

2019

York County

Real Estate Market Report

Prepared by:



901 Smile Way
York, PA 17404
Phone: (717) 843-7891
Fax: (717) 854-0720
www.rayac.com
www.OpenThisWeek.com
Find us on Facebook and Twitter

2019 York County Real Estate Market Report

The Realtors® Association of York & Adams Counties (RAYAC) represents over 1,100 Realtor® members who work for the best interest of consumers - home buyers and sellers - and advocate for private property rights. RAYAC members also include commercial Realtors®, property managers and appraisers.

This annual report provides an overview of York County's real estate market as well as providing housing trends for each of the 16 school districts. The data was derived from the Multiple Listing Service of the Realtors® Association of York & Adams Counties and Bright MLS. The statistics do not represent every real estate transaction in the county. It does not include private real estate transactions or new construction that did not involve a Realtor®.

Housing continues to be a significant economic sector within our community. It is the source of direct employment for a variety of trades and professions such as construction, finance and insurance. Housing sales also create a huge and often unrecognized impact on the larger economy because it unleashes additional spending as buyers transform a house into their home to reflect their tastes and interests.

Thank you for reading this report and please contact RAYAC with any questions you might have.



901 Smile Way
York, PA 17404
Phone: (717) 843-7891
Fax: (717) 854-0720
www.rayac.com

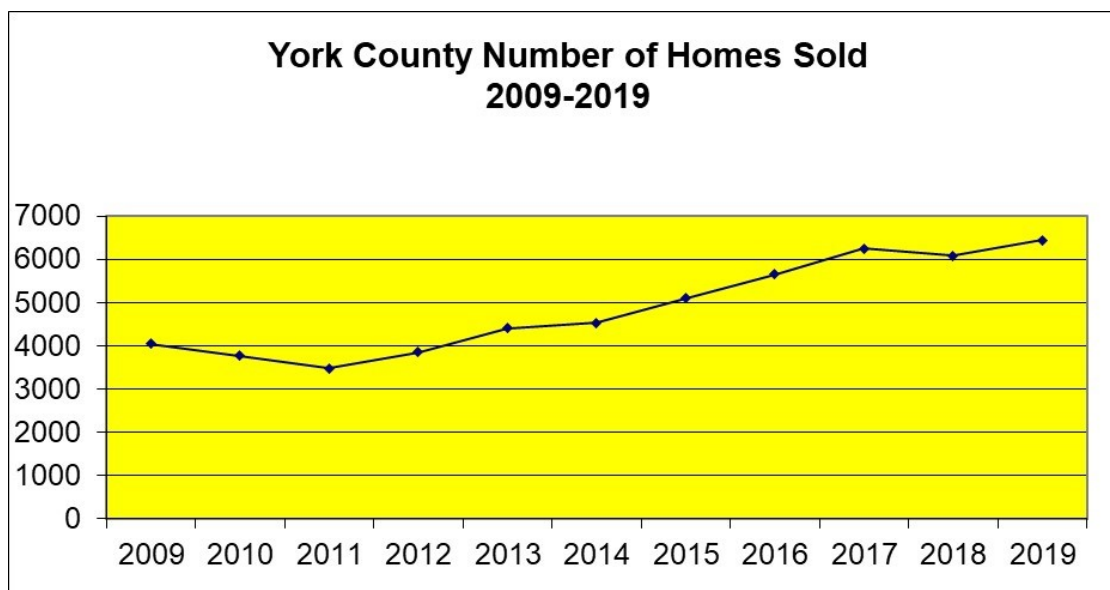
Table of Contents

York County Housing Market	3
York County New Construction Market	8
York County School District Map	9
Central York School District	10
Dallastown Area School District	12
Dover Area School District	14
Eastern York School District	16
Hanover Public School District	18
Northeastern School District	20
Northern York County School District	22
Red Lion Area School District	24
South Eastern School District	26
South Western School District	28
Southern York County School District	30
Spring Grove Area School District	32
West Shore School District	34
West York Area School District	36
York City School District	38
York Suburban School District	40

York County Housing Market: Number of Homes Sold

In 2019 Realtors® sold 6,441 homes in York County. This is the largest number of homes ever sold in York County history and reflects a 6% increase in the number of homes sold compared to 2018. The total dollar volume reached over \$1.3 billion reflecting a 11% increase compared to 2018 sales.

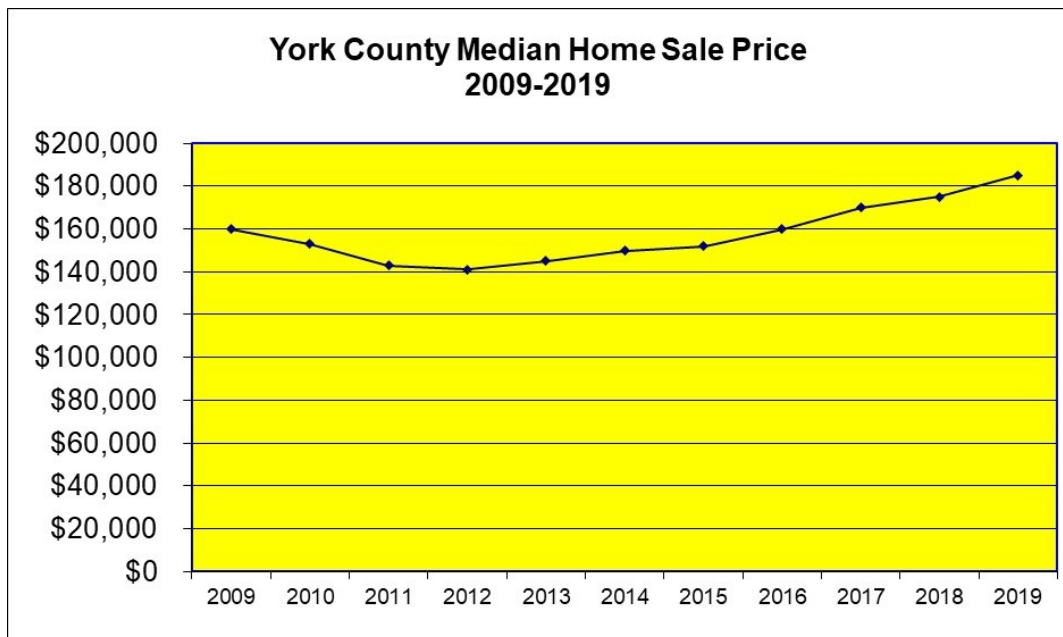
<u>School District</u>	<u>2019 Sold</u>	<u>2018 Sold</u>	<u>2014 Sold</u>	<u>2009 Sold</u>	<u>% Change Over 1 Year</u>	<u>% Change Over 5 Years</u>	<u>% Change Over 10 Years</u>
Central	551	564	470	439	-2%	17%	26%
Dallastown	643	648	499	456	-1%	29%	41%
Dover	418	420	320	242	0%	31%	73%
Eastern	218	209	191	142	4%	14%	54%
Hanover	220	204	166	130	8%	33%	69%
Northeastern	382	371	279	285	3%	37%	34%
Northern	278	257	106	99	8%	162%	181%
Red Lion	504	451	412	352	12%	22%	43%
South Eastern	277	214	194	143	29%	43%	94%
South Western	509	475	323	238	7%	58%	114%
Southern	330	260	216	176	27%	53%	88%
Spring Grove	410	393	284	241	4%	44%	70%
West Shore	431	435	177	144	-1%	144%	199%
West York	377	394	282	273	-4%	34%	38%
York City	455	392	319	384	16%	43%	18%
York Suburban	438	397	293	302	10%	49%	45%
Total York County	6,441	6,085	4531	4046	6%	42%	59%



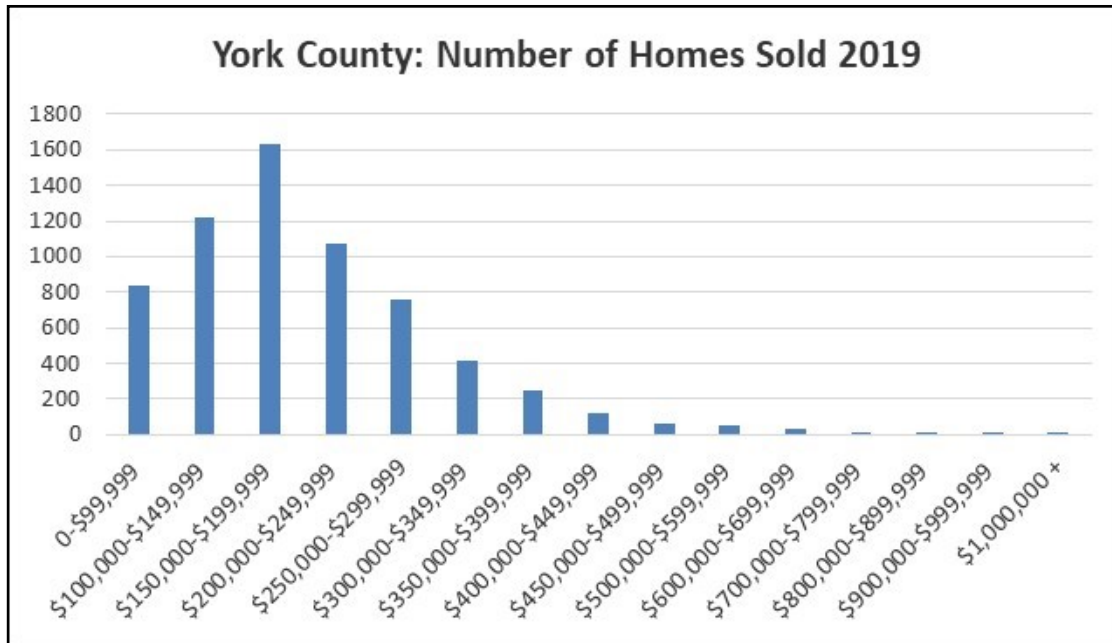
York County Housing Market: Median Home Sale Price

In York County the median home sale price increased by 6% to \$185,000 compared to 2018 sales. This is the highest median home sale price on record in the history of York County. The median sold price in York County increased 23% in five years and increased 16% over the past 10 years.

