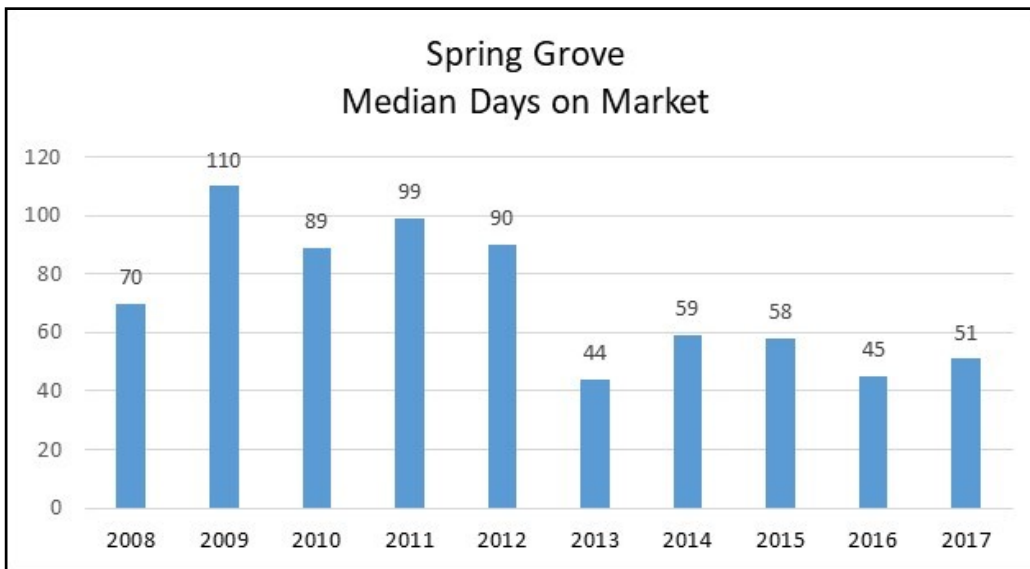
The median home sale price was \$180,000 in 2017. This home sale price reflects a 5% increase compared to 2016 sales, a 28% increase over 5 years and a 6% decrease over 10 years.



# Spring Grove School District

Type	No. Sold	Median Price	Median Days on Market
Detached	255	\$ 192,000	41
Twin/Semi-Detached	14	\$ 100,900	102
Townhouse/Row Home	57	\$ 151,800	80
Mobile Home w/ Land	18	\$ 62,000	47
<b>Grand Total</b>	<b>344</b>	<b>\$ 180,000</b>	<b>51</b>

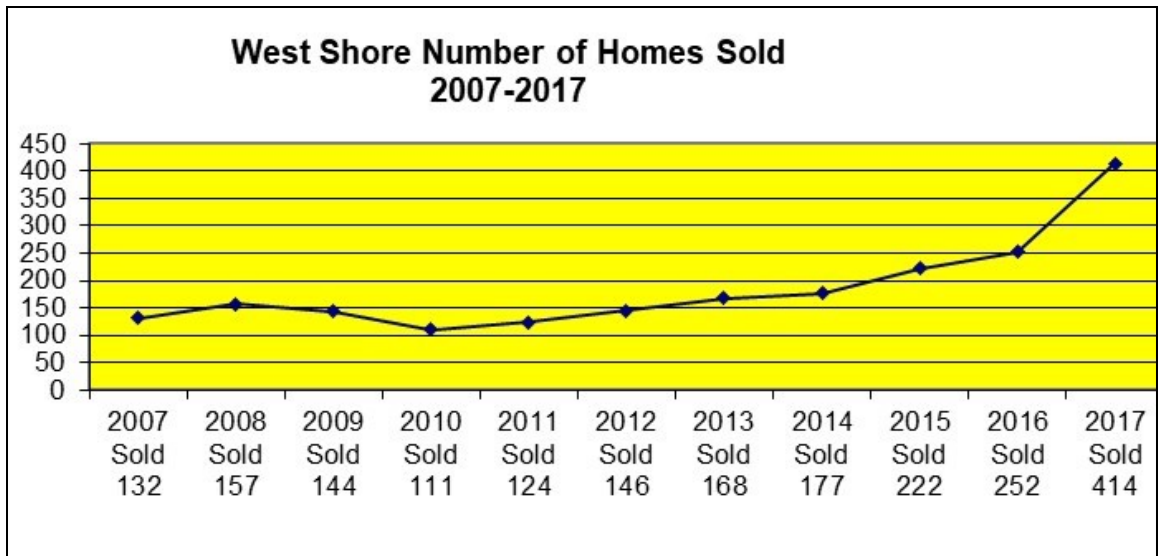
The charts below reflect the median days on market and the number of units sold in each price range.



