



RAYAC Housing Snapshot

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

January - November 2018 Housing Statistics

The REALTORS® Association of York & Adams Counties (RAYAC) reports that a total of 1165 homes were sold in Adams County through the end of November 2018, a 2% decrease from 2017. In York County 5,658 homes were sold during the first eleven months of 2018, a 3% decrease from last year.

The median sales price in Adams County was \$195,000 a 6% increase from 2017. The median sales price in York County was \$175,000, a 3% increase from last year.

“As winter approaches and bad weather is looming, buyers will continue to search for a home. The only thing holding buyers back is the lack of inventory. Sellers shouldn’t be discouraged to place their home on the market because 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-November 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	\$175,000	19%	148	141	5%
Conewago Valley	\$171,700	\$159,950	7%	338	306	10%
Fairfield	\$205,000	\$203,900	1%	100	125	-20%
Gettysburg	\$217,500	\$221,400	-2%	311	305	2%
Littlestown	\$208,000	\$189,900	10%	173	193	-10%
Upper Adams	\$150,000	\$163,000	-8%	95	115	-17%
Total Adams County	\$195,000	\$183,900	6%	1165	1185	-2%
York County						
Central	\$186,500	\$180,000	4%	536	525	2%
Dallastown	\$189,900	\$180,000	6%	611	581	5%
Dover	\$162,800	\$149,750	9%	388	392	-1%
Eastern York	\$159,900	\$155,000	3%	191	203	-6%
Hanover	\$150,000	\$137,000	9%	185	193	-4%
Northeastern	\$170,000	\$169,700	0%	343	384	-11%
Northern York	\$234,000	\$228,750	2%	243	246	-1%
Red Lion	\$180,000	\$170,000	6%	417	473	-12%
South Eastern	\$205,700	\$212,050	-3%	196	230	-15%
South Western	\$192,000	\$189,900	1%	438	447	-2%
Southern York	\$232,500	\$225,000	3%	246	282	-13%
Spring Grove	\$179,000	\$182,500	-2%	371	315	18%
West Shore	\$195,000	\$185,900	5%	406	393	3%
West York	\$144,900	\$144,000	1%	368	347	6%
York City	\$64,400	\$52,250	23%	360	383	-6%
York Suburban	\$172,500	\$169,900	2%	359	432	-17%
Total York County	\$175,000	\$169,900	3%	5658	5826	-3%

Statistics compiled from Bright MLS.

November 2018 Housing Statistics

The REALTORS Association of York & Adams Counties (RAYAC) reports that a total of 92 homes were sold in Adams County in November 2018, a 5% decrease. In York County 446 homes were sold in November 2018, which is a 7% decrease from 2017.

The median sales price in Adams County was \$211,400 a 11% increase since last year. The median sale price in York County was \$172,300 a 2% decrease from last year.

RAYAC MLS Statistics by School District						
2018-2017 (November) Comparison						
School District	2018 Median Sale Price	2017 Median Sale Price	% Change	2018 Number Sold	2017 Number Sold	% Change
Adams County						
Bermudian Springs	\$218,700	\$161,500	35%	14	12	17%
Conewago Valley	\$155,000	\$154,000	1%	23	26	-12%
Fairfield	\$237,500	\$193,000	23%	5	9	-44%
Gettysburg	\$204,500	\$220,000	-7%	27	31	-13%
Littlestown	\$247,400	\$227,500	9%	18	12	50%
Upper Adams	\$205,000	\$182,000	13%	5	7	-29%
Total Adams County	\$211,400	\$189,900	11%	92	97	-5%
York County						
Central	\$165,400	\$183,000	-10%	30	35	-14%
Dallastown	\$181,700	\$199,900	-9%	53	49	8%
Dover	\$179,900	\$160,000	12%	25	29	-14%
Eastern York	\$192,000	\$163,500	17%	12	20	-40%
Hanover	\$143,000	\$132,500	8%	18	19	-5%
Northeastern	\$138,900	\$175,000	-21%	36	37	-3%
Northern York	\$205,000	\$275,000	-25%	23	21	10%
Red Lion	\$206,000	\$168,000	23%	29	41	-29%
South Eastern	\$205,000	\$235,000	-13%	18	21	-14%
South Western	\$185,000	\$188,200	-2%	33	40	-18%
Southern York	\$226,400	\$225,000	1%	22	19	16%
Spring Grove	\$162,000	\$174,900	-7%	33	28	18%
West Shore	\$189,000	\$189,900	0%	31	31	0%
West York	\$159,900	\$162,500	-2%	27	24	13%
York City	\$63,700	\$47,000	36%	30	37	-19%
York Suburban	\$164,000	\$177,700	-8%	26	30	-13%
Total York County	\$172,300	\$175,000	-2%	446	481	-7%

Statistics compiled from Bright MLS.

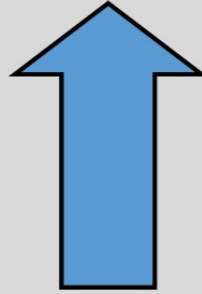
REALTORS® Association of York & Adams Counties

November 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

31

% of List Price
Received

98.5

New Listings

531



All Active Listings

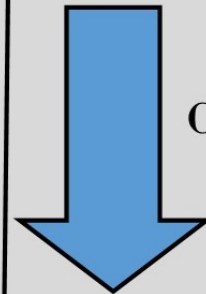
1,608

Number of
Homes Sold Year
to Date

5,658

Sales #
Change Y/Y

-3%



For a report by School District please visit

www.RAYAC.com/statistics/



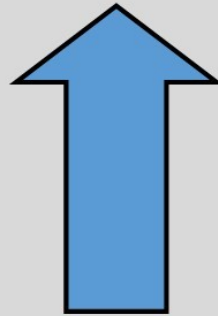
Statistics Source Bright MLS

REALTORS® Association of York & Adams Counties
November 2018 Market Update for Adams County

Median Sold Price Year to Date

\$195,000

November 2017: \$183,900



Sales Price
Change Y/Y

+6%

SOLD

Days on Market

36

% of List Price

Received

97.0

New Listings

105



All Active Listings

367

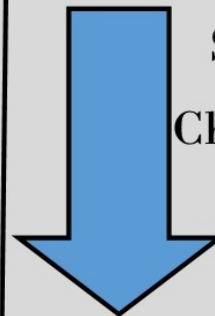
Number of
Homes Sold Year
to Date

1,165

Sales #

Change Y/Y

-2%



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Statistics Source Bright MLS