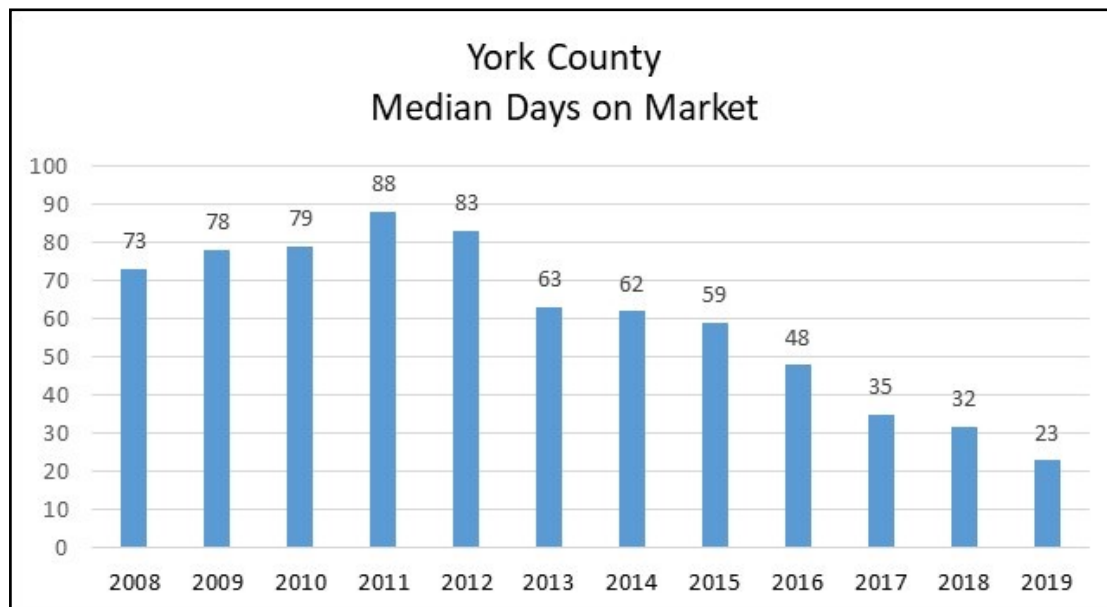
School District	2019 Median Sale Price	2018 Median Sale Price	2014 Median Sale Price	2009 Median Sale Price	% Change Over 1 Year	% Change Over 5 Years	% Change Over 10 Years
Central	\$187,500	\$185,200	\$157,437	\$163,000	1%	19%	15%
Dallastown	\$199,900	\$190,000	\$160,000	\$172,900	5%	25%	16%
Dover	\$175,000	\$162,800	\$144,250	\$147,900	7%	21%	18%
Eastern	\$166,000	\$159,900	\$134,900	\$140,700	4%	23%	18%
Hanover	\$153,000	\$150,000	\$124,900	\$147,000	2%	22%	4%
Northeastern	\$188,900	\$174,900	\$145,000	\$158,000	8%	30%	20%
Northern	\$254,700	\$235,700	\$207,950	\$205,000	8%	22%	24%
Red Lion	\$190,500	\$180,000	\$150,000	\$164,900	6%	27%	16%
South Eastern	\$239,900	\$205,400	\$171,950	\$210,000	17%	40%	14%
South Western	\$199,900	\$192,000	\$164,900	\$180,000	4%	21%	11%
Southern	\$239,400	\$235,000	\$204,500	\$214,500	2%	17%	12%
Spring Grove	\$190,000	\$179,900	\$159,900	\$176,000	6%	19%	8%
West Shore	\$216,000	\$195,000	\$179,000	\$178,500	11%	21%	21%
West York	\$154,900	\$144,900	\$123,000	\$144,400	7%	26%	7%
York City	\$65,000	\$64,900	\$40,000	\$68,700	0%	63%	-5%
York Suburban	\$185,000	\$173,200	\$144,900	\$156,505	7%	28%	18%
Total York County	\$185,000	\$175,000	\$149,900	\$159,900	6%	23%	16%



York County Housing Market by Price Range



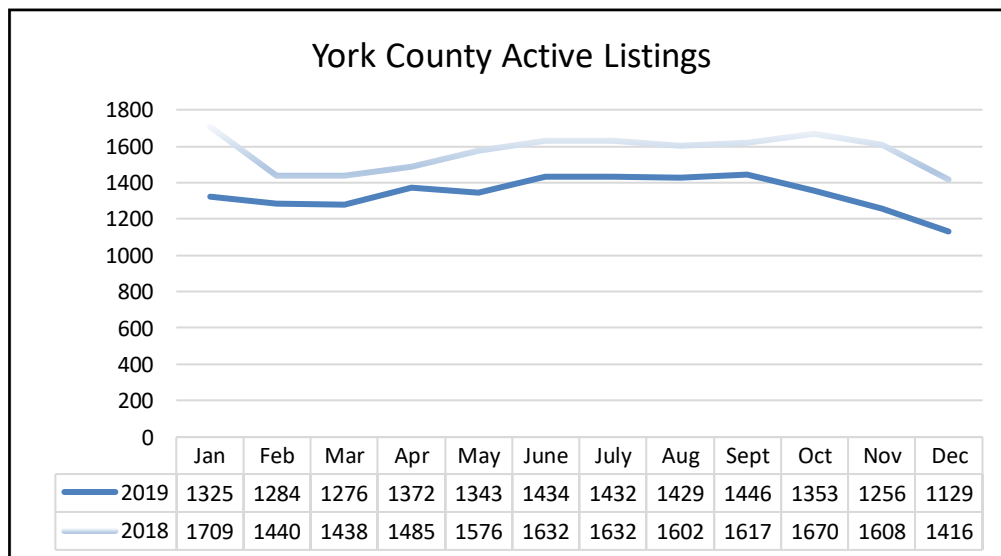
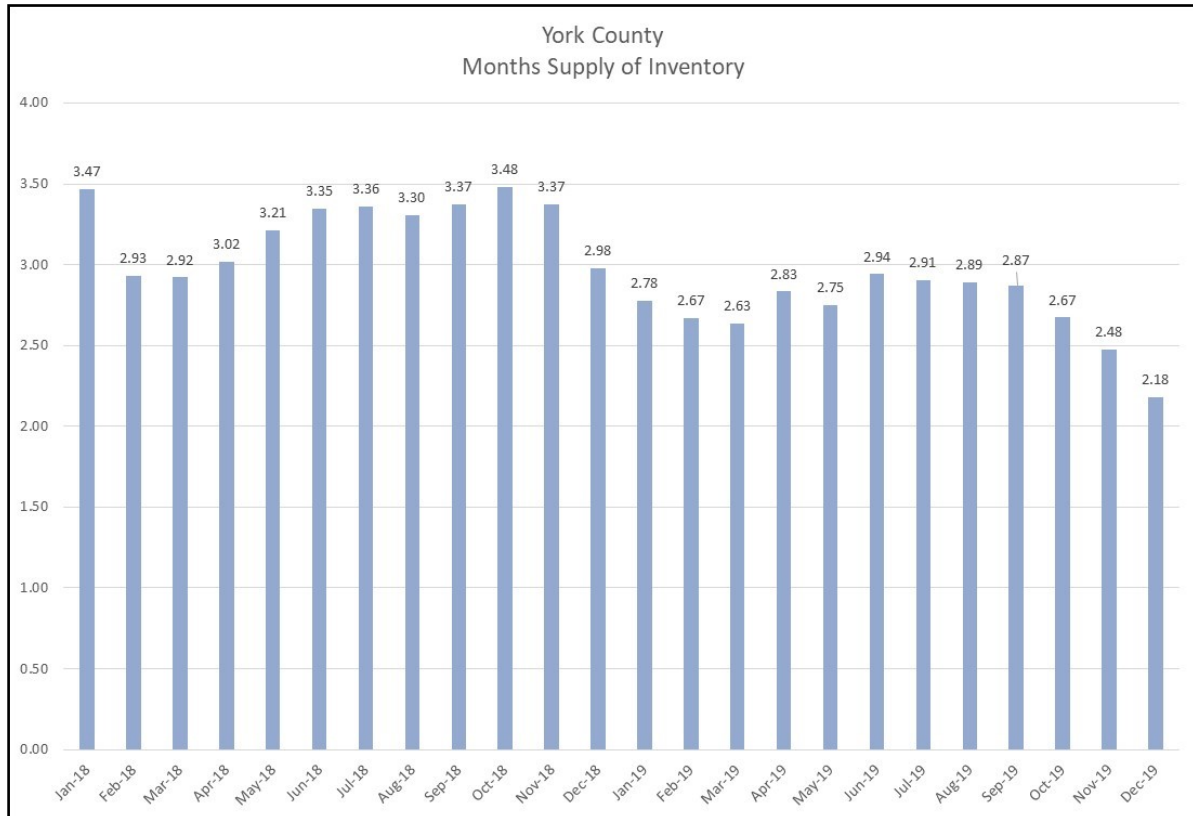
In 2019, 13% of the homes sold in York County were priced under \$100,000, 45% of the homes sold were priced between \$100,00-\$199,999, 29% of the homes sold were priced between \$200,000-\$299,999 and 13% of the homes sold were priced over \$300,000.