# West Shore School District

In the West Shore School District there were 414 homes sold in 2017 for a total dollar volume of \$90,111,463. The number of homes sold in 2017 increased by 64% from 2016. The median home sale price was \$189,000 in 2017. This home sale price is a 5% increase compared to 2016 sales, increased 18% over 5 years and increased 1% increase over 10 years.\*

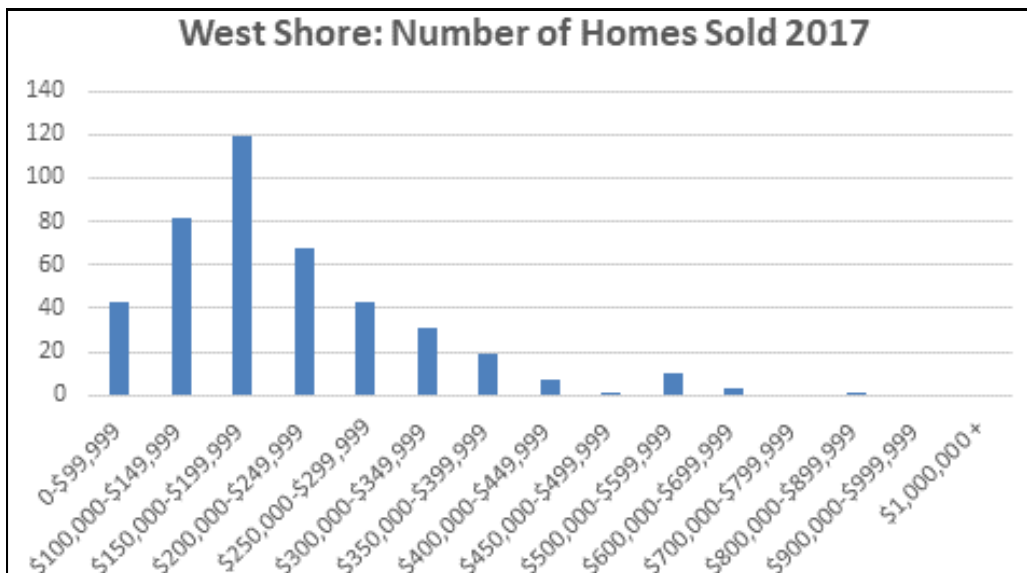
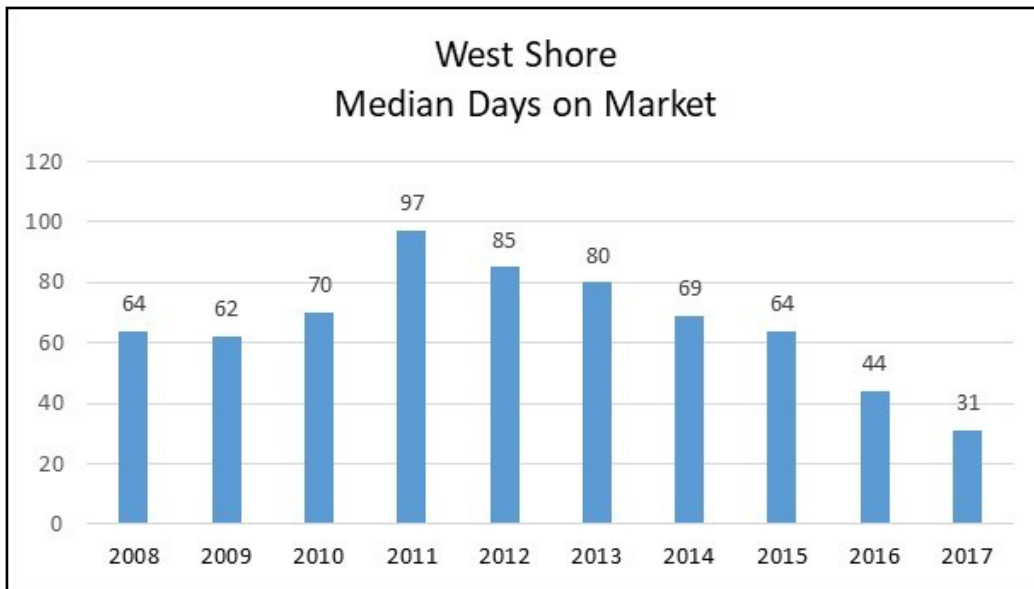
\*\*Prior to 2017 West Shore School District was covered by two separate MLS systems; therefore, the number reported prior to 2016 was only a fraction of what truly sold.



