



RAYAC Housing Snapshot

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

January-December 2019 Housing Statistics

The REALTORS® Association of York & Adams Counties (RAYAC) reports that a total of 1,227 homes were sold in Adams County through the end of December 2019, a 3% decrease from 2018. In York County 6,441 homes were sold during the first twelve months of 2019, a 6% 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.

“2019 was a historic year for York County Real Estate. We posted the highest number of homes ever sold in one year in York County, and the highest median home sale price,” said Sue Pindle 2020 RAYAC President. “The median home sale price in York County increased 23% over the past 5 years. 2019 also marked the fastest moving real estate market in the history of York County, with the average days on market of 23 days.”

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

School District	2019 Median Sale Price	2018 Median Sale Price	% Change	2019 Number Sold	2018 Number Sold	% Change
Adams County						
Bermudian Springs	\$209,700	\$211,000	-1%	140	161	-13%
Conewago Valley	\$173,000	\$170,900	1%	339	352	-4%
Fairfield	\$228,500	\$204,500	12%	114	112	2%
Gettysburg	\$219,300	\$215,000	2%	320	348	-8%
Littlestown	\$202,000	\$205,000	-1%	214	183	17%
Upper Adams	\$179,900	\$151,000	19%	100	105	-5%
Total Adams County	\$200,000	\$195,000	3%	1227	1261	-3%
York County						
Central York	\$187,500	\$185,200	1%	551	564	-2%
Dallastown	\$199,900	\$190,000	5%	643	648	-1%
Dover	\$175,000	\$162,800	7%	418	420	0%
Eastern York	\$166,000	\$159,900	4%	218	209	4%
Hanover	\$153,000	\$150,000	2%	220	204	8%
Northeastern	\$188,900	\$174,900	8%	382	371	3%
Northern York	\$254,700	\$235,700	8%	278	257	8%
Red Lion	\$190,500	\$180,000	6%	504	451	12%
South Eastern	\$239,900	\$205,400	17%	277	214	29%
South Western	\$199,900	\$192,000	4%	509	475	7%
Southern York	\$239,400	\$235,000	2%	330	260	27%
Spring Grove	\$190,000	\$179,900	6%	410	393	4%
West Shore	\$216,000	\$195,000	11%	431	435	-1%
West York	\$154,900	\$144,900	7%	377	394	-4%
York City	\$65,000	\$64,900	0%	455	392	16%
York Suburban	\$185,000	\$173,200	7%	438	397	10%
Total York County	\$185,000	\$175,000	6%	6,441	6,085	6%

Statistics compiled from Bright MLS.

December 2019 Housing Statistics

The REALTORS® Association of York & Adams Counties (RAYAC) reports that a total of 117 homes were sold in Adams County in December 2019, a 27% increase. In York County 524 homes were sold in December 2019, a 32% increase from 2018.

The median sales price in Adams County was \$205,500, a 13% increase since last year. The median sales price in York County was \$186,900, a 4% increase from last year.

RAYAC MLS Statistics by School District						
2019-2018 (December) Comparison						
School District	2019 Median Sale Price	2018 Median Sale Price	% Change	2019 Number Sold	2018 Number Sold	% Change
Adams County						
Bermudian Springs	\$236,000	\$223,400	6%	17	12	42%
Conewago Valley	\$184,200	\$150,000	23%	36	13	177%
Fairfield	\$214,000	\$195,200	10%	10	12	-17%
Gettysburg	\$247,000	\$185,200	33%	26	36	-28%
Littlestown	\$208,000	\$180,000	16%	21	9	133%
Upper Adams	\$126,000	\$185,500	-32%	7	10	-30%
Total Adams County	\$205,500	\$181,200	13%	117	92	27%
York County						
Central York	\$213,400	\$172,400	24%	50	28	79%
Dallastown	\$192,400	\$191,000	1%	52	33	58%
Dover	\$175,000	\$164,000	7%	30	29	3%
Eastern York	\$149,000	\$161,700	-8%	17	18	-6%
Hanover	\$169,000	\$149,900	13%	23	19	21%
Northeastern	\$202,400	\$187,700	8%	38	26	46%
Northern York	\$243,900	\$244,900	0%	24	14	71%
Red Lion	\$185,000	\$180,000	3%	45	33	36%
South Eastern	\$193,000	\$205,400	-6%	25	18	39%
South Western	\$196,800	\$185,000	6%	30	35	-14%
Southern York	\$274,900	\$258,000	7%	23	13	77%
Spring Grove	\$185,000	\$182,900	1%	33	21	57%
West Shore	\$221,500	\$186,500	19%	28	23	22%
West York	\$166,000	\$154,600	7%	31	25	24%
York City	\$73,000	\$66,500	10%	30	26	15%
York Suburban	\$195,000	\$182,400	7%	45	37	22%
Total York County	\$186,900	\$179,100	4%	524	398	32%

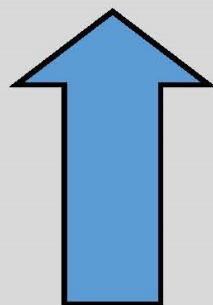
REALTORS® Association of York & Adams Counties

December 2019 Market Update for York County

Median Sold Price Year to Date

\$185,000

December 2018: \$175,000



Sales Price
Change Y/Y

+6%

SOLD

Days on Market

30

% of List Price
Received

98.1

New Listings

366



All Active Listings

1,129

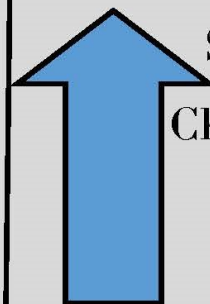
December 2018: 1,416

Number of
Homes Sold Year
to Date

6,441

Sales #
Change Y/Y

+6%



For a report by School District please visit

www.RAYAC.com/statistics/



Statistics Source Bright MLS

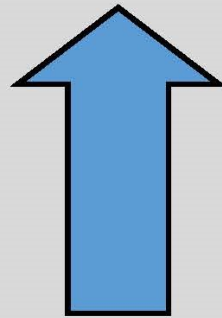
REALTORS® Association of York & Adams Counties

December 2019 Market Update for Adams County

Median Sold Price Year to Date

\$200,000

December 2018: \$195,000



Sales Price
Change Y/Y

+3%

SOLD

Days on Market

40

% of List Price
Received

97.9

New Listings

68



All Active Listings

366

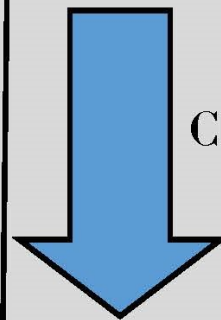
December 2018: 384

Number of
Homes Sold Year
to Date

1,227

Sales #
Change Y/Y

-3%



For a report by School District please visit

www.RAYAC.com/statistics/



Statistics Source Bright MLS