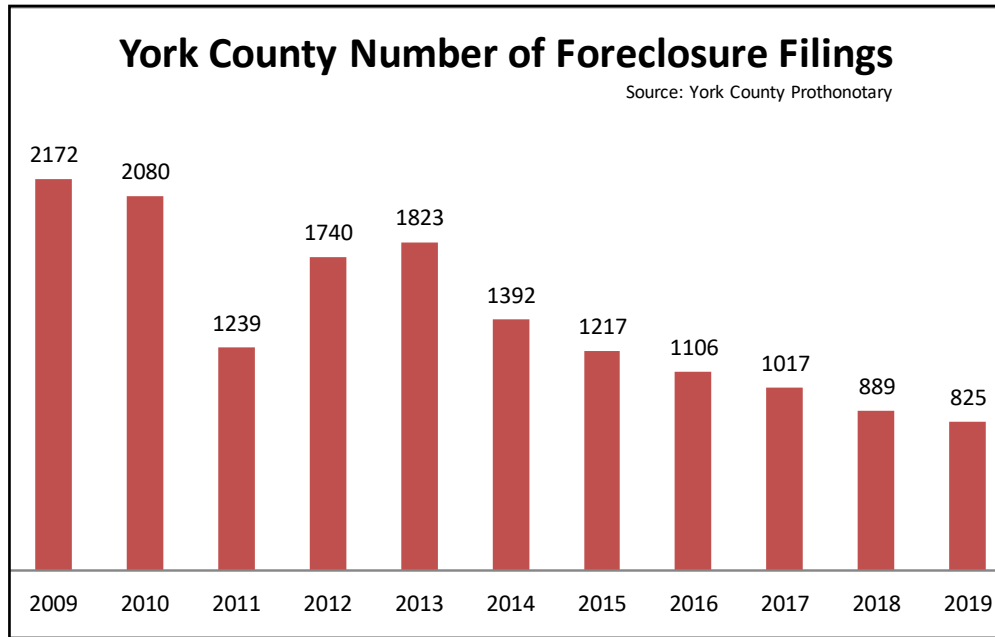
The median days on the market for York County in 2019 was 23 days. This reflects a 28% decrease on median days on market over 2018 sales. A balanced market is considered to be 60 days on market. Anything below that is considered to be a seller's market.

York County: Months Supply of Inventory

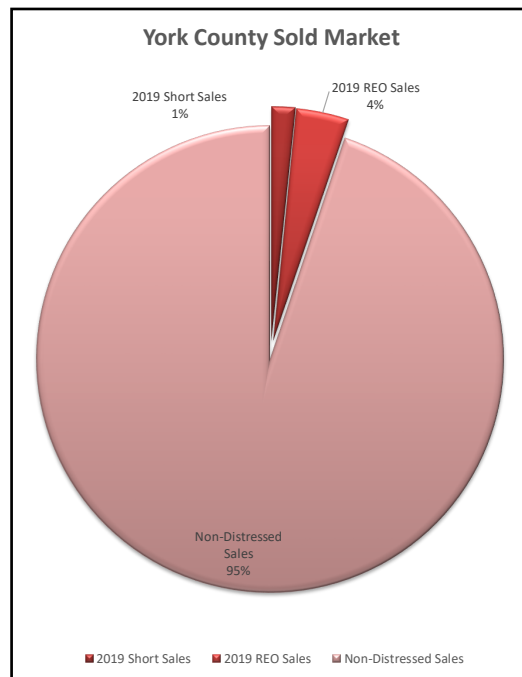
The months supply of inventory indicates how many months it would take for all the current homes for sale on the market to sell, given a monthly sales volume. Six months supply of inventory is considered a balanced market. The greater the number indicates there are more sellers than buyers in the market. The lower the number indicates there are more buyers than sellers.



York County: Foreclosure Filings



Source: Prothonotary of York County



A short sale is when the proceeds from a sale of real estate falls short from paying the balance of the liens on the property, but the lien holder agrees to release the lien and accept less than the amount owed on the debt. A REO Sale is a Real Estate Owned Sale which is a class of property typically owned by a bank or government entity as a result of a foreclosure on a property.

York County: New Construction

The Bright Multi-List System only captures a part of the new home construction market which involved a real estate agent.

New Construction Single Family Detached Homes

Year	Median Sold Price	Median Finished Square Ft	\$/Square Ft
2019	\$ 324,300	2225	\$ 146
2018	\$ 341,900	2163	\$ 158
2017	\$ 314,000	2297	\$ 137
2016	\$ 276,382	2300	\$ 120
2015	\$ 275,736	2328	\$ 118
2014	\$ 264,054	2224	\$ 119

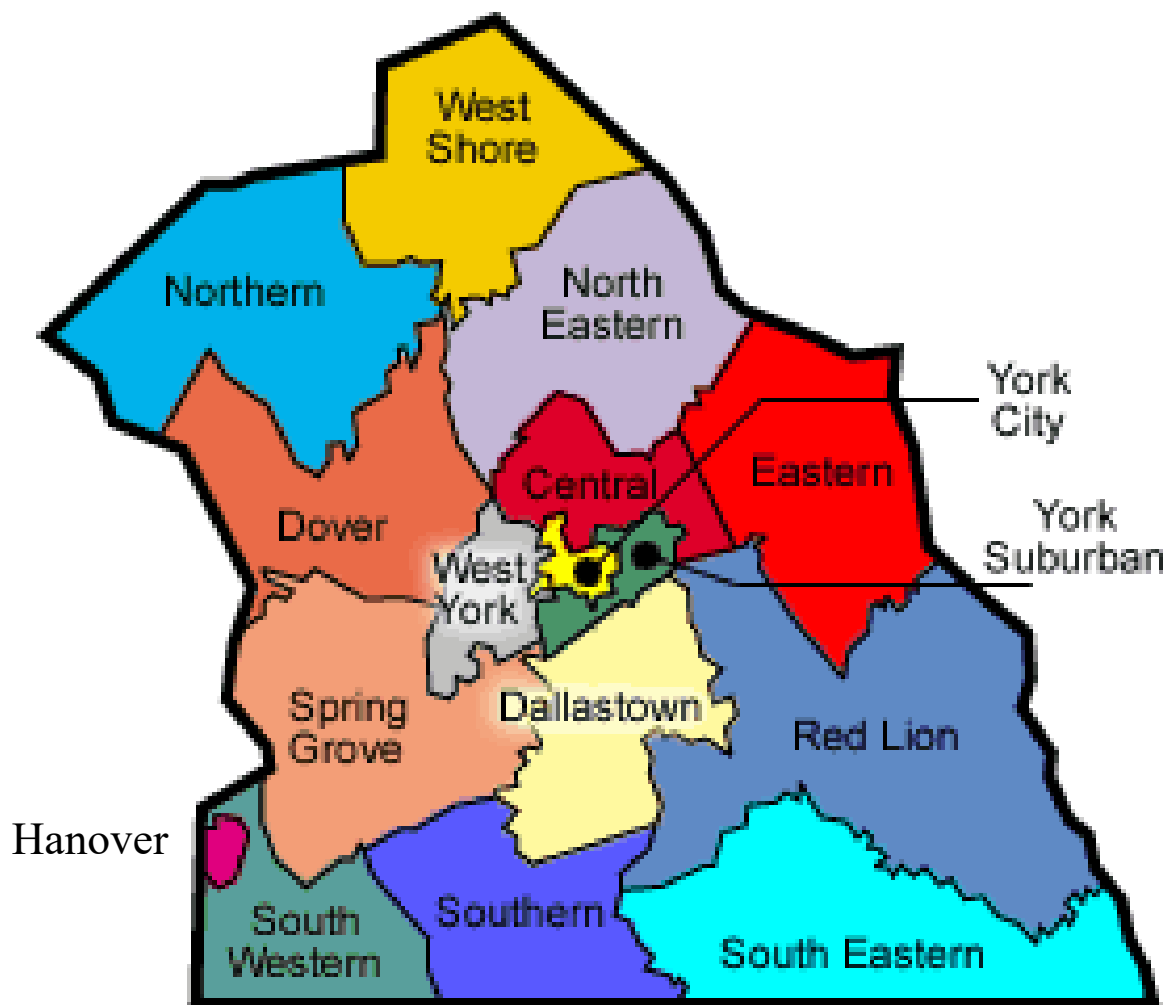
New Construction Townhouse/Condo Homes

Year	Median Sold Price	Median Finished Square Ft	\$/Square Ft
2019	\$ 208,700	1563	\$ 134
2018	\$ 219,000	1516	\$ 144
2017	\$ 241,600	1584	\$ 153
2016	\$ 199,549	1515	\$ 132
2015	\$ 178,859	1450	\$ 123
2014	\$ 172,920	1450	\$ 119