# West Shore School District

Type	No. Sold	Median Price	Median Days on Market
Detached	315	\$ 207,000	31
Twin/Semi-Detached	6	\$ 118,200	48
Townhouse/Row Home	81	\$ 137,900	29
Mobile Home w/ Land	12	\$ 34,000	28
<b>Grand Total</b>	<b>414</b>	<b>\$ 189,000</b>	<b>31</b>

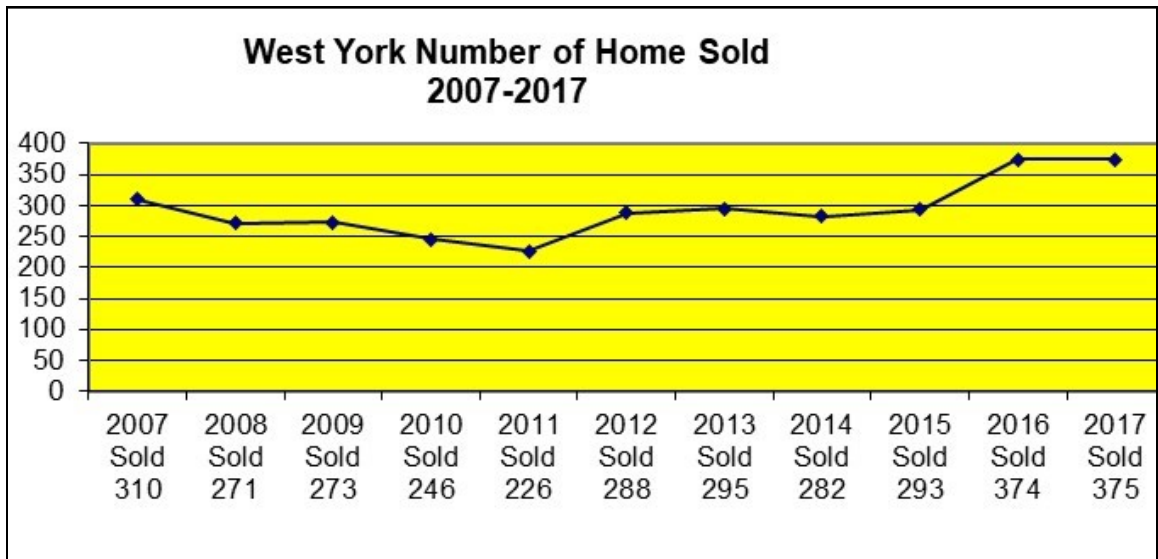
The charts below reflect the median days on market and the number of units sold in each price range.



# West York Area School District

In the West York Area School District there were 375 homes sold in 2017 for a total dollar volume of \$57,427,165. The number of homes sold in 2017 represented no change from 2016.

