



RAYAC Housing Snapshot

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

January-April 2019 Housing Statistics

The REALTORS® Association of York & Adams Counties (RAYAC) reports that a total of 309 homes were sold in Adams County through the end of April 2019, a 5% decrease from 2018. In York County 1,737 homes were sold during the first four months of 2019, a 5% increase from last year.

The median sales price in Adams County was \$183,500 which remained the same from 2018. The median sales price in York County was \$175,000, a 4% increase from last year.

“Into the second quarter of the year, we continue to see an increase in housing demand, while inventory levels remain low in both York and Adams Counties,” said Heather Kreiger, 2019 RAYAC President. She added, “the overall number of homes sold in our region has continued to increase slightly month over month. The high demand paired with the shortage of available homes has led to historically high median sales prices in York County.”

RAYAC Statistics by School District						
2019-2018 (January 1-April 30) Comparison						
School District	2019 Median Sale Price	2018 Median Sale Price	% Change	2019 Number Sold	2018 Number Sold	% Change
Adams County						
Bermudian Springs	\$193,900	\$189,900	2%	28	35	-20%
Conewago Valley	\$155,700	\$158,000	-1%	85	96	-11%
Fairfield	\$238,000	\$183,000	30%	21	19	11%
Gettysburg	\$203,500	\$222,400	-8%	88	92	-4%
Littlestown	\$197,700	\$200,000	-1%	54	49	10%
Upper Adams	\$179,400	\$150,000	20%	32	33	-3%
Total Adams County	\$183,500	\$183,000	0%	309	324	-5%
York County						
Central York	\$159,900	\$170,900	-6%	145	148	-2%
Dallastown	\$190,000	\$189,900	0%	191	157	22%
Dover	\$169,900	\$149,900	13%	119	115	3%
Eastern York	\$150,000	\$150,500	0%	61	57	7%
Hanover	\$150,000	\$152,900	-2%	61	39	56%
Northeastern	\$171,700	\$164,000	5%	106	93	14%
Northern York	\$241,500	\$192,700	25%	64	64	0%
Red Lion	\$180,000	\$180,000	0%	127	113	12%
South Eastern	\$225,000	\$194,900	15%	64	64	0%
South Western	\$214,000	\$184,400	16%	159	136	17%
Southern York	\$213,500	\$219,900	-3%	82	79	4%
Spring Grove	\$191,200	\$183,500	4%	100	106	-6%
West Shore	\$209,500	\$186,900	12%	115	117	-2%
West York	\$154,000	\$139,900	10%	99	115	-14%
York City	\$63,700	\$55,500	15%	134	137	-2%
York Suburban	\$171,200	\$164,900	4%	110	115	-4%
Total York County	\$175,000	\$168,000	4%	1737	1655	5%

Statistics compiled from Bright MLS.

April 2019 Housing Statistics

The REALTORS® Association of York & Adams Counties (RAYAC) reports that a total of 86 homes were sold in Adams County in April 2019, a 17% decrease. In York County 458 homes were sold in April 2019, a 1% decrease from 2018.

The median sales price in Adams County was \$194,000, a 2% decrease since last year. The median sale price in York County was \$175,000, a 3% increase from last year.

RAYAC MLS Statistics by School District						
2019-2018 (April) 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	\$211,700	-6%	7	10	-30%
Conewago Valley	\$146,000	\$164,900	-11%	25	27	-7%
Fairfield	\$262,000	\$235,000	11%	5	5	0%
Gettysburg	\$217,000	\$225,400	-4%	23	36	-36%
Littlestown	\$209,500	\$200,000	5%	15	19	-21%
Upper Adams	\$179,900	\$185,000	-3%	10	7	43%
Total Adams County	\$194,000	\$197,000	-2%	86	104	-17%
York County						
Central York	\$162,400	\$188,000	-14%	40	41	-2%
Dallastown	\$224,900	\$185,000	22%	48	51	-6%
Dover	\$169,900	\$145,000	17%	30	30	0%
Eastern York	\$175,000	\$156,700	12%	21	12	75%
Hanover	\$154,900	\$160,000	-3%	16	11	45%
Northeastern	\$166,900	\$151,900	10%	23	20	15%
Northern York	\$243,000	\$172,500	41%	17	16	6%
Red Lion	\$172,500	\$170,000	1%	36	33	9%
South Eastern	\$229,000	\$182,000	26%	16	19	-16%
South Western	\$212,000	\$179,900	18%	48	38	26%
Southern York	\$250,000	\$217,200	15%	19	19	0%
Spring Grove	\$191,700	\$199,500	-4%	26	35	-26%
West Shore	\$209,700	\$189,900	10%	30	37	-19%
West York	\$152,500	\$144,900	5%	20	35	-43%
York City	\$58,900	\$64,900	-9%	46	33	39%
York Suburban	\$174,000	\$162,000	7%	22	31	-29%
Total York County	\$175,000	\$170,200	3%	458	461	-1%

Statistics compiled from Bright MLS.

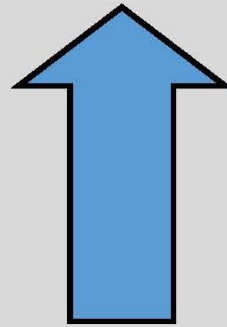
REALTORS® Association of York & Adams Counties

April 2019 Market Update for York County

Median Sold Price Year to Date

\$175,000

April 2018: \$168,000



Sales Price
Change Y/Y

+4%

SOLD

Days on Market

44

% of List Price
Received

97.7

New Listings

829



All Active Listings

1,372

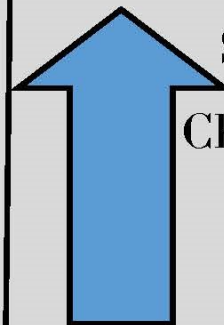
April 2018: 1,485

Number of
Homes Sold Year
to Date

1,737

Sales #
Change Y/Y

+5%



For a report by School District please visit

www.RAYAC.com/statistics/



Statistics Source Bright MLS

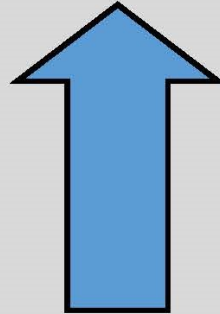
REALTORS® Association of York & Adams Counties

April 2019 Market Update for Adams County

Median Sold Price Year to Date

\$183,500

April 2018: \$183,000



Sales Price
Change Y/Y

+.3%

SOLD

Days on Market

62

% of List Price
Received

95.9

New Listings

170



All Active Listings

406

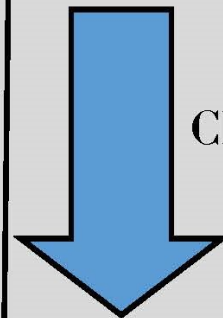
April 2018: 439

Number of
Homes Sold Year
to Date

309

Sales #
Change Y/Y

-5%



For a report by School District please visit

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Statistics Source Bright MLS