York County Number of New Home Sales By School District

	2019	2018	2017	2016	2015	2014
Central	17	19	15	19	19	22
Dallastown	40	47	61	19	16	13
Dover	50	28	28	34	28	28
Eastern	4	6	4	4	4	2
Hanover	17	2	2	0	1	3
Northeastern	52	43	71	60	48	39
Northern	31	18	30	15	14	8
Red Lion	15	17	28	15	12	8
South Eastern	9	4	3	0	3	1
South Western	79	79	51	36	26	25
Southern	29	6	16	8	8	6
Spring Grove	51	45	56	44	29	28
West Shore	36	36	36	23	14	16
West York	3	2	4	3	5	3
York City	0	0	1	0	0	0
York Suburban	51	25	52	3	5	2
Total York County	484	377	458	283	232	204

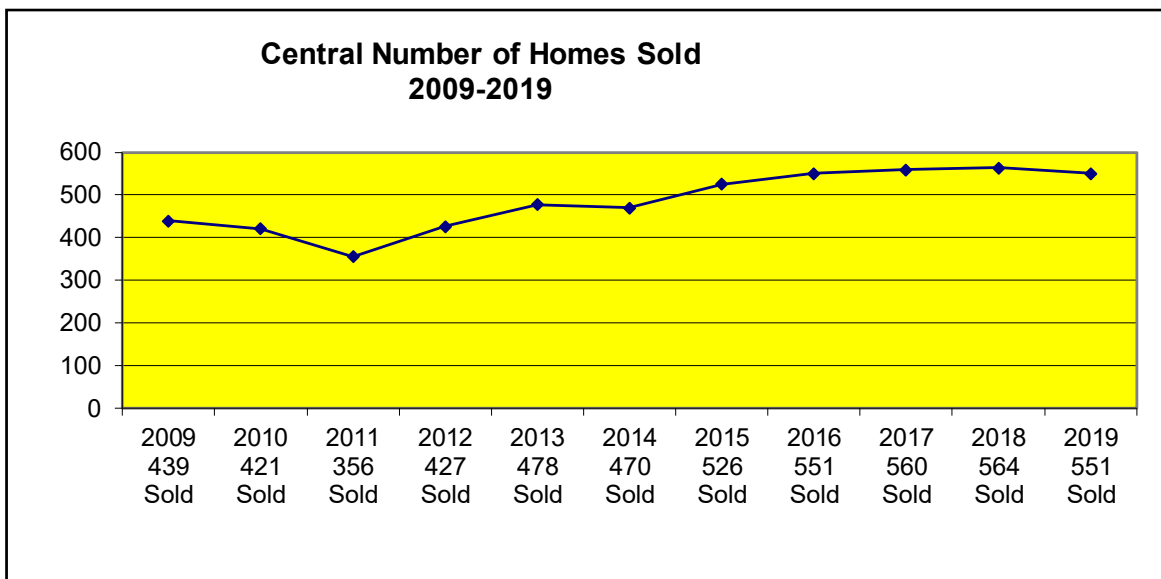
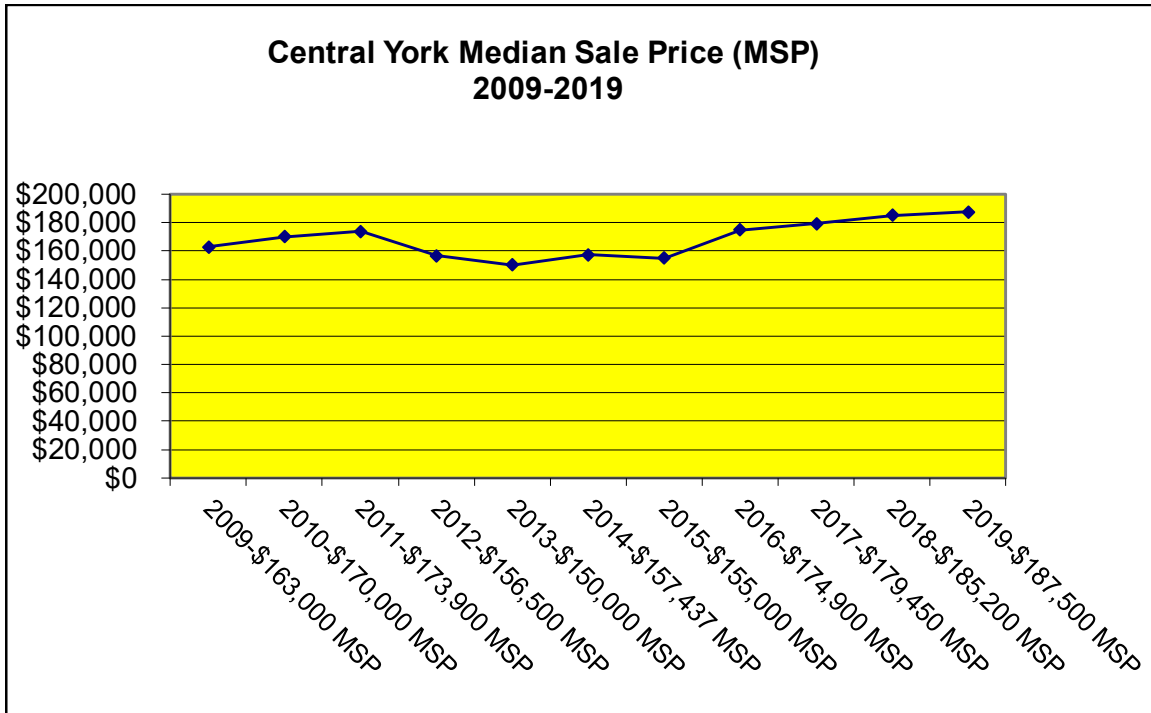
Real Estate Activity by School District



Central York School District

In the Central York School District there were 551 homes sold in 2019 for a total dollar volume of \$120.5 million. The number of homes sold in 2019 decreased by 2% from 2018.

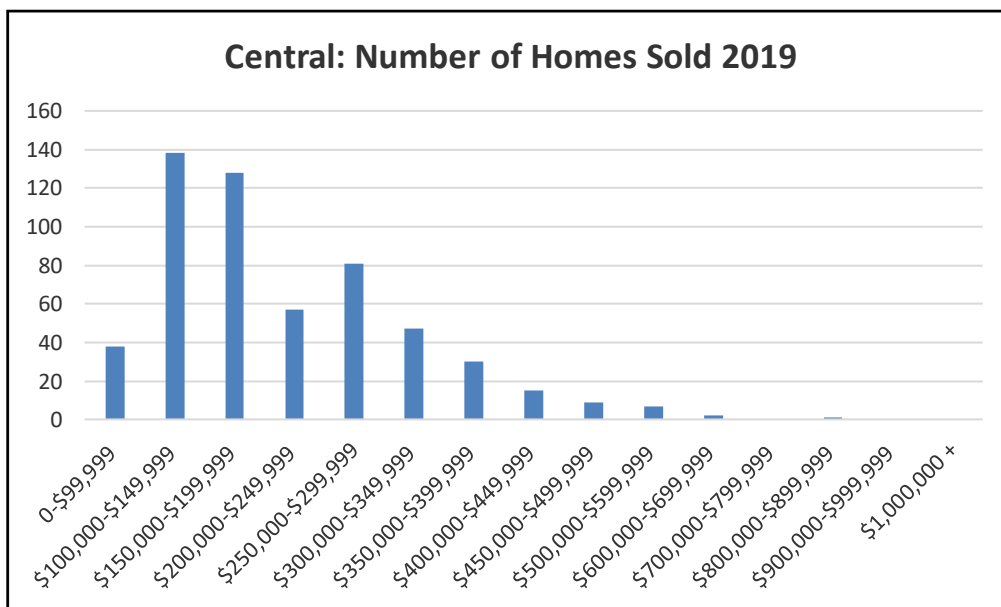
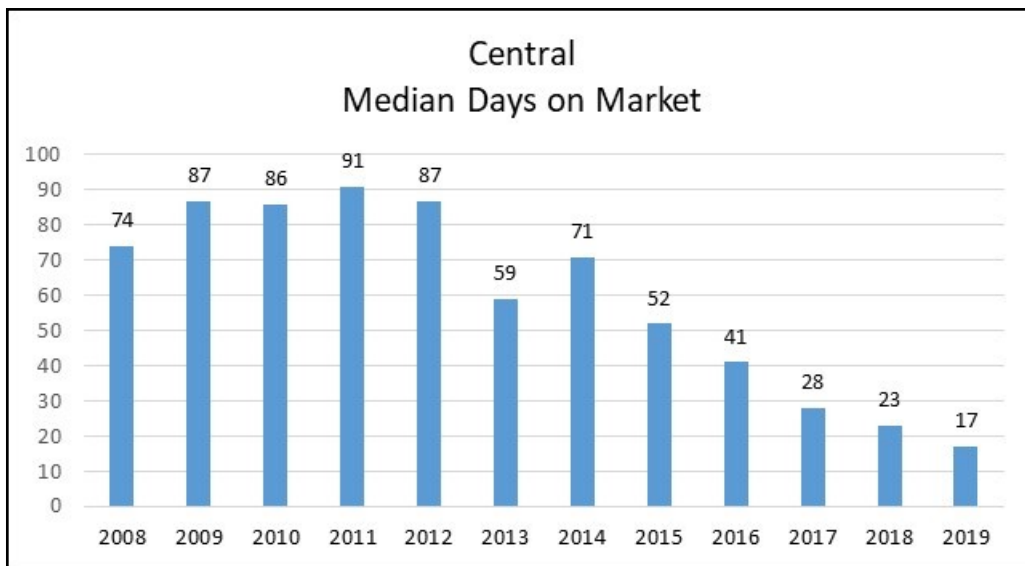
The median home sale price was \$187,500 in 2019. This home sale price reflects a 1% increase compared to 2018 sales, a 19% increase over 5 years, and a 15% increase over 10 years.