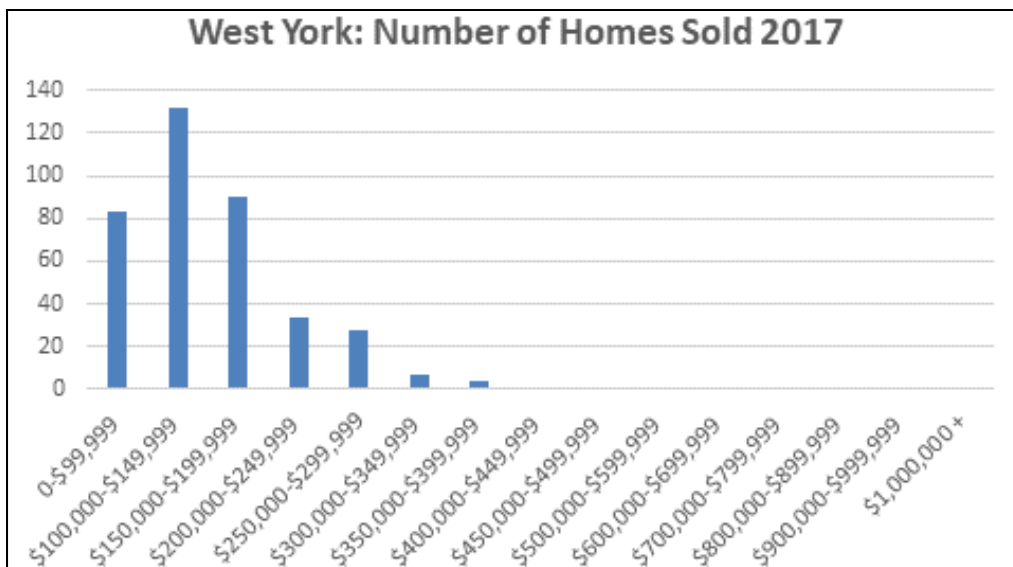
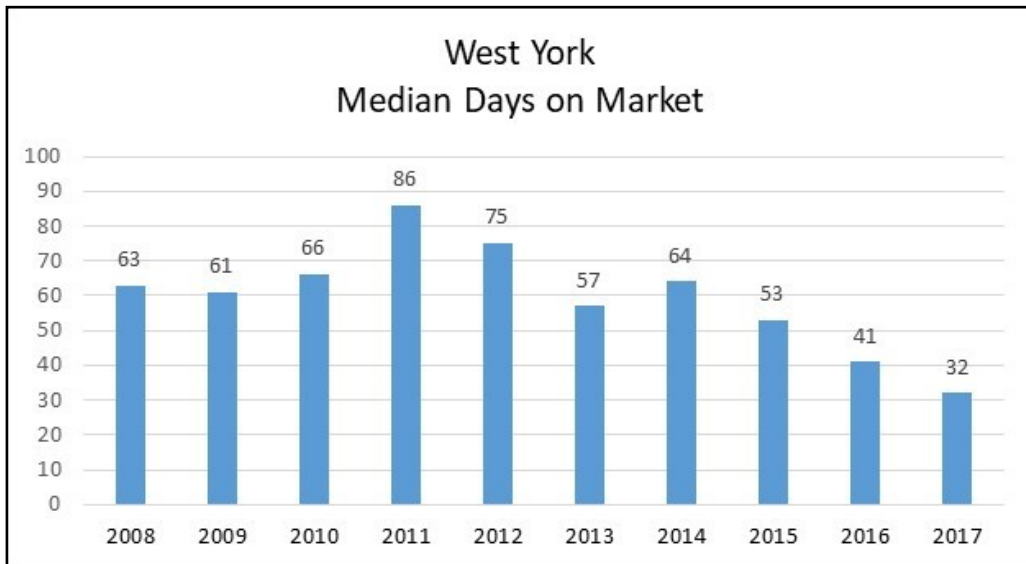
The median home sale price was \$142,000 in 2017. This home sale price reflects a 4% increase compared to 2016 sales, an 18% increase over 5 years and a 5% decrease over 10 years.



