



## RAYAC Housing Snapshot

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

### **January-February 2019 Housing Statistics**

The REALTORS® Association of York & Adams Counties (RAYAC) reports that a total of 133 homes were sold in Adams County through the end of February 2019, a 15% increase from 2018. In York County 725 homes were sold during the first two months of 2019, a 10% increase from last year.

The median sales price in Adams County was \$172,900 a 10% increase from 2018. The median sales price in York County was \$170,000, a 3% increase from last year.

“Home sales are off to a strong start in 2019 with both the number of home sales and median home sale price increasing over last year,” said Heather Kreiger, 2019 RAYAC President. She added, “We feel this is a good indicator that spring months will be even busier. Buyer demand is high, but we could use more inventory.”

#### **RAYAC Statistics by School District 2019-2018 (January 1-February 28) Comparison**

School District	2019 Median Sale Price	2018 Median Sale Price	% Change	2019 Number Sold	2018 Number Sold	% Change
<b>Adams County</b>						
Bermudian Springs	\$206,900	\$148,000	40%	10	15	-33%
Conewago Valley	\$157,700	\$140,500	12%	38	36	6%
Fairfield	\$238,000	\$152,500	56%	5	8	-38%
Gettysburg	\$176,000	\$199,000	-12%	40	28	43%
Littlestown	\$198,200	\$200,000	-1%	28	17	65%
Upper Adams	\$117,450	\$116,500	1%	12	12	0%
<b>Total Adams County</b>	<b>\$172,900</b>	<b>\$157,500</b>	<b>10%</b>	<b>133</b>	<b>116</b>	<b>15%</b>
<b>York County</b>						
Central York	\$154,900	\$146,000	6%	57	68	-16%
Dallastown	\$180,000	\$189,900	-5%	91	63	44%
Dover	\$171,900	\$170,000	1%	54	49	10%
Eastern York	\$150,000	\$150,000	0%	19	16	19%
Hanover	\$150,000	\$169,900	-12%	25	13	92%
Northeastern York	\$160,900	\$162,500	-1%	49	41	20%
Northern York	\$225,000	\$251,000	-10%	23	25	-8%
Red Lion	\$179,900	\$175,000	3%	54	39	38%
South Eastern	\$187,000	\$204,900	-9%	29	25	16%
South Western	\$205,700	\$183,900	12%	68	48	42%
Southern York	\$189,900	\$203,500	-7%	40	32	25%
Spring Grove	\$180,000	\$175,000	3%	37	41	-10%
West Shore	\$229,900	\$170,500	35%	42	42	0%
West York	\$146,000	\$140,000	4%	49	47	4%
York City	\$67,250	\$49,500	36%	48	57	-16%
York Suburban	\$164,200	\$173,200	-5%	40	54	-26%
<b>Total York County</b>	<b>\$170,000</b>	<b>\$164,900</b>	<b>3%</b>	<b>725</b>	<b>660</b>	<b>10%</b>

Statistics compiled from Bright MLS.

## *February 2019 Housing Statistics*

The REALTORS Association of York & Adams Counties (RAYAC) reports that a total of 59 homes were sold in Adams County in February 2019, a 23% increase. In York County 369 homes were sold in February 2019, a 15% increase from 2018.

The median sales price in Adams County was \$172,900, a 4% decrease since last year. The median sale price in York County was \$169,900, a 3% increase from last year.