Central York School District

Type	No. Sold	Median Price	Median Days on Market
Detached	393	\$ 239,900	20
Twin/Semi-Detached	32	\$ 114,450	9
Townhouse/Row Home	126	\$ 135,900	13
Mobile Home w/ Land	0	\$ -	0
Grand Total	551	\$ 187,500	17

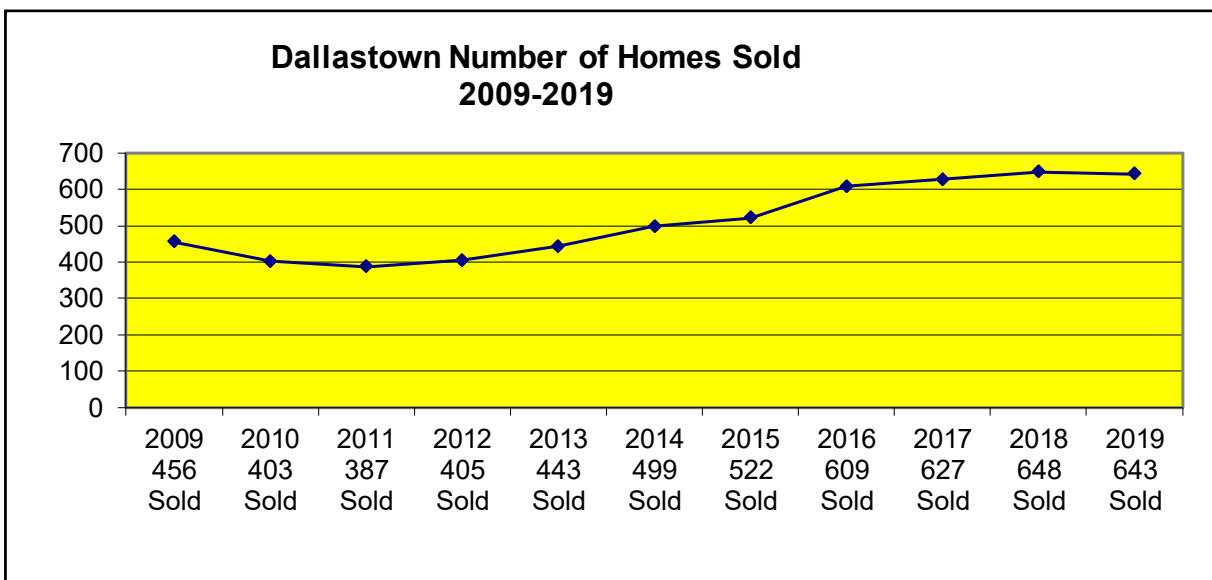
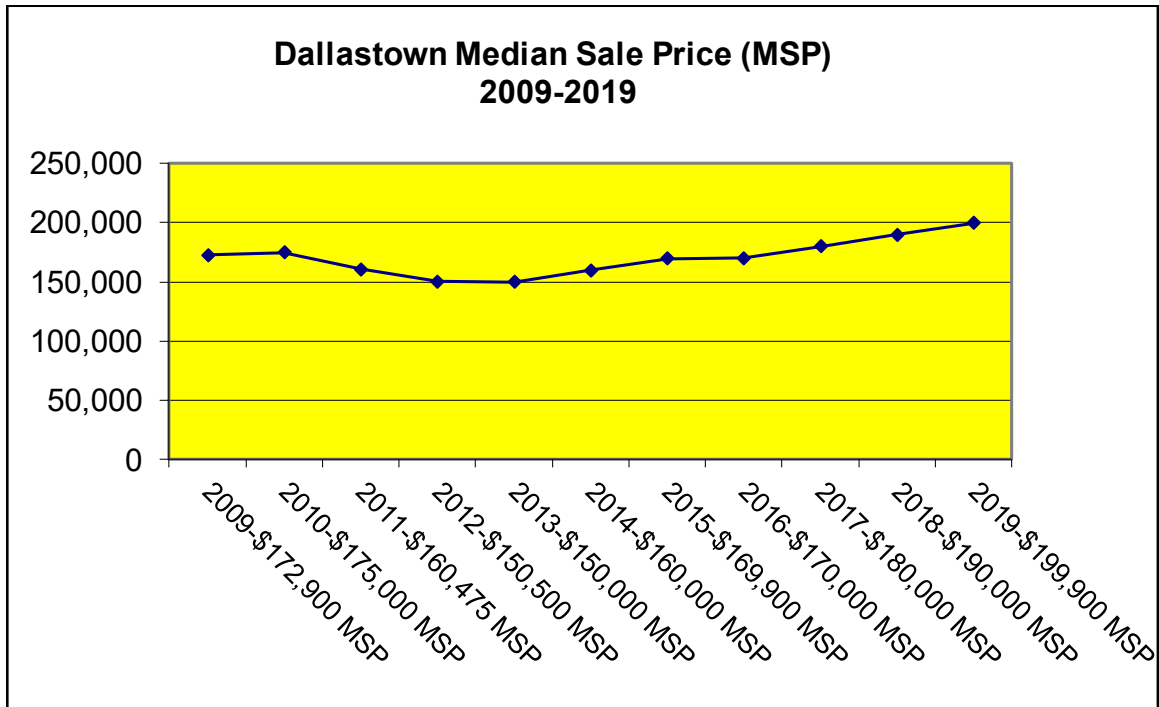
The charts below reflect the median days on market and the number of units sold in each price range.



Dallastown Area School District

In the Dallastown Area School District there were 643 homes sold in 2019 for a total dollar volume of \$146.5 million. The number of homes sold in 2019 decreased by 1% from 2018.

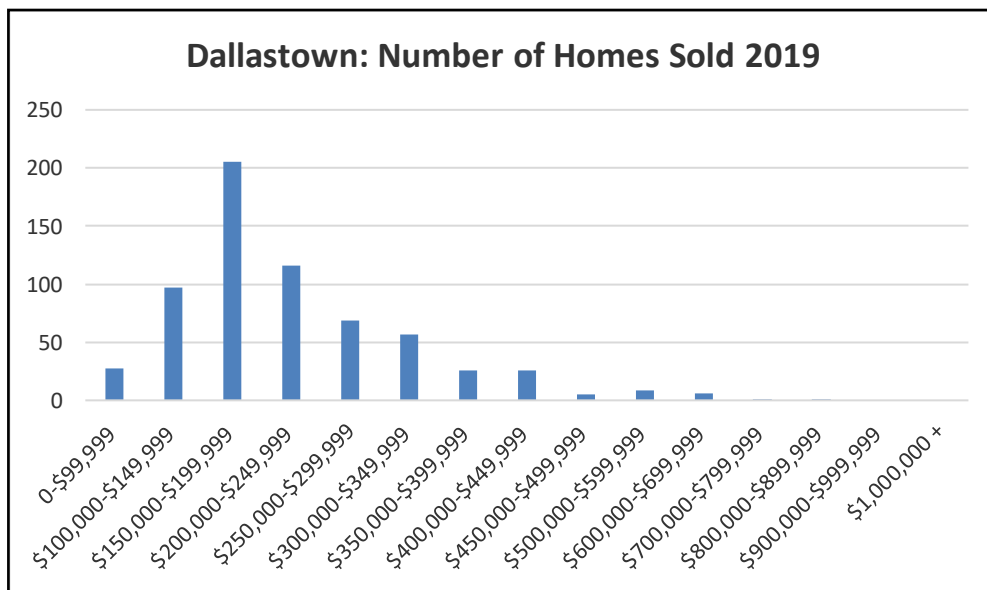
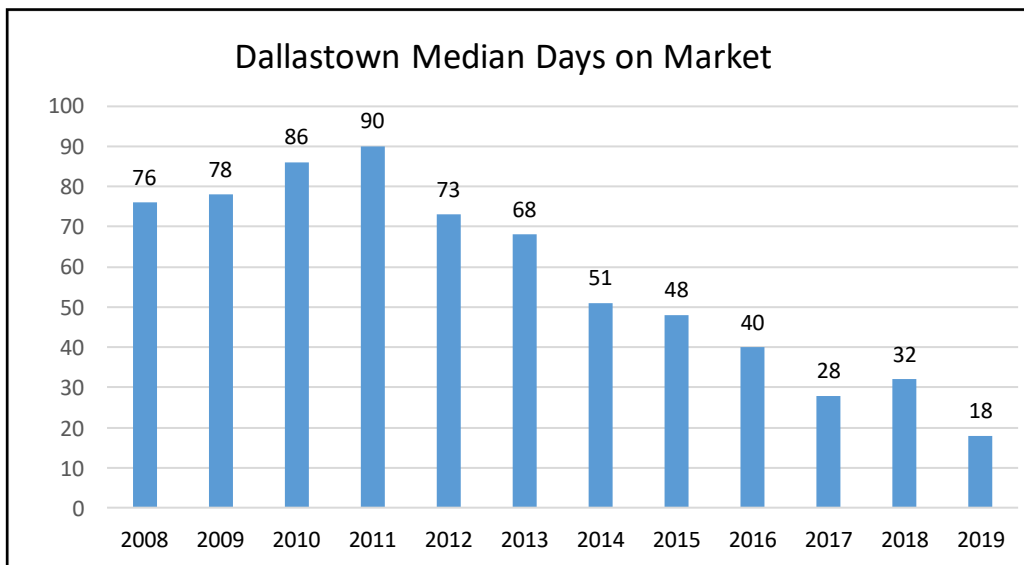
The median home sale price was \$199,900 in 2019. This home sale price reflects a 5% increase compared to 2018 sales, a 25% increase over 5 years and a 16% increase over 10 years.