# West York Area School District

Type	No. Sold	Median Price	Median Days on Market
Detached	265	\$ 165,000	32
Twin/Semi-Detached	39	\$ 93,500	44
Townhouse/Row Home	72	\$ 117,800	26
Mobile Home w/ Land	2	\$ 63,400	27
<b>Grand Total</b>	<b>375</b>	<b>\$ 142,000</b>	<b>32</b>

The charts below reflect the median days on market and the number of units sold in each price range.

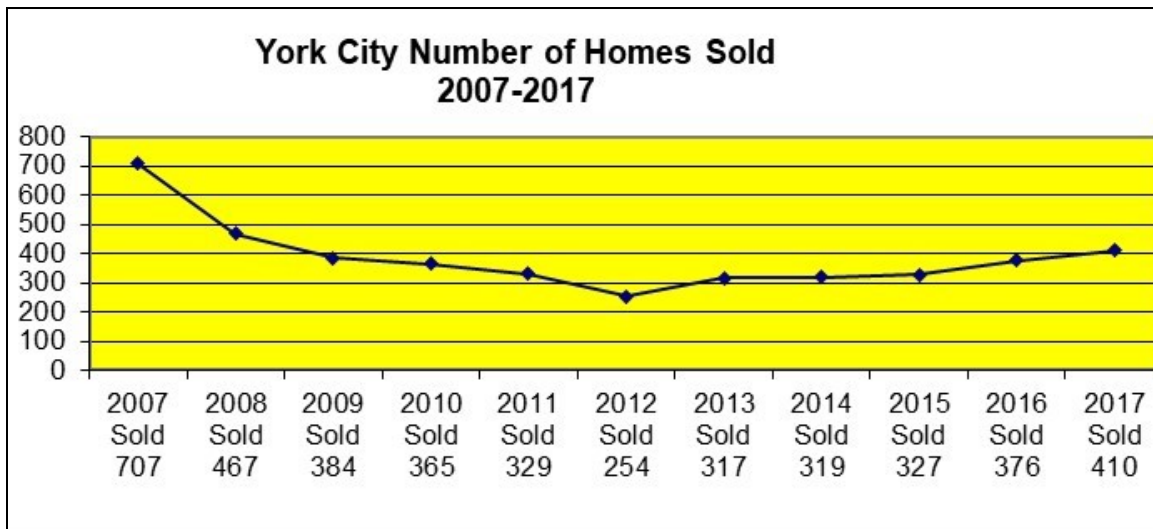
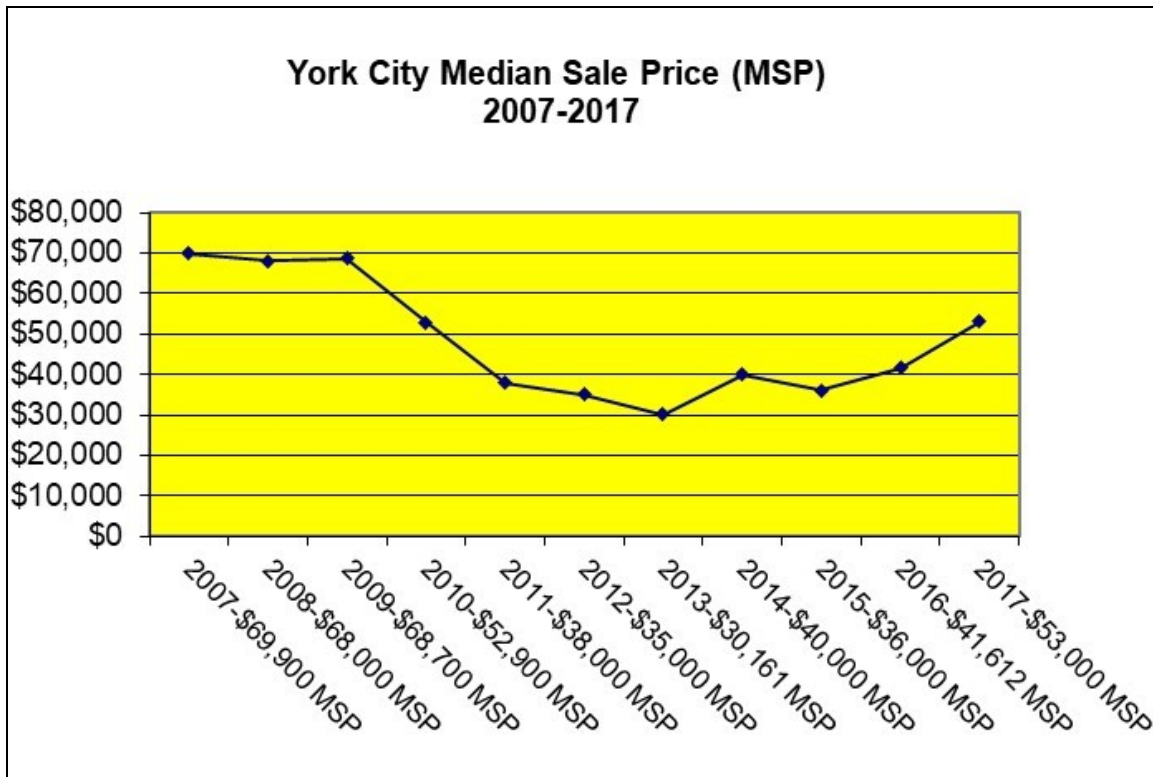




