



# RAYAC Housing Snapshot

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

## January 2020 Housing Statistics

The REALTORS® Association of York & Adams Counties (RAYAC) reports that a total of 70 homes were sold in Adams County in January 2020, a 3% decrease from 2019. In York County 335 homes were sold during the first month of 2020, a 2% decrease from last year.

The median sales price in Adams County was \$219,950 a 26% increase from 2019. The median sales price in York County was \$175,000, a 1% increase from last year.

“Kicking off 2020, we are still challenged by low inventory which impacts the number of home sales. The median home sale price trended upward year over year. However, it is important to keep in mind that this is only one month, and the numbers aren’t large enough to be statistically significant,” said Sue Pindle, 2020 RAYAC President.

### RAYAC Statistics by School District 2020-2019 (January) Comparison

School District	2020 Median Sale Price	2019 Median Sale Price	% Change	2020 Number Sold	2019 Number Sold	% Change
<b>Adams County</b>						
Bermudian Springs	\$250,450	\$187,400	34%	10	6	67%
Conewago Valley	\$155,750	\$162,400	-4%	16	18	-11%
Fairfield	\$252,500	\$270,000	-6%	6	3	100%
Gettysburg	\$242,450	\$153,000	58%	20	23	-13%
Littlestown	\$156,000	\$199,200	-22%	9	14	-36%
Upper Adams	\$167,500	\$139,950	20%	9	8	13%
<b>Total Adams County</b>	<b>\$219,950</b>	<b>\$173,900</b>	<b>26%</b>	<b>70</b>	<b>72</b>	<b>-3%</b>
<b>York County</b>						
Central York	\$174,900	\$148,000	18%	33	32	3%
Dallastown	\$189,950	\$185,500	2%	34	44	-23%
Dover	\$199,900	\$175,100	14%	23	29	-21%
Eastern York	\$175,000	\$150,000	17%	13	7	86%
Hanover	\$145,900	\$137,000	6%	17	16	6%
Northeastern York	\$222,000	\$162,500	37%	13	21	-38%
Northern York	\$260,000	\$224,950	16%	13	14	-7%
Red Lion	\$129,750	\$217,950	-40%	20	24	-17%
South Eastern York	\$259,900	\$190,000	37%	10	17	-41%
South Western York	\$184,600	\$200,000	-8%	26	26	0%
Southern York	\$215,000	\$175,000	23%	24	19	26%
Spring Grove	\$186,000	\$184,900	1%	23	18	28%
West Shore	\$244,900	\$259,900	-6%	27	20	35%
West York	\$159,000	\$139,000	14%	11	15	-27%
York City	\$48,000	\$62,000	-23%	31	24	29%
York Suburban	\$161,000	\$163,400	-1%	17	17	0%
<b>Total York County</b>	<b>\$175,000</b>	<b>\$172,900</b>	<b>1%</b>	<b>335</b>	<b>343</b>	<b>-2%</b>

Statistics compiled from Bright MLS.

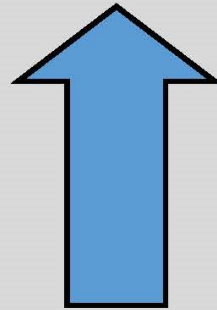
# REALTORS® Association of York & Adams Counties

## January 2020 Market Update for York County

Median Sold Price Year to Date

**\$175,000**

January 2019: \$172,900



Sales Price  
Change Y/Y

**+1%**

**SOLD**

Days on Market

**32**

% of List Price  
Received

**97.1%**

New Listings

**534**



All Active Listings

**1,081**

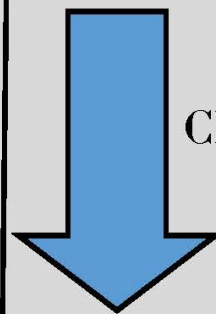
January 2019: 1,325

Number of  
Homes Sold Year  
to Date

**335**

Sales #  
Change Y/Y

**-2%**



For a report by School District please visit

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



Statistics Source Bright MLS

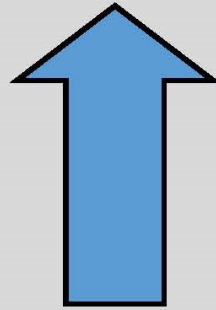
# REALTORS® Association of York & Adams Counties

## January 2020 Market Update for Adams County

Median Sold Price Year to Date

**\$219,950**

January 2019: \$173,900



Sales Price  
Change Y/Y

**+26%**

**SOLD**

Days on Market

**51**

% of List Price  
Received

**97.5**

New Listings

**123**



All Active Listings

**306**

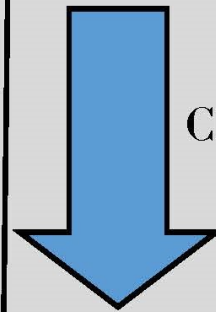
January 2019: 338

Number of  
Homes Sold Year  
to Date

**70**

Sales #  
Change Y/Y

**-3%**



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Statistics Source Bright MLS