



# RAYAC Housing Snapshot

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

## **January-August 2019 Housing Statistics**

The REALTORS® Association of York & Adams Counties (RAYAC) reports that a total of 787 homes were sold in Adams County through the end of August 2019, a 6% decrease from 2018. In York County 4,255 homes were sold during the first eight months of 2019, a 3% increase from last year.

The median sales price in Adams County was \$199,900, a 4% increase from 2018.

The median sales price in York County was \$182,500, a 4% increase from last year.

“The trends that we have been seeing throughout the year continued to remain true in the month of August. Inventory still remains low, and as a result, the York County median home sale price is still above \$180,000 said Heather Kreiger, 2019 RAYAC President. The inventory shortage paired with high buyer demand, has lead to a fast moving market with sellers receiving higher offer prices for their homes.”

RAYAC Statistics by School District						
2019-2018 (January 1-August 31) Comparison						
School District	2019 Median Sale Price	2018 Median Sale Price	% Change	2019 Number Sold	2018 Number Sold	% Change
<b>Adams County</b>						
Bermudian Springs	\$202,000	\$208,250	-3%	81	108	-25%
Conewago Valley	\$169,900	\$170,900	-1%	212	243	-13%
Fairfield	\$234,900	\$195,000	20%	71	63	13%
Gettysburg	\$214,900	\$220,000	-2%	223	235	-5%
Littlestown	\$197,500	\$201,000	-2%	135	116	16%
Upper Adams	\$179,900	\$146,000	23%	65	69	-6%
<b>Total Adams County</b>	<b>\$199,900</b>	<b>\$193,000</b>	<b>4%</b>	<b>787</b>	<b>834</b>	<b>-6%</b>
<b>York County</b>						
Central York	\$179,900	\$190,000	-5%	353	396	-11%
Dallastown	\$195,000	\$193,500	1%	441	452	-2%
Dover	\$174,400	\$159,900	9%	281	278	1%
Eastern York	\$167,400	\$155,000	8%	148	141	5%
Hanover	\$149,400	\$149,900	0%	142	128	11%
Northeastern	\$183,700	\$176,000	4%	245	240	2%
Northern York	\$254,900	\$230,000	11%	169	177	-5%
Red Lion	\$190,000	\$183,900	3%	331	309	7%
South Eastern	\$239,200	\$200,000	20%	176	141	25%
South Western	\$208,000	\$192,300	8%	343	321	7%
Southern York	\$240,000	\$228,700	5%	231	191	21%
Spring Grove	\$190,800	\$179,900	6%	284	260	9%
West Shore	\$215,000	\$195,000	10%	280	305	-8%
West York	\$154,900	\$144,900	7%	252	273	-8%
York City	\$64,900	\$63,900	2%	310	274	13%
York Suburban	\$180,000	\$171,250	5%	269	256	5%
<b>Total York County</b>	<b>\$182,500</b>	<b>\$175,000</b>	<b>4%</b>	<b>4255</b>	<b>4142</b>	<b>3%</b>

Statistics compiled from Bright MLS.

## ***August 2019 Housing Statistics***

The REALTORS® Association of York & Adams Counties (RAYAC) reports that a total of 127 homes were sold in Adams County in August 2019, a 2% decrease. In York County 610 homes were sold in August 2019, a 3% increase from 2018.

The median sales price in Adams County was \$214,900, a 9% increase since last year. The median sales price in York County was \$184,700, a 3% decrease from last year.