# York City School District

In the York City School District there were 410 homes sold in 2017 for a total dollar volume of \$24,768,230. The number of homes sold in 2017 increased by 9% from 2016.

The median home sale price was \$53,000 in 2017. This home sale price reflects a 27% increase compared to 2016 sales, a 51% increase over 5 years and a 24% decrease over 10 years.

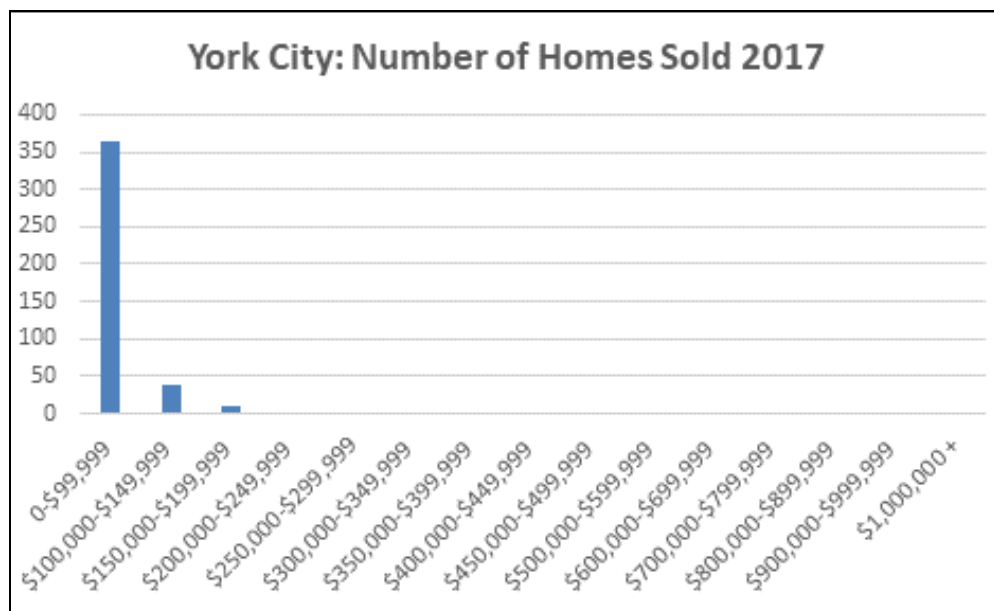
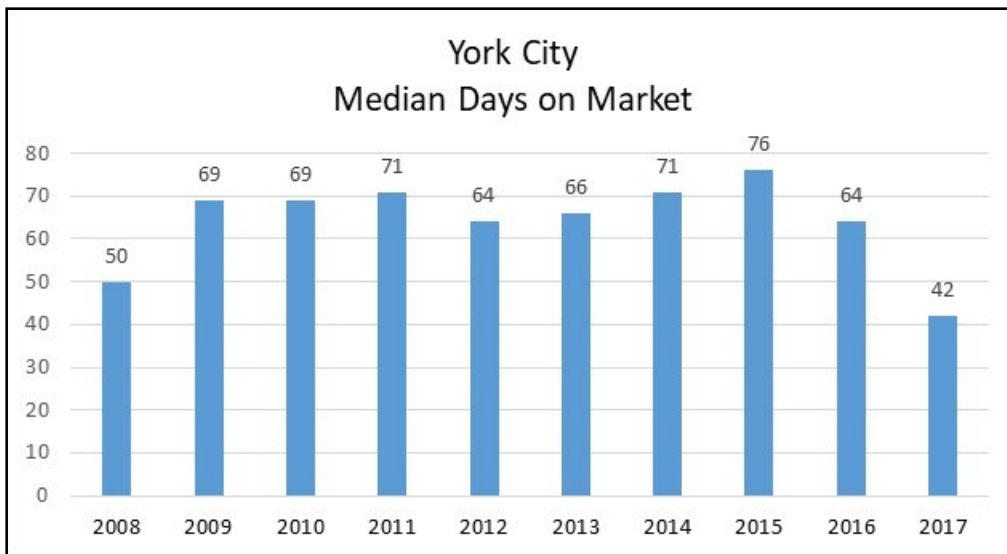