Dallastown Area School District

Type	No. Sold	Median Price	Median Days on Market
Detached	473	\$ 221,400	15
Twin/Semi-Detached	62	\$ 160,400	25
Townhouse/Row Home	103	\$ 160,900	27
Mobile Home w/ Land	5	\$ 66,000	20
Grand Total	643	\$ 199,900	18

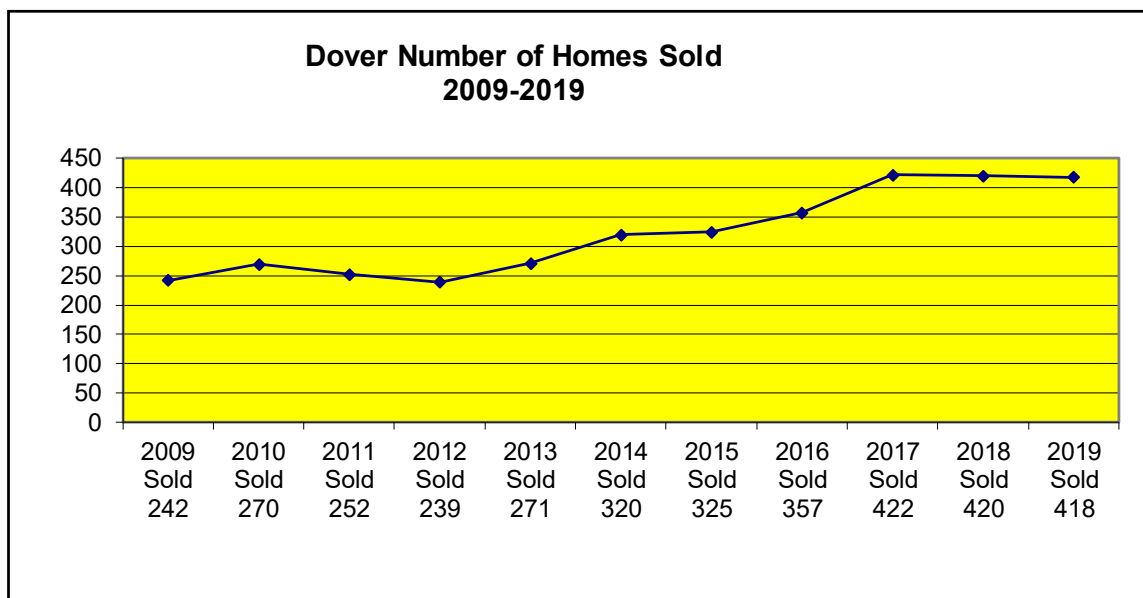
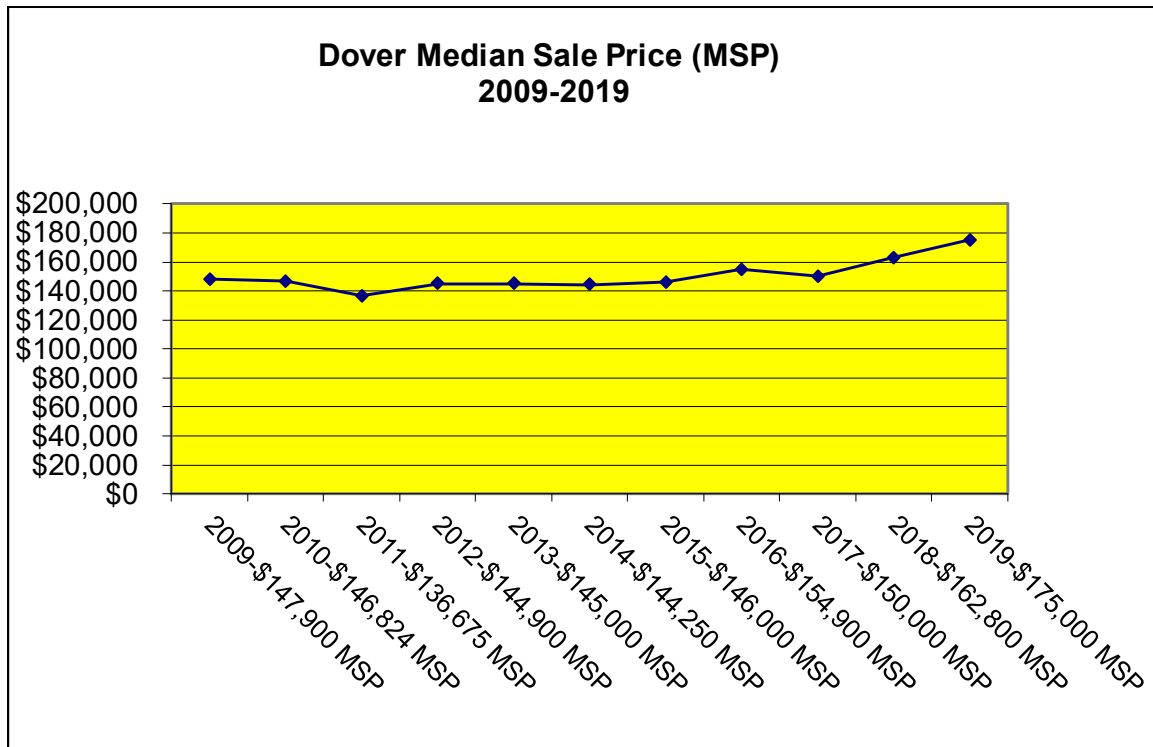
The charts below reflect the median days on market and the number of units sold in each price range.



Dover Area School District

In the Dover Area School District there were 418 homes sold in 2019 for a total dollar volume of \$77.7 million. The number of homes sold in 2019 was virtually the same as in 2018.

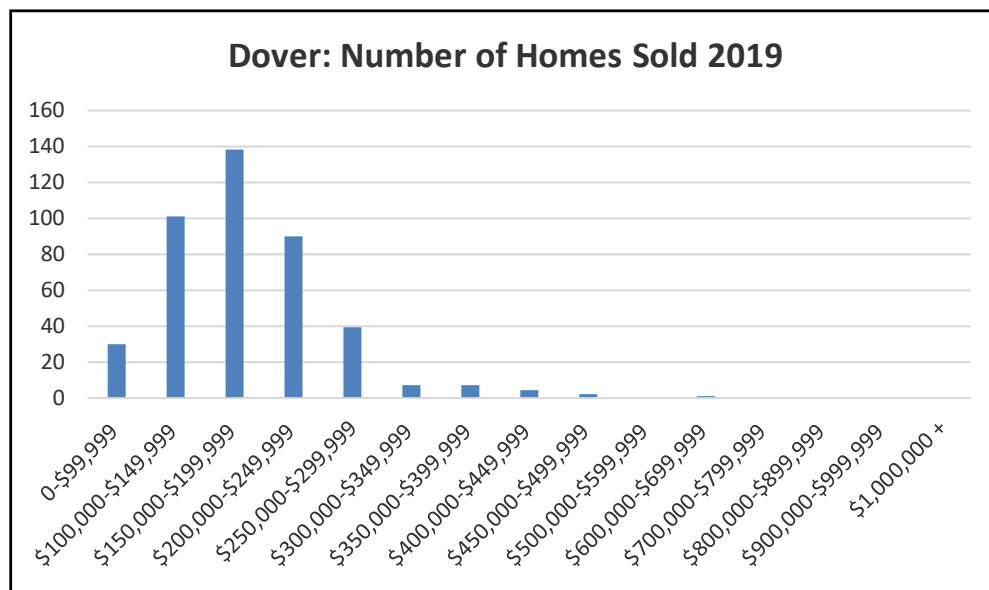
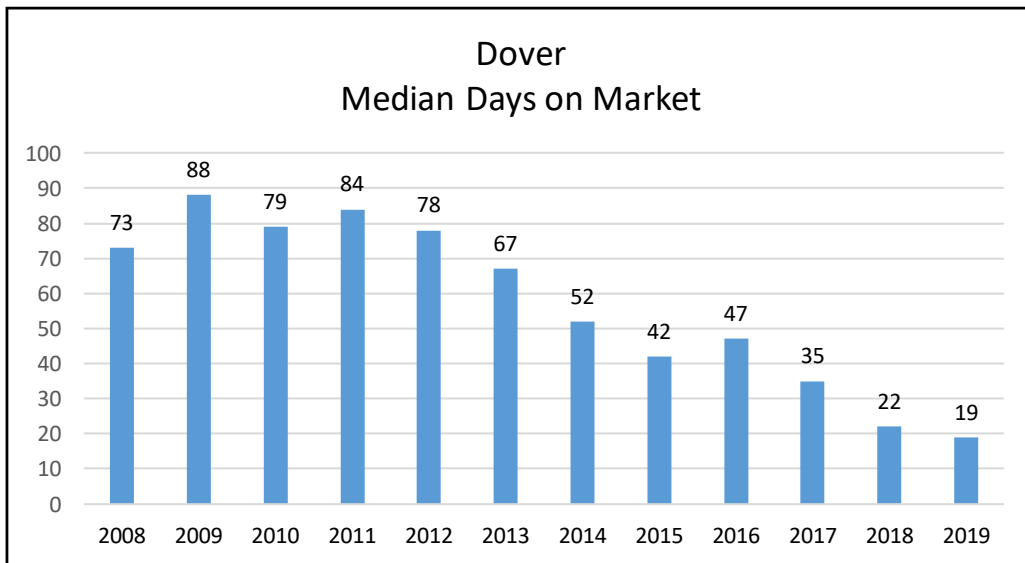
The median home sale price was \$175,000 in 2019. This home sale price reflects a 7% increase compared to 2018 sales, a 21% increase over 5 years and a 18% increase over 10 years.



