



RAYAC Housing Snapshot

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

January-June 2019 Housing Statistics

The REALTORS® Association of York & Adams Counties (RAYAC) reports that a total of 531 homes were sold in Adams County through the end of June 2019, a 6% decrease from 2018. In York County 2,990 homes were sold during the first six months of 2019, a 3% increase from last year.

The median sales price in Adams County was \$194,900, a 4% increase from 2018. The median sales price in York County was \$179,900, a 4% increase from last year.

“Homes have been continuing to sell at a very fast pace in both York and Adams Counties through the month of June. The median days on market for York County has dropped to 16 days and 19 days in Adams County. Inventory continues to remain low, while median sale price continues to rise.” said Heather Kreiger, 2019 RAYAC President.

RAYAC Statistics by School District						
2019-2018 (January 1-June 30) 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	\$195,000	-4%	48	68	-29%
Conewago Valley	\$167,400	\$169,900	-1%	147	166	-11%
Fairfield	\$235,000	\$190,000	24%	40	37	8%
Gettysburg	\$212,000	\$219,900	-4%	160	162	-1%
Littlestown	\$194,900	\$200,000	-3%	89	84	6%
Upper Adams	\$179,900	\$144,000	25%	46	49	-6%
Total Adams County	\$194,900	\$186,750	4%	531	566	-6%
York County						
Central York	\$175,000	\$179,400	-2%	229	266	-14%
Dallastown	\$192,400	\$185,000	4%	322	303	6%
Dover	\$170,000	\$159,900	6%	201	200	1%
Eastern York	\$162,500	\$153,500	6%	104	108	-4%
Hanover	\$150,000	\$152,000	-1%	94	87	8%
Northeastern	\$175,700	\$176,000	0%	170	161	6%
Northern York	\$255,000	\$219,900	16%	119	125	-5%
Red Lion	\$185,000	\$174,900	6%	237	201	18%
South Eastern	\$230,500	\$204,900	12%	123	98	26%
South Western	\$211,500	\$192,000	10%	259	229	13%
Southern York	\$220,000	\$225,800	-3%	150	133	13%
Spring Grove	\$190,300	\$180,000	6%	204	178	15%
West Shore	\$216,000	\$194,900	11%	197	218	-10%
West York	\$152,500	\$144,900	5%	176	196	-10%
York City	\$64,000	\$63,400	1%	217	216	0%
York Suburban	\$175,000	\$169,900	3%	188	185	2%
Total York County	\$179,900	\$172,900	4%	2990	2904	3%

Statistics compiled from Bright MLS.

June 2019 Housing Statistics

The REALTORS® Association of York & Adams Counties (RAYAC) reports that a total of 106 homes were sold in Adams County in June 2019, a 10% decrease. In York County 593 homes were sold in June 2019, a 1% decrease from 2018.

The median sales price in Adams County was \$196,200, a 2% increase since last year. The median sale price in York County was \$184,900, a 1% decrease from last year.

RAYAC MLS Statistics by School District 2019-2018 (June) Comparison

School District	2019 Median Sale Price	2018 Median Sale Price	% Change	2019 Number Sold	2018 Number Sold	% Change
Adams County						
Bermudian Springs	\$170,000	\$185,000	-8%	9	13	-31%
Conewago Valley	\$188,400	\$190,000	-1%	28	37	-24%
Fairfield	\$246,000	\$195,000	26%	5	13	-62%
Gettysburg	\$234,500	\$231,500	1%	35	34	3%
Littlestown	\$183,400	\$179,900	2%	18	17	6%
Upper Adams	\$196,000	\$120,000	63%	11	4	175%
Total Adams County	\$196,200	\$193,000	2%	106	118	-10%
York County						
Central York	\$222,000	\$245,000	-9%	42	59	-29%
Dallastown	\$215,200	\$194,000	11%	64	61	5%
Dover	\$165,900	\$152,000	9%	28	45	-38%
Eastern York	\$160,000	\$169,900	-6%	21	28	-25%
Hanover	\$139,900	\$144,500	-3%	13	22	-41%
Northeastern	\$160,000	\$182,500	-12%	35	37	-5%
Northern York	\$259,500	\$226,500	15%	19	32	-41%
Red Lion	\$212,400	\$183,200	16%	54	46	17%
South Eastern	\$247,900	\$235,700	5%	30	20	50%
South Western	\$200,000	\$195,500	2%	51	45	13%
Southern York	\$285,000	\$268,900	6%	35	24	46%
Spring Grove	\$192,400	\$183,500	5%	48	28	71%
West Shore	\$226,800	\$209,000	9%	43	45	-4%
West York	\$152,400	\$164,000	-7%	36	33	9%
York City	\$65,000	\$72,000	-10%	37	38	-3%
York Suburban	\$166,500	\$168,600	-1%	37	38	-3%
Total York County	\$184,900	\$187,500	-1%	593	601	-1%

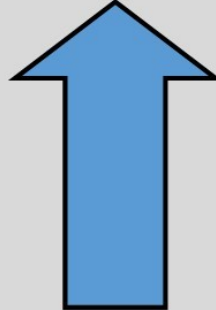
REALTORS® Association of York & Adams Counties

June 2019 Market Update for York County

Median Sold Price Year to Date

\$179,900

June 2018: \$172,900



Sales Price
Change Y/Y

+4%

SOLD

Days on Market

16

% of List Price
Received

99.1

New Listings

760



All Active Listings

1,434

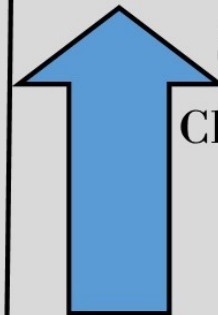
June 2018: 1,632

Number of
Homes Sold Year
to Date

2,990

Sales #
Change Y/Y

+3%



For a report by School District please visit

www.RAYAC.com/statistics/



Statistics Source Bright MLS

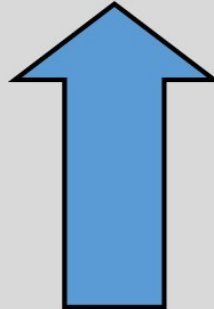
REALTORS® Association of York & Adams Counties

June 2019 Market Update for Adams County

Median Sold Price Year to Date

\$194,900

June 2018: \$186,750



Sales Price
Change Y/Y

+4%

SOLD

Days on Market

19

% of List Price

Received

98.4

New Listings

152



All Active Listings

424

June 2018: 409

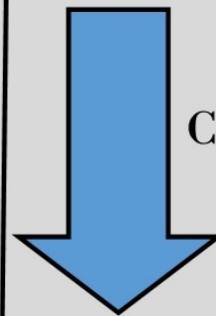
Number of
Homes Sold Year
to Date

531

Sales #

Change Y/Y

-6%



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Statistics Source Bright MLS