# York City School District

Type	No. Sold	Median Price	Median Days on Market
Detached	179	\$ 77,000	41
Twin/Semi-Detached	123	\$ 35,000	54
Townhouse/Row Home/Unit	108	\$ 37,500	36
Mobile Home w/ Land	0	\$ -	0
<b>Grand Total</b>	<b>410</b>	<b>\$ 53,000</b>	<b>42</b>

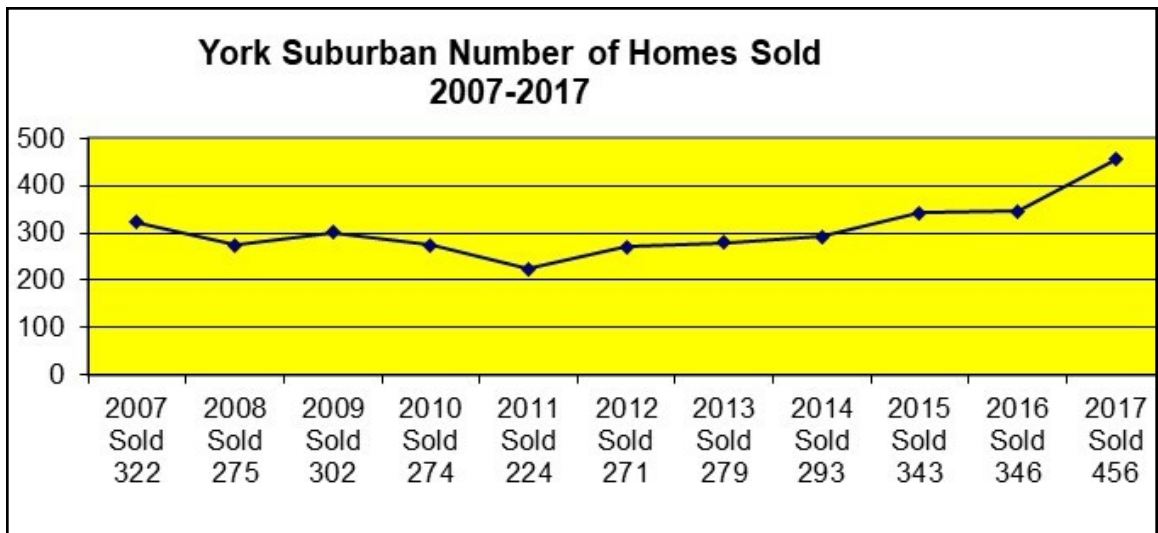
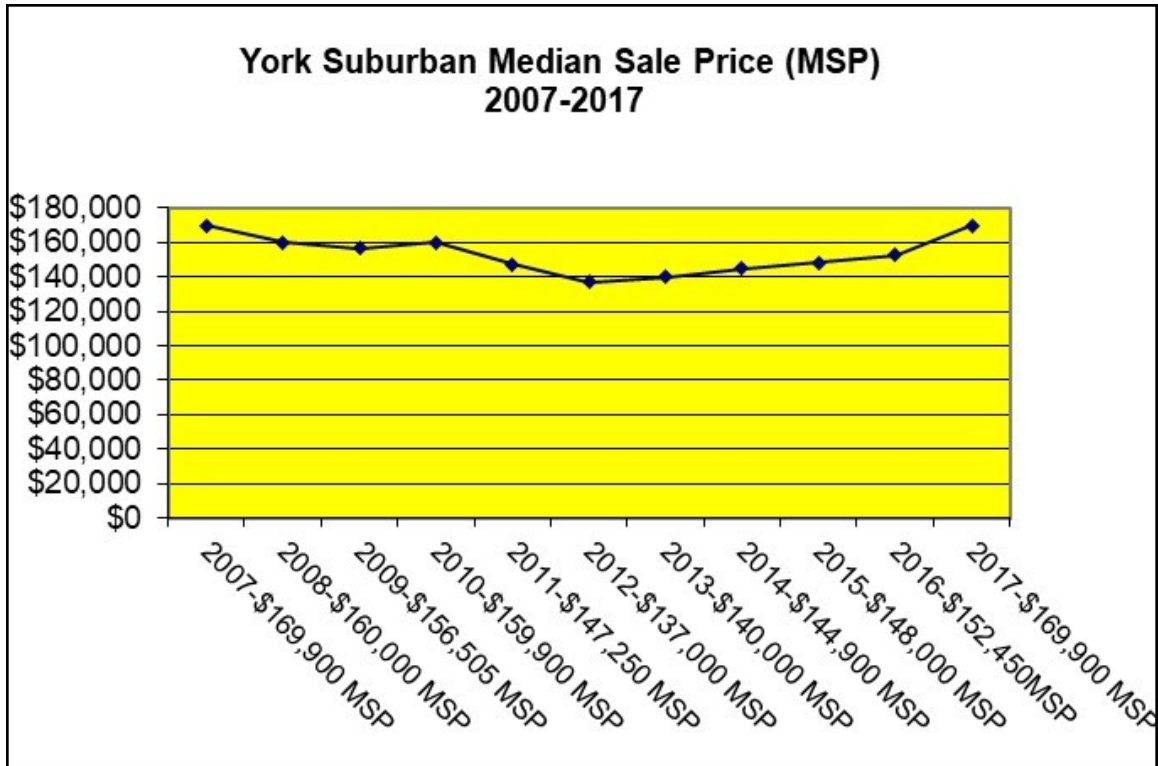
The charts below reflect the median days on market and the number of units sold in each price range.



# York Suburban School District

In the York Suburban School District there were 456 homes sold in 2017 for a total dollar volume of \$89,436,320. The number of homes sold in 2017 increased by 32% from 2016.

The median home sale price was \$169,900 in 2017. This home sale price reflects an 11% increase compared to 2016 sales, a 24% increase over 5 years and no change over 10 years.



# York Suburban School District

Type	No. Sold	Median Price	Median Days on Market
Detached	345	\$ 172,000	29
Twin/Semi-Detached	44	\$ 122,400	40
Townhouse/Row Home	67	\$ 183,000	63
Mobile Home w/ Land	0	\$ -	0
<b>Grand Total</b>	<b>456</b>	<b>\$ 169,900</b>	<b>32</b>

The charts below reflect the median days on market and the number of units sold in each price range.