Dover Area School District

Type	No. Sold	Median Price	Median Days on Market
Detached	296	\$ 199,900	17
Twin/Semi-Detached	65	\$ 139,900	23
Townhouse/Row Home	40	\$ 139,700	19
Mobile Home w/ Land	17	\$ 45,000	31
Grand Total	418	\$ 175,000	19

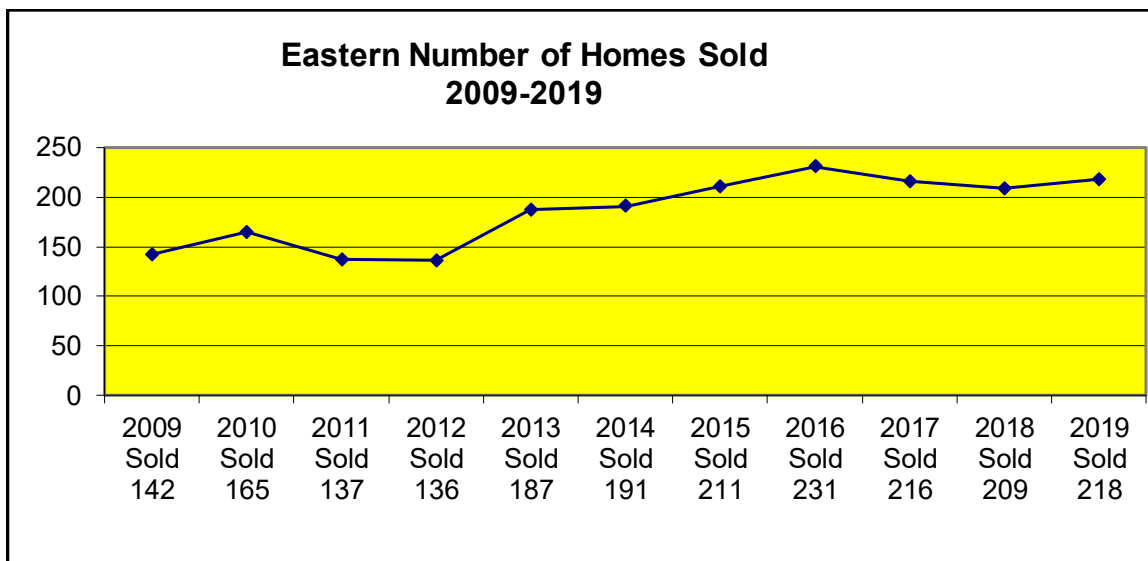
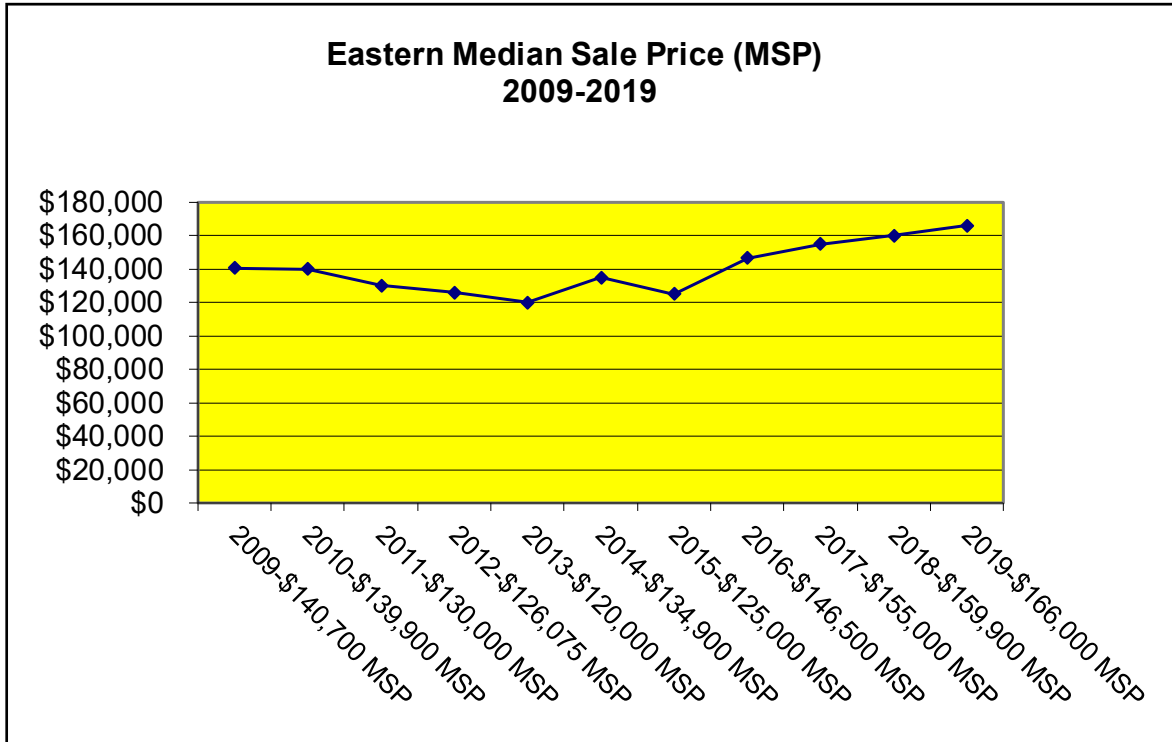
The charts below reflect the median days on market and the number of units sold in each price range.



Eastern York School District

In the Eastern York School District there were 218 homes sold in 2019 for a total dollar volume of \$42.5 million. The number of homes sold in 2019 increased by 4% from 2018.

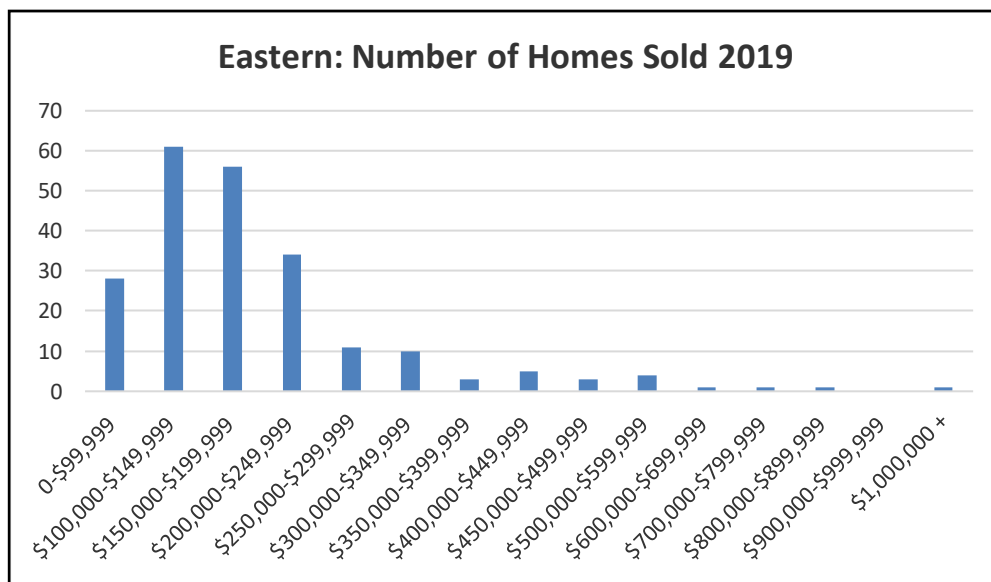
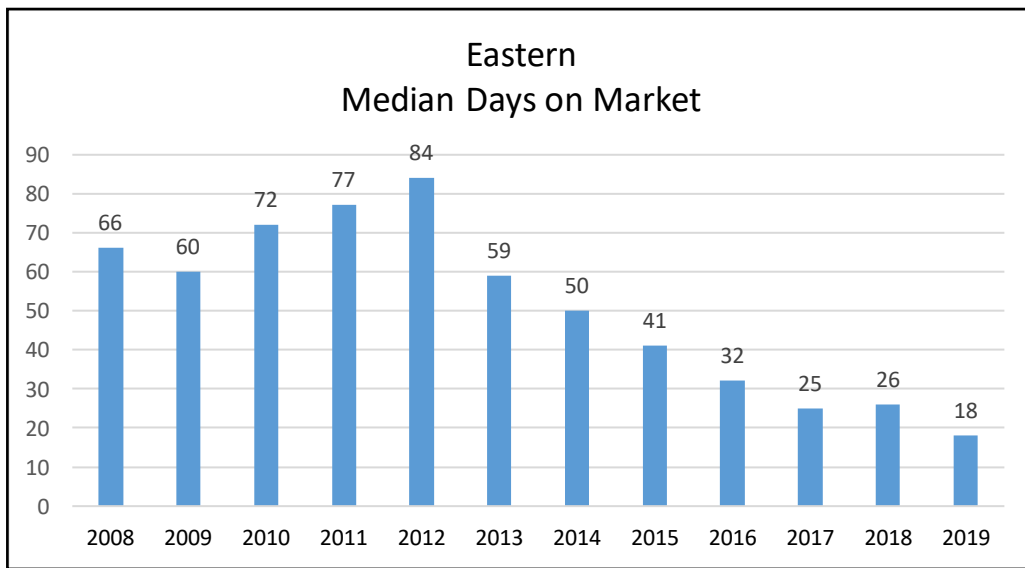
The median home sale price was \$166,000 in 2019. This home sale price reflects a 4% increase compared to 2018 sales, a 23% increase over 5 years and an 18% increase over 10 years.



