



RAYAC Housing Snapshot

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

January-September 2019 Housing Statistics

The REALTORS® Association of York & Adams Counties (RAYAC) reports that a total of 899 homes were sold in Adams County through the end of September 2019, a 6% decrease from 2018. In York County 4,866 homes were sold during the first nine months of 2019, a 5% increase from last year.

The median sales price in Adams County was \$199,900, a 3% increase from 2018.

The median sales price in York County was \$184,900, a 5% increase from last year.

“The median home sale price for York County has once again increased to a new high during the month of September. If we keep at this pace, 2019 will prove to be one of the strongest years in local real estate history.” said Heather Kreiger, 2019 RAYAC President.

RAYAC Statistics by School District
2019-2018 (January 1-September 30) Comparison

School District	2019 Median Sale Price	2018 Median Sale Price	% Change	2019 Number Sold	2018 Number Sold	% Change
Adams County						
Bermudian Springs	\$204,900	\$208,700	-2%	93	123	-24%
Conewago Valley	\$169,900	\$170,600	0%	251	280	-10%
Fairfield	\$229,900	\$203,500	13%	82	79	4%
Gettysburg	\$217,000	\$218,900	-1%	245	263	-7%
Littlestown	\$199,900	\$200,000	0%	158	131	21%
Upper Adams	\$179,900	\$149,900	20%	70	83	-16%
Total Adams County	\$199,900	\$194,500	3%	899	959	-6%
York County						
Central	\$182,000	\$189,900	-4%	411	450	-9%
Dallastown	\$199,900	\$189,900	5%	503	497	1%
Dover	\$174,900	\$160,000	9%	320	319	0%
Eastern York	\$169,900	\$155,000	10%	166	152	9%
Hanover	\$150,000	\$150,000	0%	159	149	7%
Northeastern	\$183,700	\$178,400	3%	285	270	6%
Northern York	\$254,900	\$234,000	9%	208	205	1%
Red Lion	\$190,000	\$180,000	6%	386	346	12%
South Eastern	\$239,700	\$207,000	16%	200	163	23%
South Western	\$208,300	\$192,300	8%	392	360	9%
Southern York	\$239,900	\$235,000	2%	259	211	23%
Spring Grove	\$190,000	\$180,000	6%	311	297	5%
West Shore	\$214,900	\$195,000	10%	326	332	-2%
West York	\$154,000	\$144,900	6%	283	309	-8%
York City	\$65,000	\$64,900	0%	343	294	17%
York Suburban	\$184,900	\$172,500	7%	314	294	7%
Total York County	\$184,900	\$176,000	5%	4866	4648	5%

Statistics compiled from Bright MLS.

September 2019 Housing Statistics

The REALTORS® Association of York & Adams Counties (RAYAC) reports that a total of 107 homes were sold in Adams County in September 2019, a 5% decrease. In York County 587 homes were sold in September 2019, a 23% increase from 2018.

The median sales price in Adams County was \$219,500, a 10% increase since last year. The median sale price in York County was \$195,000, a 8% increase from last year.

RAYAC MLS Statistics by School District						
2019-2018 (September) Comparison						
School District	2019 Median Sale Price	2018 Median Sale Price	% Change	2019 Number Sold	2018 Number Sold	% Change
Adams County						
Bermudian Springs	\$224,000	\$239,500	-6%	12	13	-8%
Conewago Valley	\$174,900	\$165,000	6%	37	29	28%
Fairfield	\$219,900	\$205,000	7%	11	15	-27%
Gettysburg	\$223,500	\$215,000	4%	22	28	-21%
Littlestown	\$255,000	\$179,900	42%	21	15	40%
Upper Adams	\$161,400	\$188,000	-14%	4	13	-69%
Total Adams County	\$219,500	\$199,900	10%	107	113	-5%
York County						
Central	\$214,900	\$172,900	24%	58	53	9%
Dallastown	\$214,900	\$184,000	17%	60	44	36%
Dover	\$185,000	\$169,900	9%	37	40	-8%
Eastern York	\$200,400	\$132,000	52%	18	11	64%
Hanover	\$199,900	\$145,000	38%	17	20	-15%
Northeastern York	\$177,000	\$184,900	-4%	36	29	24%
Northern York	\$259,900	\$226,000	15%	36	24	50%
Red Lion	\$186,000	\$171,400	9%	55	30	83%
South Eastern	\$242,500	\$240,000	1%	24	23	4%
South Western	\$239,000	\$204,900	17%	49	37	32%
Southern York	\$219,900	\$288,500	-24%	26	20	30%
Spring Grove	\$179,900	\$189,700	-5%	25	36	-31%
West Shore	\$214,900	\$205,000	5%	43	27	59%
West York	\$152,000	\$142,900	6%	31	33	-6%
York City	\$70,500	\$68,200	3%	30	18	67%
York Suburban	\$211,200	\$175,000	21%	42	31	35%
Total York County	\$195,000	\$180,375	8%	587	476	23%

Statistics compiled from Bright MLS.

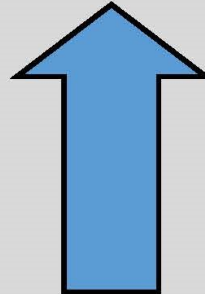
REALTORS® Association of York & Adams Counties

September 2019 Market Update for York County

Median Sold Price Year to Date

\$184,900

September 2018: \$176,000



Sales Price
Change Y/Y

+5%

SOLD

Days on Market

21

% of List Price
Received

98.7

New Listings

630



All Active Listings

1,446

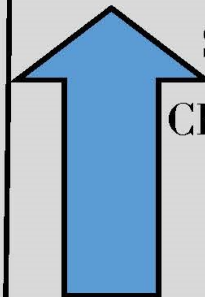
September 2018: 1,617

Number of
Homes Sold Year
to Date

4,866

Sales #
Change Y/Y

+5%



For a report by School District please visit

www.RAYAC.com/statistics/



Statistics Source Bright MLS

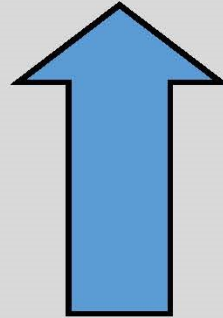
REALTORS® Association of York & Adams Counties

September 2019 Market Update for Adams County

Median Sold Price Year to Date

\$199,900

September 2018: \$194,500



Sales Price
Change Y/Y

+3%

SOLD

Days on Market

36

% of List Price
Received

97.8

New Listings

113



All Active Listings

405

September 2018: 419

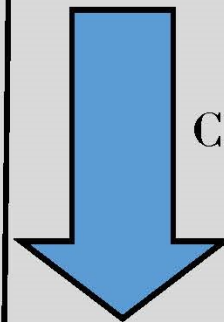
Number of
Homes Sold Year
to Date

899

Sales #

Change Y/Y

-6%



For a report by School District please visit

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Statistics Source Bright MLS