



RAYAC Housing Snapshot

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

January-May 2019 Housing Statistics

The REALTORS® Association of York & Adams Counties (RAYAC) reports that a total of 423 homes were sold in Adams County through the end of May 2019, a 4% decrease from 2018. In York County 2,367 homes were sold during the first five months of 2019, a 5% increase from last year.

The median sales price in Adams County was \$192,900, a 4% increase from 2018.

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

“There is no other way to describe it, the real estate market is hot! A combination of low inventory, high buyer demand, and favorable interest rates has lead to a fast moving real estate market, said Heather Kreiger, 2019 RAYAC President. She added, “In the month of May the median days on market was 17 days, which is the lowest recorded days on market in York County history.”

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

School District	2019 Median Sale Price	2018 Median Sale Price	% Change	2019 Number Sold	2018 Number Sold	% Change
Adams County						
Bermudian Springs	\$199,900	\$195,500	2%	39	54	-28%
Conewago Valley	\$159,900	\$166,500	-4%	119	124	-4%
Fairfield	\$235,000	\$183,000	28%	35	24	46%
Gettysburg	\$208,400	\$219,900	-5%	124	127	-2%
Littlestown	\$197,500	\$203,500	-3%	71	66	8%
Upper Adams	\$178,900	\$144,900	23%	35	45	-22%
Total Adams County	\$192,900	\$185,000	4%	423	440	-4%
York County						
Central York	\$164,900	\$164,000	1%	187	198	-6%
Dallastown	\$189,900	\$181,000	5%	256	238	8%
Dover	\$170,500	\$159,900	7%	170	153	11%
Eastern York	\$165,000	\$150,200	10%	83	74	12%
Hanover	\$150,000	\$159,900	-6%	81	64	27%
Northeastern York	\$179,000	\$175,000	2%	131	122	7%
Northern York	\$251,000	\$198,000	27%	95	93	2%
Red Lion	\$184,900	\$171,000	8%	180	147	22%
South Eastern	\$225,000	\$197,700	14%	91	76	20%
South Western	\$216,000	\$187,500	15%	208	182	14%
Southern York	\$217,000	\$219,900	-1%	115	105	10%
Spring Grove	\$190,300	\$180,000	6%	156	148	5%
West Shore	\$211,500	\$189,900	11%	150	168	-11%
West York	\$154,000	\$143,000	8%	135	161	-16%
York City	\$63,500	\$60,500	5%	180	177	2%
York Suburban	\$175,000	\$170,000	3%	149	147	1%
Total York County	\$179,900	\$169,900	6%	2367	2253	5%

Statistics compiled from Bright MLS.

May 2019 Housing Statistics

The REALTORS® Association of York & Adams Counties (RAYAC) reports that a total of 117 homes were sold in Adams County in May 2019, a 8% increase. In York County 611 homes were sold in May 2019, a 9% increase from 2018.

The median sales price in Adams County was \$214,500, a 10% increase since last year. The median sale price in York County was \$190,000, a 9% increase from last year.

RAYAC MLS Statistics by School District						
2019-2018 (May) Comparison						
School District	2019 Median Sale Price	2018 Median Sale Price	% Change	2019 Number Sold	2018 Number Sold	% Change
Adams County						
Bermudian Springs	\$215,000	\$215,000	0%	20	19	5%
Conewago Valley	\$179,500	\$179,900	0%	32	27	19%
Fairfield	\$195,000	\$195,000	0%	3	3	0%
Gettysburg	\$216,900	\$210,000	3%	34	31	10%
Littlestown	\$205,000	\$214,900	-5%	17	16	6%
Upper Adams	\$62,700	\$86,300	-27%	11	12	-8%
Total Adams County	\$214,500	\$195,000	10%	117	108	8%
York County						
Central York	\$159,200	\$150,000	6%	56	47	19%
Dallastown	\$172,400	\$169,900	1%	82	75	9%
Dover	\$168,900	\$169,000	0%	39	37	5%
Eastern York	\$149,500	\$137,700	9%	19	16	19%
Hanover	\$162,000	\$167,000	-3%	25	24	4%
Northeastern	\$200,100	\$200,100	0%	29	27	7%
Northern York	\$247,000	\$229,900	7%	27	27	0%
Red Lion	\$147,500	\$140,000	5%	34	29	17%
South Eastern	\$211,700	\$211,700	0%	14	12	17%
South Western	\$197,500	\$198,700	-1%	51	46	11%
Southern York	\$222,400	\$219,000	2%	28	25	12%
Spring Grove	\$174,900	\$179,900	-3%	41	38	8%
West Shore	\$221,000	\$194,900	13%	52	47	11%
West York	\$164,400	\$164,800	0%	46	43	7%
York City	\$84,600	\$82,500	3%	40	39	3%
York Suburban	\$172,700	\$172,700	0%	28	28	0%
Total York County	\$190,000	\$174,900	9%	611	560	9%

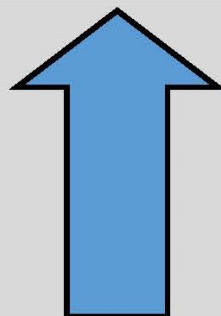
REALTORS® Association of York & Adams Counties

May 2019 Market Update for York County

Median Sold Price Year to Date

\$179,900

May 2018: \$169,900



Sales Price
Change Y/Y

+6%

SOLD

Days on Market

17

% of List Price
Received

97.3

New Listings

802



All Active Listings

1,343

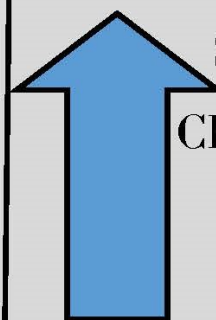
May 2018: 1,576

Number of
Homes Sold Year
to Date

2,367

Sales #
Change Y/Y

+5%



For a report by School District please visit

www.RAYAC.com/statistics/



Statistics Source Bright MLS

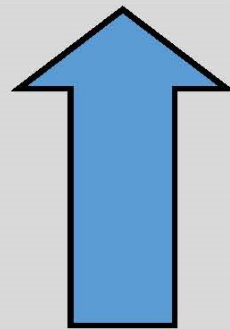
REALTORS® Association of York & Adams Counties

May 2019 Market Update for Adams County

Median Sold Price Year to Date

\$192,900

May 2018: \$185,000



Sales Price
Change Y/Y

+4%

SOLD

Days on Market

30

% of List Price
Received

97.5

New Listings

200



All Active Listings

419

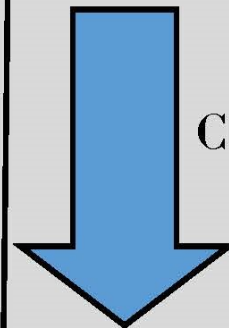
May 2018: 473

Number of
Homes Sold Year
to Date

423

Sales #
Change Y/Y

-4%



For a report by School District please visit

www.RAYAC.com/statistics/



Statistics Source Bright MLS