



RAYAC Housing Snapshot

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

January-October 2019 Housing Statistics

The REALTORS® Association of York & Adams Counties (RAYAC) reports that a total of 1,005 homes were sold in Adams County through the end of October 2019, a 5% decrease from 2018. In York County 5,420 homes were sold during the first ten months of 2019, a 5% increase from last year.

The median sales price in Adams County was \$200,000, a 3% increase from 2018.

The median sales price in York County was \$184,900, a 6% increase from last year.

“The favorable interest rates and low inventory continues to drive the home buying market. The median days on market was 21 compared to 28 for the same time period last year.” said Heather Kreiger, 2019 RAYAC President.

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

School District	2019 Median Sale Price	2018 Median Sale Price	% Change	2019 Number Sold	2018 Number Sold	% Change
Adams County						
Bermudian Springs	\$209,000	\$208,000	0%	113	133	-15%
Conewago Valley	\$170,500	\$171,900	-1%	277	309	-10%
Fairfield	\$227,900	\$205,000	11%	95	93	2%
Gettysburg	\$219,300	\$218,000	1%	270	283	-5%
Littlestown	\$199,200	\$205,000	-3%	170	153	11%
Upper Adams	\$177,950	\$149,900	19%	80	90	-11%
Total Adams County	\$200,000	\$195,000	3%	1005	1061	-5%
York County						
Central	\$182,000	\$187,000	-3%	459	505	-9%
Dallastown	\$197,950	\$190,000	4%	544	558	-3%
Dover	\$175,000	\$162,000	8%	358	358	0%
Eastern York	\$167,000	\$155,000	8%	189	178	6%
Hanover Public	\$150,000	\$152,200	-1%	178	166	7%
Northeastern	\$186,400	\$176,900	5%	313	306	2%
Northern York	\$254,900	\$237,700	7%	229	220	4%
Red Lion	\$193,000	\$180,000	7%	429	386	11%
South Eastern	\$244,900	\$205,700	19%	225	178	26%
South Western	\$200,200	\$192,000	4%	438	403	9%
Southern York	\$235,000	\$235,000	0%	286	224	28%
Spring Grove	\$190,000	\$180,000	6%	344	337	2%
West Shore	\$212,700	\$195,000	9%	366	370	-1%
West York	\$154,000	\$143,000	8%	319	340	-6%
York City	\$65,000	\$63,900	2%	382	329	16%
York Suburban	\$185,000	\$172,500	7%	362	325	11%
Total York County	\$184,900	\$175,000	6%	5420	5183	5%

Statistics compiled from Bright MLS.

October 2019 Housing Statistics

The REALTORS® Association of York & Adams Counties (RAYAC) reports that a total of 106 homes were sold in Adams County in October 2019, a 23% increase. In York County 545 homes were sold in October 2019, a 7% increase from 2018.

The median sales price in Adams County was \$209,900, a 3% decrease since last year. The median sale price in York County was \$189,000, a 11% increase from last year.

RAYAC MLS Statistics by School District						
2019-2018 (October) Comparison						
School District	2019 Median Sale Price	2018 Median Sale Price	% Change	2019 Number Sold	2018 Number Sold	% Change
Adams County						
Bermudian Springs	\$243,200	\$180,000	35%	20	10	100%
Conewago Valley	\$180,000	\$217,000	-17%	26	19	37%
Fairfield	\$215,000	\$230,700	-7%	13	12	8%
Gettysburg	\$249,000	\$217,600	14%	25	18	39%
Littlestown	\$180,000	\$230,000	-22%	12	20	-40%
Upper Adams	\$137,500	\$153,000	-10%	10	7	43%
Total Adams County	\$209,900	\$216,000	-3%	106	86	23%
York County						
Central York	\$183,400	\$163,000	13%	47	51	-8%
Dallastown	\$187,900	\$195,000	-4%	41	59	-31%
Dover	\$181,900	\$167,400	9%	37	38	-3%
Eastern York	\$148,500	\$159,900	-7%	23	23	0%
Hanover Public	\$184,400	\$164,000	12%	19	15	27%
Northeastern	\$199,900	\$184,900	8%	27	35	-23%
Northern York	\$247,000	\$244,000	1%	21	13	62%
Red Lion	\$205,000	\$179,900	14%	41	39	5%
South Eastern	\$295,000	\$190,500	55%	24	14	71%
South Western	\$189,900	\$187,400	1%	45	42	7%
Southern York	\$232,500	\$210,500	10%	26	13	100%
Spring Grove	\$191,450	\$169,900	13%	33	38	-13%
West Shore	\$190,000	\$185,000	3%	39	37	5%
West York	\$152,700	\$132,900	15%	36	30	20%
York City	\$65,000	\$58,500	11%	39	34	15%
York Suburban	\$212,000	\$168,900	26%	47	30	57%
Total York County	\$189,000	\$170,000	11%	545	511	7%

Statistics compiled from Bright MLS.

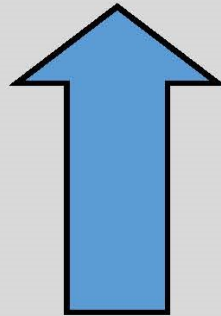
REALTORS® Association of York & Adams Counties

October 2019 Market Update for York County

Median Sold Price Year to Date

\$184,900

October 2018: \$175,000



Sales Price
Change Y/Y

+6%

SOLD

Days on Market

21

% of List Price

Received

98.7

New Listings

632



All Active Listings

1,353

October 2018: 1,670

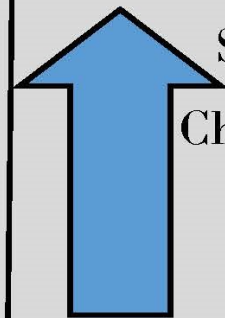
Number of
Homes Sold Year
to Date

5,420

Sales #

Change Y/Y

+5%



For a report by School District please visit

www.RAYAC.com/statistics/



Statistics Source Bright MLS

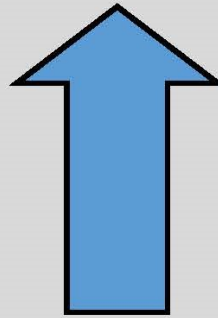
REALTORS® Association of York & Adams Counties

October 2019 Market Update for Adams County

Median Sold Price Year to Date

\$200,000

October 2018: \$195,000



Sales Price
Change Y/Y

+3%

SOLD

Days on Market

44

% of List Price

Received

96.2

New Listings

134



All Active Listings

368

October 2018: 398

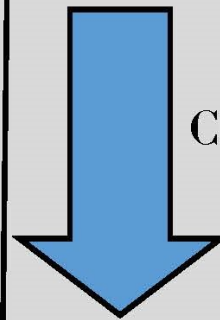
Number of
Homes Sold Year
to Date

1,005

Sales #

Change Y/Y

-5%



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Statistics Source Bright MLS