



RAYAC Housing Snapshot

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

January - December 2018 Housing Statistics

The REALTORS® Association of York & Adams Counties (RAYAC) reports that a total of 1,261 homes were sold in Adams County through the end of December 2018, a 1% increase from 2017. In York County 6,085 homes were sold during the first twelve months of 2018, a 3% decrease from last year.

The median sales price in Adams County was \$195,000 a 5% increase from 2017. The median sales price in York County was \$175,000, a 3% increase from last year.

“The 2018 median sales price in York County was at its all time high at the end of December, said Heather Kreiger, RAYAC 2019 President. 2018 also marks the sixth straight year for median home sale price increases for York County. In 2018 the main topic of discussion was the lack of inventory. As we approach 2019, national economists are predicting much of the same: lack of available homes for sale and continued small increases in home values.”

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

School District	2018 Median Sale Price	2017 Median Sale Price	% Change	2018 Number Sold	2017 Number Sold	% Change
Adams County						
Bermudian Springs	\$211,000	\$176,000	20%	161	152	6%
Conewago Valley	\$170,900	\$160,000	7%	352	327	8%
Fairfield	\$204,500	\$207,450	-1%	112	125	-10%
Gettysburg	\$215,000	\$220,000	-2%	348	308	13%
Littlestown	\$205,000	\$189,950	8%	183	213	-14%
Upper Adams	\$151,000	\$164,900	-8%	105	118	-11%
Total Adams County	\$195,000	\$184,900	5%	1261	1243	1%
York County						
Central York	\$185,200	\$179,450	3%	564	560	1%
Dallastown	\$190,000	\$180,000	6%	648	627	3%
Dover	\$162,800	\$150,000	9%	420	422	0%
Eastern York	\$159,900	\$155,000	3%	209	216	-3%
Hanover	\$150,000	\$137,000	9%	204	207	-1%
Northeastern	\$174,900	\$169,000	3%	371	412	-10%
Northern York	\$235,700	\$228,750	3%	257	272	-6%
Red Lion	\$180,000	\$169,950	6%	451	502	-10%
South Eastern	\$205,400	\$212,300	-3%	214	246	-13%
South Western	\$192,000	\$189,900	1%	475	478	-1%
Southern York	\$235,000	\$225,000	4%	260	302	-14%
Spring Grove	\$179,900	\$180,000	0%	393	344	14%
West Shore	\$195,000	\$189,000	3%	435	414	5%
West York	\$144,900	\$142,000	2%	394	375	5%
York City	\$64,900	\$53,000	22%	392	410	-4%
York Suburban	\$173,200	\$169,900	2%	397	456	-13%
Total York County	\$175,000	\$169,900	3%	6,085	6,243	-3%

Statistics compiled from Bright MLS.

December 2018 Housing Statistics

The REALTORS Association of York & Adams Counties (RAYAC) reports that a total of 92 homes were sold in Adams County in December 2018, a 14% increase. In York County 398 homes were sold in December 2018, which is a 5% decrease from 2017.

The median sales price in Adams County was \$181,200 a 8% decrease since last year. The median sale price in York County was \$179,100 a 7% increase from last year.

RAYAC MLS Statistics by School District						
2018-2017 (December) Comparison						
School District	2018 Median Sale Price	2017 Median Sale Price	% Change	2018 Number Sold	2017 Number Sold	% Change
Adams County						
Bermudian Springs	\$223,400	\$185,000	21%	12	11	9%
Conewago Valley	\$150,000	\$164,200	-9%	13	21	-38%
Fairfield	\$195,200	\$250,000	-22%	12	6	100%
Gettysburg	\$185,200	\$215,000	-14%	36	17	112%
Littlestown	\$180,000	\$222,700	-19%	9	20	-55%
Upper Adams	\$185,500	\$191,000	-3%	10	6	67%
Total Adams County	\$181,200	\$196,000	-8%	92	81	14%
York County						
Central York	\$172,400	\$148,000	16%	28	35	-20%
Dallastown	\$191,000	\$178,700	7%	33	46	-28%
Dover	\$164,000	\$168,400	-3%	29	30	-3%
Eastern York	\$161,700	\$155,000	4%	18	13	38%
Hanover	\$149,900	\$137,400	9%	19	14	36%
Northeastern	\$187,700	\$157,800	19%	26	28	-7%
Northern York	\$244,900	\$228,750	7%	14	26	-46%
Red Lion	\$180,000	\$169,900	6%	33	29	14%
South Eastern	\$205,400	\$251,200	-18%	18	16	13%
South Western	\$185,000	\$195,500	-5%	35	31	13%
Southern York	\$258,000	\$214,000	21%	13	20	-35%
Spring Grove	\$182,900	\$160,000	14%	21	29	-28%
West Shore	\$186,500	\$245,900	-24%	23	21	10%
West York	\$154,600	\$131,400	18%	25	28	-11%
York City	\$66,500	\$58,900	13%	26	27	-4%
York Suburban	\$182,400	\$157,400	16%	37	24	54%
Total York County	\$179,100	\$166,700	7%	398	417	-5%

Statistics compiled from Bright MLS.

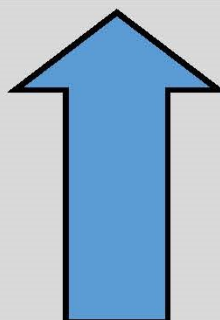
REALTORS® Association of York & Adams Counties

December 2018 Market Update for York County

Median Sold Price Year to Date

\$175,000

December 2017: \$169,900



Sales Price
Change Y/Y

+3%

SOLD

Days on Market

36

% of List Price
Received

97.1

New Listings

384



All Active Listings

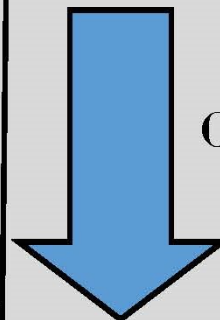
1,416

Number of
Homes Sold Year
to Date

6,085

Sales #
Change Y/Y

-3%



For a report by School District please visit

www.RAYAC.com/statistics/



Statistics Source Bright MLS

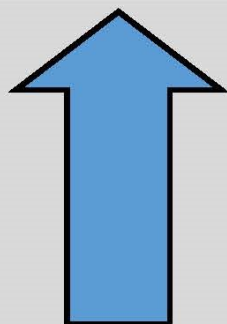
REALTORS® Association of York & Adams Counties

December 2018 Market Update for Adams County

Median Sold Price Year to Date

\$195,000

December 2017: \$184,900



Sales Price
Change Y/Y

+5%

SOLD

Days on Market

39

% of List Price
Received

96.7

New Listings

71



All Active Listings

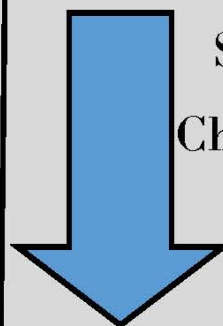
333

Number of
Homes Sold Year
to Date

1,261

Sales #
Change Y/Y

+1%



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Statistics Source Bright MLS