



RAYAC Housing Snapshot

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

January-March 2019 Housing Statistics

The REALTORS® Association of York & Adams Counties (RAYAC) reports that a total of 221 homes were sold in Adams County through the end of March 2019, a 2% increase from 2018. In York County 1,253 homes were sold during the first three months of 2019, a 7% increase from last year.

The median sales price in Adams County was \$179,900 a 3% increase from 2018. The median sales price in York County was \$174,900, a 6% increase from last year.

“Home sales are off to a strong start in the first quarter of the year with both the number of home sales and median home sale price increasing over last year,” said Heather Kreiger, 2019 RAYAC President. She added, “With the drop in interest rates there has been an increase in motivation among buyers to purchase now.”

RAYAC Statistics by School District 2019-2018 (January 1-March 31) Comparison

School District	2019 Median Sale Price	2018 Median Sale Price	% Change	2019 Number Sold	2018 Number Sold	% Change
Adams County						
Bermudian Springs	\$187,900	\$177,000	6%	21	25	-16%
Conewago Valley	\$162,400	\$156,000	4%	60	67	-10%
Fairfield	\$236,500	\$179,000	32%	16	14	14%
Gettysburg	\$185,000	\$218,000	-15%	63	55	15%
Littlestown	\$197,500	\$201,000	-2%	39	30	30%
Upper Adams	\$143,700	\$145,900	-2%	22	26	-15%
Total Adams County	\$179,900	\$174,500	3%	221	217	2%
York County						
Central	\$155,000	\$159,900	-3%	104	106	-2%
Dallastown	\$185,000	\$189,900	-3%	140	107	31%
Dover	\$169,500	\$149,900	13%	86	83	4%
Eastern York	\$144,900	\$150,200	-4%	40	44	-9%
Hanover	\$150,000	\$152,900	-2%	43	27	59%
Northeastern	\$175,900	\$166,200	6%	83	72	15%
Northern York	\$242,500	\$207,400	17%	46	46	0%
Red Lion	\$184,400	\$182,000	1%	90	78	15%
South Eastern	\$225,000	\$195,500	15%	47	45	4%
South Western	\$213,200	\$185,000	15%	110	96	15%
Southern York	\$207,500	\$222,000	-7%	62	61	2%
Spring Grove	\$191,200	\$178,000	7%	74	69	7%
West Shore	\$203,000	\$186,900	9%	85	79	8%
West York	\$154,000	\$138,500	11%	75	76	-1%
York City	\$67,250	\$49,900	35%	88	100	-12%
York Suburban	\$160,900	\$171,200	-6%	80	80	0%
Total York County	\$174,900	\$165,000	6%	1253	1169	7%

Statistics compiled from Bright MLS.

March 2019 Housing Statistics

The REALTORS Association of York & Adams Counties (RAYAC) reports that a total of 87 homes were sold in Adams County in March 2019, a 3% decrease. In York County 515 homes were sold in March 2019, a 8% increase from 2018.

The median sales price in Adams County was \$199,900, a 8% increase since last year. The median sale price in York County was \$179,800, a 6% increase from last year.

RAYAC MLS Statistics by School District						
2019-2018 (March) Comparison						
School District	2019 Median Sale Price	2018 Median Sale Price	% Change	2019 Number Sold	2018 Number Sold	% Change
Adams County						
Bermudian Springs	\$174,700	\$274,900	-36%	11	7	57%
Conewago Valley	\$175,400	\$160,300	9%	22	28	-21%
Fairfield	\$235,000	\$199,000	18%	11	6	83%
Gettysburg	\$208,700	\$237,400	-12%	22	24	-8%
Littlestown	\$164,900	\$190,000	-13%	11	12	-8%
Upper Adams	\$205,400	\$160,500	28%	10	13	-23%
Total Adams County	\$199,900	\$185,500	8%	87	90	-3%
York County						
Central	\$159,900	\$190,000	-16%	46	35	31%
Dallastown	\$232,400	\$193,100	20%	48	44	9%
Dover	\$164,900	\$139,900	18%	31	30	3%
Eastern York	\$135,000	\$155,900	-13%	21	26	-19%
Hanover	\$132,900	\$133,000	0%	18	14	29%
Northeastern	\$179,900	\$170,000	6%	33	29	14%
Northern York	\$252,400	\$190,000	33%	22	17	29%
Red Lion	\$184,900	\$203,000	-9%	36	34	6%
South Eastern	\$234,700	\$213,500	10%	18	20	-10%
South Western	\$232,000	\$184,000	26%	41	46	-11%
Southern York	\$225,900	\$237,400	-5%	22	26	-15%
Spring Grove	\$196,800	\$179,500	10%	37	26	42%
West Shore	\$185,000	\$194,000	-5%	43	34	26%
West York	\$167,400	\$138,500	21%	24	29	-17%
York City	\$69,000	\$56,000	23%	38	40	-5%
York Suburban	\$141,000	\$152,400	-7%	37	26	42%
Total York County	\$179,800	\$169,900	6%	515	476	8%

Statistics compiled from Bright MLS.

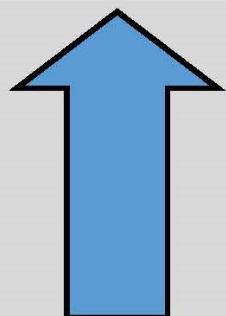
REALTORS® Association of York & Adams Counties

March 2019 Market Update for York County

Median Sold Price Year to Date

\$174,900

March 2018: \$165,900



Sales Price
Change Y/Y

+6%

SOLD

Days on Market

47

% of List Price
Received

97.9

New Listings

722



All Active Listings

1,276

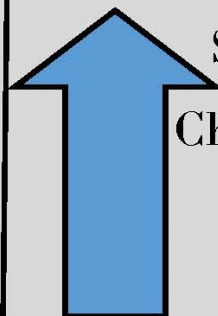
March 2018: 1,438

Number of
Homes Sold Year
to Date

1,253

Sales #
Change Y/Y

+7%



For a report by School District please visit

www.RAYAC.com/statistics/



Statistics Source Bright MLS

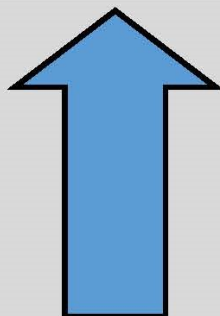
REALTORS® Association of York & Adams Counties

March 2019 Market Update for Adams County

Median Sold Price Year to Date

\$179,900

March 2018: \$174,500



Sales Price
Change Y/Y

+3%

SOLD

Days on Market

68

% of List Price
Received

96.0

New Listings

155



All Active Listings

356

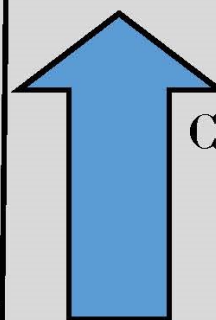
March 2018: 426

Number of
Homes Sold Year
to Date

221

Sales #
Change Y/Y

+2%



For a report by School District please visit

www.RAYAC.com/statistics/



Statistics Source Bright MLS