



RAYAC Housing Snapshot

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

January-July 2019 Housing Statistics

The REALTORS® Association of York & Adams Counties (RAYAC) reports that a total of 656 homes were sold in Adams County through the end of July 2019, a 6% decrease from 2018. In York County 3,632 homes were sold during the first seven months of 2019, a 3% increase from last year.

The median sales price in Adams County was \$197,500, a 4% increase from 2018.

The median sales price in York County was \$182,500, a 5% increase from last year.

“If York County median home sales prices continue at the same rate, we will again post another historic high for median home sale prices in the county. For the first time in York County, the median home sale price eclipsed \$180,000.” said Heather Kreiger, 2019 RAYAC President.

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

School District	2019 Median Sale Price	2018 Median Sale Price	% Change	2019 Number Sold	2018 Number Sold	% Change
Adams County						
Bermudian Springs	\$199,950	\$208,200	-4%	66	92	-28%
Conewago Valley	\$165,000	\$170,000	-3%	182	206	-12%
Fairfield	\$234,900	\$193,700	21%	56	48	17%
Gettysburg	\$214,900	\$220,000	-2%	189	195	-3%
Littlestown	\$195,000	\$202,000	-3%	107	97	10%
Upper Adams	\$181,000	\$145,000	25%	56	59	-5%
Total Adams County	\$197,500	\$190,000	4%	656	697	-6%
York County						
Central York	\$179,900	\$184,900	-3%	293	324	-10%
Dallastown	\$195,000	\$189,900	3%	384	381	1%
Dover	\$172,700	\$156,500	10%	246	240	3%
Eastern York	\$160,000	\$155,000	3%	126	119	6%
Hanover	\$146,200	\$152,000	-4%	112	107	5%
Northeastern	\$179,900	\$175,000	3%	201	203	-1%
Northern York	\$252,900	\$223,000	13%	150	151	-1%
Red Lion	\$189,900	\$179,700	6%	284	256	11%
South Eastern	\$239,500	\$195,200	23%	149	124	20%
South Western	\$208,700	\$195,700	7%	297	280	6%
Southern York	\$235,000	\$227,000	4%	190	159	19%
Spring Grove	\$190,700	\$179,900	6%	253	214	18%
West Shore	\$216,000	\$195,000	11%	240	257	-7%
West York	\$154,000	\$144,900	6%	213	238	-11%
York City	\$64,850	\$64,900	0%	256	245	4%
York Suburban	\$176,200	\$167,300	5%	238	215	11%
Total York County	\$182,500	\$174,000	5%	3632	3513	3%

Statistics compiled from Bright MLS.

July 2019 Housing Statistics

The REALTORS® Association of York & Adams Counties (RAYAC) reports that a total of 123 homes were sold in Adams County in July 2019, a 3% increase. In York County 599 homes were sold in July 2019, a 11% increase from 2018.

The median sales price in Adams County was \$205,000, a 3% decrease since last year. The median sale price in York County was \$190,000, a 6% increase from last year.

RAYAC MLS Statistics by School District						
2019-2018 (July) Comparison						
School District	2019 Median Sale Price	2018 Median Sale Price	% Change	2019 Number Sold	2018 Number Sold	% Change
Adams County						
Bermudian Springs	\$209,200	\$234,900	-11%	18	21	-14%
Conewago Valley	\$158,000	\$195,000	-19%	33	37	-11%
Fairfield Area	\$222,000	\$207,000	7%	15	11	36%
Gettysburg	\$264,900	\$224,900	18%	29	28	4%
Littlestown	\$227,400	\$205,000	11%	18	13	38%
Upper Adams	\$275,300	\$173,000	59%	10	10	0%
Total Adams County	\$205,000	\$211,000	-3%	123	120	3%
York County						
Central York	\$185,000	\$220,500	-16%	61	52	17%
Dallastown	\$209,000	\$225,800	-7%	61	62	-2%
Dover	\$174,900	\$154,900	13%	39	36	8%
Eastern York	\$154,900	\$159,900	-3%	21	11	91%
Hanover	\$127,300	\$160,000	-20%	18	17	6%
Northeastern	\$192,900	\$174,900	10%	30	37	-19%
Northern York	\$230,000	\$267,500	-14%	29	24	21%
Red Lion	\$190,500	\$194,950	-2%	46	48	-4%
South Eastern	\$255,000	\$180,000	42%	25	27	-7%
South Western	\$190,000	\$206,900	-8%	38	41	-7%
Southern York	\$263,700	\$249,000	6%	36	23	57%
Spring Grove	\$199,900	\$160,000	25%	45	33	36%
West Shore	\$225,000	\$198,500	13%	41	34	21%
West York	\$164,900	\$147,400	12%	37	40	-8%
York City	\$68,500	\$66,500	3%	30	26	15%
York Suburban	\$191,000	\$154,450	24%	42	28	50%
Total York County	\$190,000	\$179,900	6%	599	539	11%

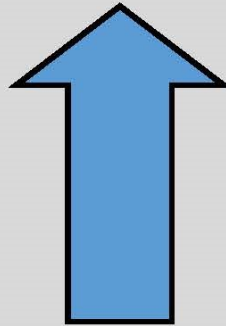
REALTORS® Association of York & Adams Counties

July 2019 Market Update for York County

Median Sold Price Year to Date

\$182,500

July 2018: \$174,000



Sales Price
Change Y/Y

+5%

SOLD

Days on Market

18

% of List Price
Received

99.3

New Listings

729



All Active Listings

1,432

July 2018: 1,632

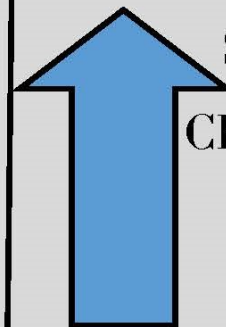
Number of
Homes Sold Year
to Date

3,632

Sales #

Change Y/Y

+5%



For a report by School District please visit

www.RAYAC.com/statistics/



Statistics Source Bright MLS

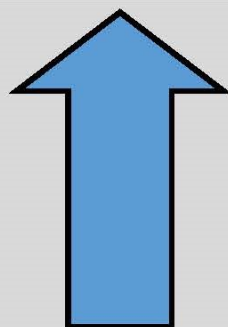
REALTORS® Association of York & Adams Counties

July 2019 Market Update for Adams County

Median Sold Price Year to Date

\$197,500

July 2019: \$190,000



Sales Price
Change Y/Y

+4%

SOLD

Days on Market

28

% of List Price

Received

98.7

New Listings

151



All Active Listings

414

July 2018: 409

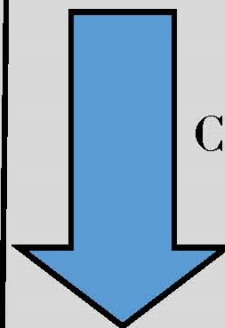
Number of
Homes Sold Year
to Date

656

Sales #

Change Y/Y

-6%



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Statistics Source Bright MLS