



RAYAC Housing Snapshot

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

January-November 2019 Housing Statistics

The REALTORS® Association of York & Adams Counties (RAYAC) reports that a total of 1,109 homes were sold in Adams County through the end of November 2019, a 5% decrease from 2018. In York County 5,897 homes were sold during the first eleven months of 2019, a 4% 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 \$185,000, a 6% increase from last year.

“Going into the Holiday season we are continuing to see record home sale prices in York County. The real estate market continues to be fueled by low interest rates, high buyer demand and low inventory,” said Heather Kreiger 2019 RAYAC President. “Sellers should not be discouraged to place their home on the market during this season because consumers looking for homes this time of year are typically serious buyers.”

RAYAC Statistics by School District						
2019-2018 (January 1-November 30) 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	\$208,700	0%	123	148	-17%
Conewago Valley	\$172,000	\$171,700	0%	302	338	-11%
Fairfield	\$229,400	\$205,000	12%	104	100	4%
Gettysburg	\$219,300	\$217,500	1%	294	311	-5%
Littlestown	\$201,000	\$208,000	-3%	193	173	12%
Upper Adams	\$179,900	\$150,000	20%	93	95	-2%
Total Adams County	\$200,000	\$195,000	3%	1109	1165	-5%
York County						
Central	\$184,950	\$186,500	-1%	501	536	-7%
Dallastown	\$199,900	\$189,900	5%	589	611	-4%
Dover	\$175,000	\$162,800	7%	384	388	-1%
Eastern York	\$167,000	\$159,900	4%	201	191	5%
Hanover	\$150,000	\$150,000	0%	197	185	6%
Northeastern	\$185,000	\$170,000	9%	344	343	0%
Northern York	\$255,000	\$234,000	9%	252	243	4%
Red Lion	\$193,000	\$180,000	7%	457	417	10%
South Eastern	\$239,900	\$205,700	17%	252	196	29%
South Western	\$200,000	\$192,000	4%	478	438	9%
Southern York	\$235,000	\$232,500	1%	307	246	25%
Spring Grove	\$190,000	\$179,000	6%	375	371	1%
West Shore	\$215,000	\$195,000	10%	402	406	-1%
West York	\$152,800	\$144,900	5%	344	368	-7%
York City	\$64,850	\$64,400	1%	424	360	18%
York Suburban	\$185,000	\$172,500	7%	390	359	9%
Total York County	\$185,000	\$175,000	6%	5897	5658	4%

Statistics compiled from Bright MLS.

November 2019 Housing Statistics

The REALTORS® Association of York & Adams Counties (RAYAC) reports that a total of 103 homes were sold in Adams County in November 2019, a 12% increase. In York County 461 homes were sold in November 2019, a 3% increase from 2018.

The median sales price in Adams County was \$219,900, a 4% increase since last year. The median sales price in York County was \$189,500, a 10% increase from last year.

RAYAC MLS Statistics by School District						
2019-2018 (November) Comparison						
School District	2019 Median Sale Price	2018 Median Sale Price	% Change	2019 Number Sold	2018 Number Sold	% Change
Adams County						
Bermudian Springs	\$259,900	\$218,700	19%	10	14	-29%
Conewago Valley	\$189,500	\$155,000	22%	24	23	4%
Fairfield	\$260,000	\$237,500	9%	9	5	80%
Gettysburg	\$191,800	\$204,500	-6%	24	27	-11%
Littlestown	\$222,000	\$247,400	-10%	23	18	28%
Upper Adams	\$202,400	\$205,000	-1%	13	5	160%
Total Adams County	\$219,900	\$211,400	4%	103	92	12%
York County						
Central	\$209,900	\$165,400	27%	41	30	37%
Dallastown	\$202,400	\$181,700	11%	44	53	-17%
Dover	\$179,900	\$179,900	0%	24	25	-4%
Eastern York	\$165,000	\$192,000	-14%	10	12	-17%
Hanover	\$148,000	\$143,000	3%	19	18	6%
Northeastern	\$191,500	\$138,900	38%	28	36	-22%
Northern York	\$287,000	\$205,000	40%	21	23	-9%
Red Lion	\$192,500	\$206,000	-7%	29	29	0%
South Eastern	\$235,000	\$205,000	15%	26	18	44%
South Western	\$194,900	\$185,000	5%	40	33	21%
Southern York	\$225,000	\$226,400	-1%	22	22	0%
Spring Grove	\$189,500	\$162,000	17%	30	33	-9%
West Shore	\$246,400	\$189,000	30%	35	31	13%
West York	\$144,900	\$159,900	-9%	25	27	-7%
York City	\$53,250	\$63,700	-16%	39	30	30%
York Suburban	\$177,900	\$164,000	8%	28	26	8%
Total York County	\$189,500	\$172,300	10%	461	446	3%

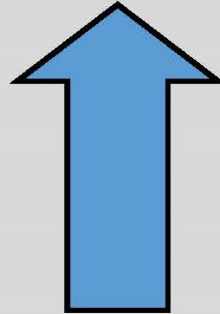
REALTORS® Association of York & Adams Counties

November 2019 Market Update for York County

Median Sold Price Year to Date

\$185,000

November 2018: \$175,000



Sales Price
Change Y/Y

+6%

SOLD

Days on Market

22

% of List Price
Received

98.3

New Listings

476



All Active Listings

1,256

November 2018: 1,608

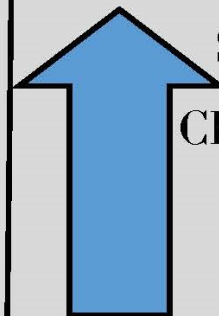
Number of
Homes Sold Year
to Date

5,897

Sales #

Change Y/Y

+4%



For a report by School District please visit

www.RAYAC.com/statistics/



Statistics Source Bright MLS

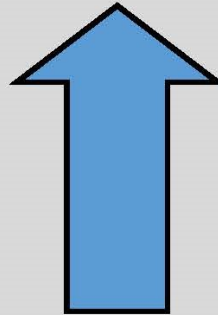
REALTORS® Association of York & Adams Counties

November 2019 Market Update for Adams County

Median Sold Price Year to Date

\$200,000

November 2018: \$195,000



Sales Price
Change Y/Y

+3%

SOLD

Days on Market

41

% of List Price
Received

96.6

New Listings

98



All Active Listings

348

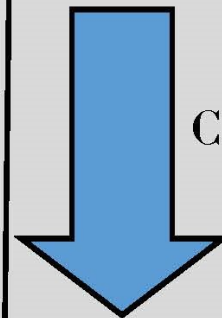
November 2018: 367

Number of
Homes Sold Year
to Date

1,109

Sales #
Change Y/Y

-5%



For a report by School District please visit

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Statistics Source Bright MLS