<b>RAYAC Statistics by School District</b>						
<b>2019-2018 (February) Comparison</b>						
<b>School District</b>	<b>2019 Median Sale Price</b>	<b>2018 Median Sale Price</b>	<b>% Change</b>	<b>2019 Number Sold</b>	<b>2018 Number Sold</b>	<b>% Change</b>
<b>Adams County</b>						
Bermudian Springs	\$206,950	\$183,000	13%	4	4	0%
Conewago Valley	\$155,500	\$168,500	-8%	19	15	27%
Fairfield	\$150,500	\$179,000	-16%	2	6	-67%
Gettysburg	\$182,000	\$190,000	-4%	17	11	55%
Littlestown	\$194,000	\$208,000	-7%	13	9	44%
Upper Adams	\$68,950	\$134,000	-49%	4	3	33%
<b>Total Adams County</b>	<b>\$172,900</b>	<b>\$180,000</b>	<b>-4%</b>	<b>59</b>	<b>48</b>	<b>23%</b>
<b>York County</b>						
Central York	\$201,500	\$150,200	34%	24	32	-25%
Dallastown	\$178,500	\$189,900	-6%	45	33	36%
Dover	\$162,500	\$170,000	-4%	23	24	-4%
Eastern York	\$148,000	\$129,500	14%	11	9	22%
Hanover	\$162,400	\$135,000	20%	9	7	29%
Northeastern York	\$156,400	\$155,000	1%	28	15	87%
Northern York	\$240,000	\$251,000	-4%	9	13	-31%
Red Lion	\$179,900	\$177,000	2%	29	21	38%
South Eastern	\$182,500	\$204,900	-11%	12	13	-8%
South Western	\$205,750	\$184,000	12%	42	23	83%
Southern York	\$248,500	\$225,500	10%	21	19	11%
Spring Grove	\$180,000	\$175,500	3%	19	18	6%
West Shore	\$191,100	\$184,700	3%	22	12	83%
West York	\$156,500	\$117,500	33%	34	22	55%
York City	\$75,200	\$49,000	53%	24	38	-37%
York Suburban	\$155,000	\$202,500	-23%	17	22	-23%
<b>Total York County</b>	<b>\$169,900</b>	<b>\$165,000</b>	<b>3%</b>	<b>369</b>	<b>321</b>	<b>15%</b>

Statistics compiled from Bright MLS.

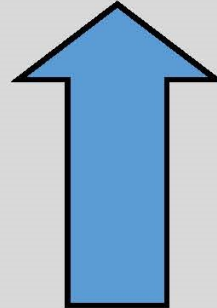
# REALTORS® Association of York & Adams Counties

## February 2019 Market Update for York County

Median Sold Price Year to Date

**\$170,000**

February 2018: \$164,900



Sales Price  
Change Y/Y

**+3%**

**SOLD**

Days on Market

**68**

% of List Price  
Received

**97.1**

New Listings  
Statistics compiled from Bright  
MLS.

**530**



All Active Listings

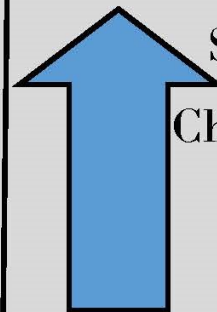
**1,284**

Number of  
Homes Sold Year  
to Date

**725**

Sales #  
Change Y/Y

**+10%**



For a report by School District please visit

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



Statistics Source Bright MLS

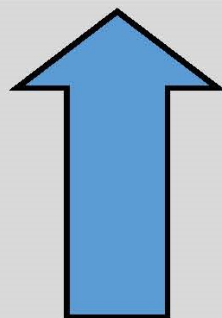
# REALTORS® Association of York & Adams Counties

## February 2019 Market Update for Adams County

Median Sold Price Year to Date

**\$172,900**

February 2018: \$157,500



Sales Price  
Change Y/Y

**+10%**

**SOLD**

Days on Market

**61**

% of List Price  
Received

**96.4**

New Listings

**86**



All Active Listings

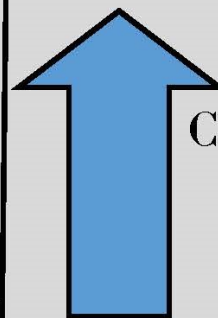
**308**

Number of  
Homes Sold Year  
to Date

**133**

Sales #  
Change Y/Y

**+15%**



For a report by School District please visit

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



Statistics Source Bright MLS