<b>RAYAC MLS Statistics by School District</b>						
<b>2019-2018 (August) Comparison</b>						
<b>School District</b>	<b>2019 Median Sale Price</b>	<b>2018 Median Sale Price</b>	<b>% Change</b>	<b>2019 Number Sold</b>	<b>2018 Number Sold</b>	<b>% Change</b>
<b>Adams County</b>						
Bermudian Springs	\$221,200	\$204,400	8%	15	16	-6%
Conewago Valley	\$195,200	\$167,400	17%	30	33	-9%
Fairfield	\$229,900	\$210,900	9%	15	15	0%
Gettysburg	\$229,900	\$209,000	10%	31	39	-21%
Littlestown	\$202,000	\$189,000	7%	28	19	47%
Upper Adams	\$160,000	\$181,000	-12%	8	7	14%
<b>Total Adams County</b>	<b>\$214,900</b>	<b>\$198,000</b>	<b>9%</b>	<b>127</b>	<b>129</b>	<b>-2%</b>
<b>York County</b>						
Central York	\$177,400	\$227,500	-22%	58	66	-12%
Dallastown	\$206,400	\$213,500	-3%	58	71	-18%
Dover	\$179,900	\$174,900	3%	35	35	0%
Eastern York	\$174,500	\$162,000	8%	22	21	5%
Hanover	\$152,400	\$139,000	10%	30	20	50%
Northeastern	\$191,700	\$187,500	2%	46	34	35%
Northern York	\$245,000	\$277,800	-12%	18	27	-33%
Red Lion	\$217,000	\$190,000	14%	45	52	-13%
South Eastern	\$244,300	\$220,400	11%	26	15	73%
South Western	\$200,500	\$183,500	9%	45	36	25%
Southern York	\$240,000	\$247,500	-3%	41	30	37%
Spring Grove	\$190,500	\$185,000	3%	30	43	-30%
West Shore	\$203,700	\$195,900	4%	40	47	-15%
West York	\$160,000	\$158,400	1%	39	32	22%
York City	\$64,950	\$62,900	3%	52	27	93%
York Suburban	\$179,500	\$174,900	3%	25	37	-32%
<b>Total York County</b>	<b>\$184,700</b>	<b>\$189,900</b>	<b>-3%</b>	<b>610</b>	<b>593</b>	<b>3%</b>

Statistics compiled from Bright MLS.

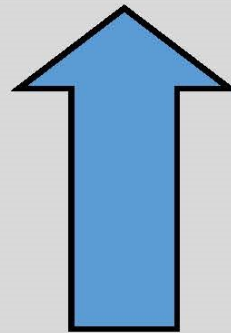
# REALTORS® Association of York & Adams Counties

## August 2019 Market Update for York County

Median Sold Price Year to Date

**\$182,500**

August 2018: \$175,000



Sales Price  
Change Y/Y

**+4%**

**SOLD**

Days on Market

**18**

% of List Price

Received

**99.0**

New Listings

**693**



All Active Listings

**1,429**

August 2018: 1,602

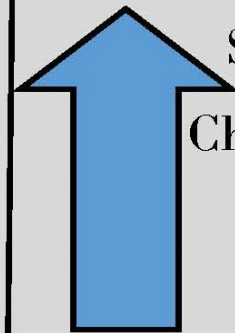
Number of  
Homes Sold Year  
to Date

**4,255**

Sales #

Change Y/Y

**+3%**



For a report by School District please visit

[www.RAYAC.com/statistics/](http://www.RAYAC.com/statistics/)



Statistics Source Bright MLS

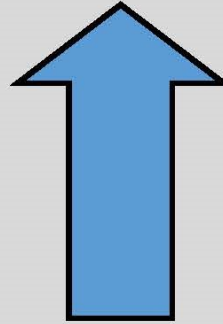
# REALTORS® Association of York & Adams Counties

## August 2019 Market Update for Adams County

Median Sold Price Year to Date

**\$199,900**

August 2019: \$193,000



Sales Price  
Change Y/Y

**+4%**

**SOLD**

Days on Market

**30**

% of List Price  
Received

**97.6**

New Listings

**146**



All Active Listings

**436**

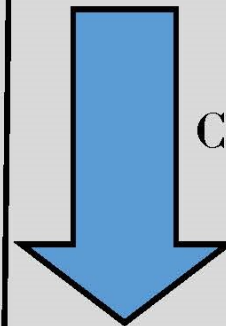
August 2018: 420

Number of  
Homes Sold Year  
to Date

**787**

Sales #  
Change Y/Y

**-6%**



For a report by School District please visit

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Statistics Source Bright MLS