Eastern York School District

Type	No. Sold	Median Price	Median Days on Market
Detached	165	\$ 184,900	18
Twin/Semi-Detached	18	\$ 127,200	9
Townhouse/Row Home	26	\$ 121,900	24
Mobile Home w/ Land	9	\$ 52,500	21
Grand Total	218	\$ 166,000	18

The charts below reflect the median days on market and the number of units sold in each price range.

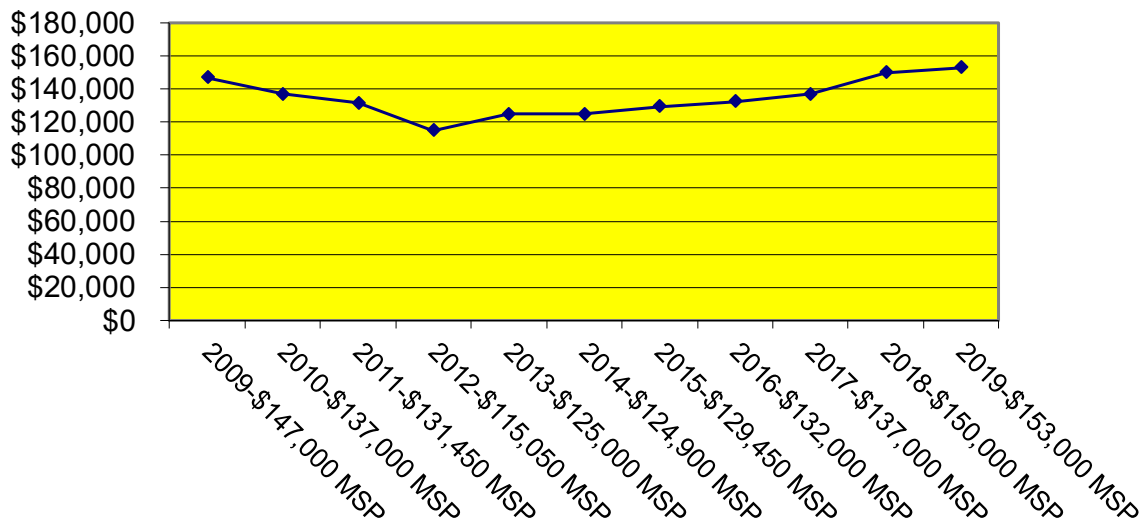


Hanover Public School District

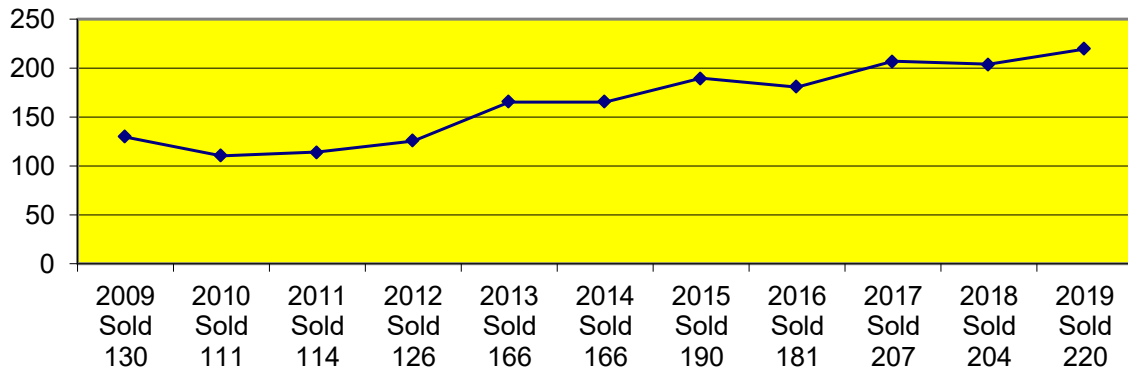
In the Hanover Public School District there were 220 homes sold in 2019 for a total dollar volume of \$34.6 million. The number of homes sold in 2019 increased by 8% from 2018.

The median home sale price was \$153,000 in 2019. This home sale price reflects a 2% increase compared to 2018 sales, a 22% increase over 5 years and a 4% increase over 10 years.

**Hanover Median Sale Price (MSP)
2009-2019**



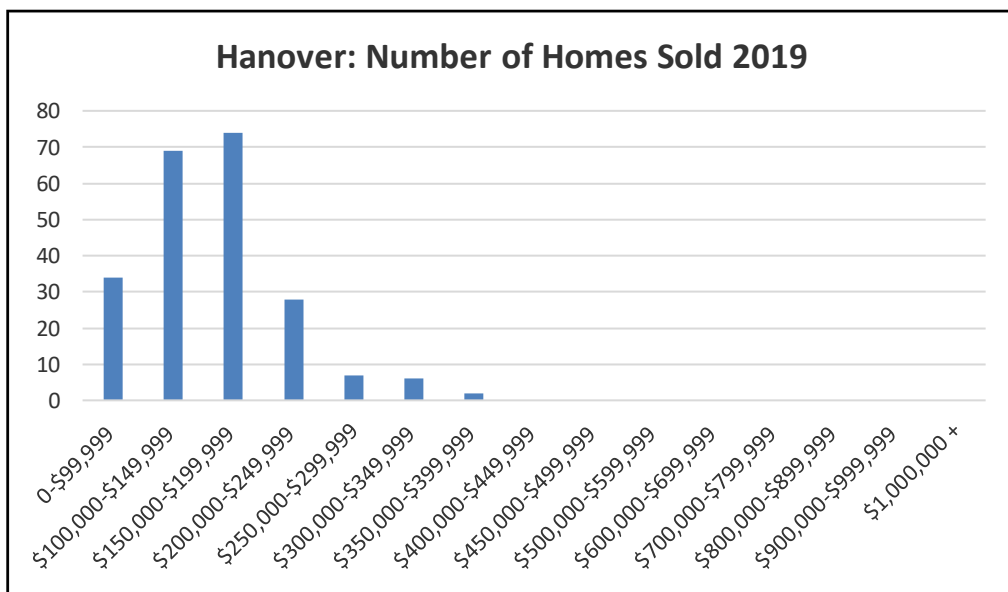
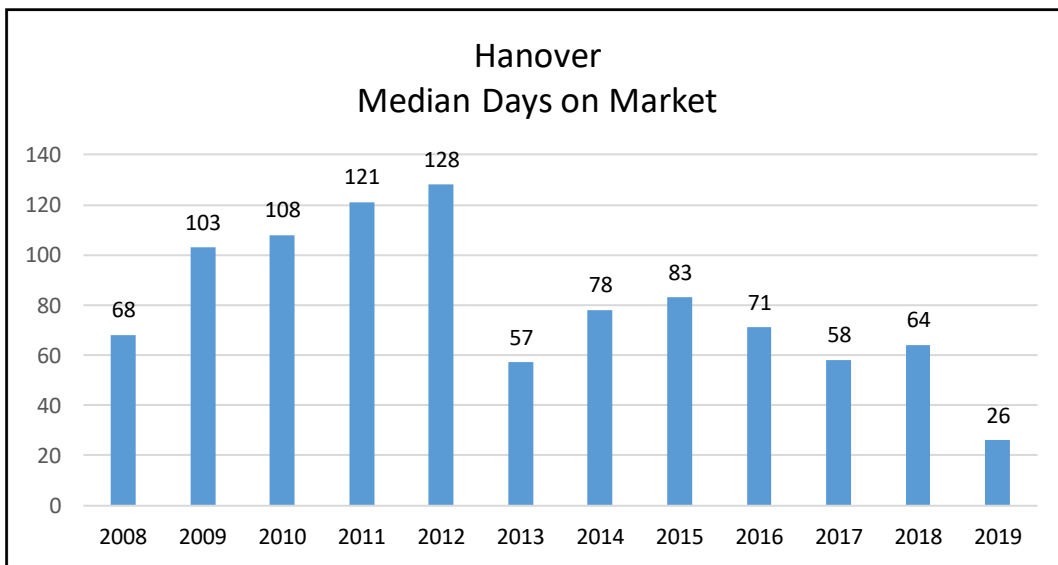
**Hanover Number of Homes Sold
2009-2019**



Hanover Public School District

Type	No. Sold	Median Price	Median Days on Market
Detached	147	\$ 154,900	23
Twin/Semi-Detached	47	\$ 123,600	38
Townhouse/Row Home	26	\$ 135,000	53
Mobile Home w/ Land	0	\$ -	0
Grand Total	220	\$ 153,000	25

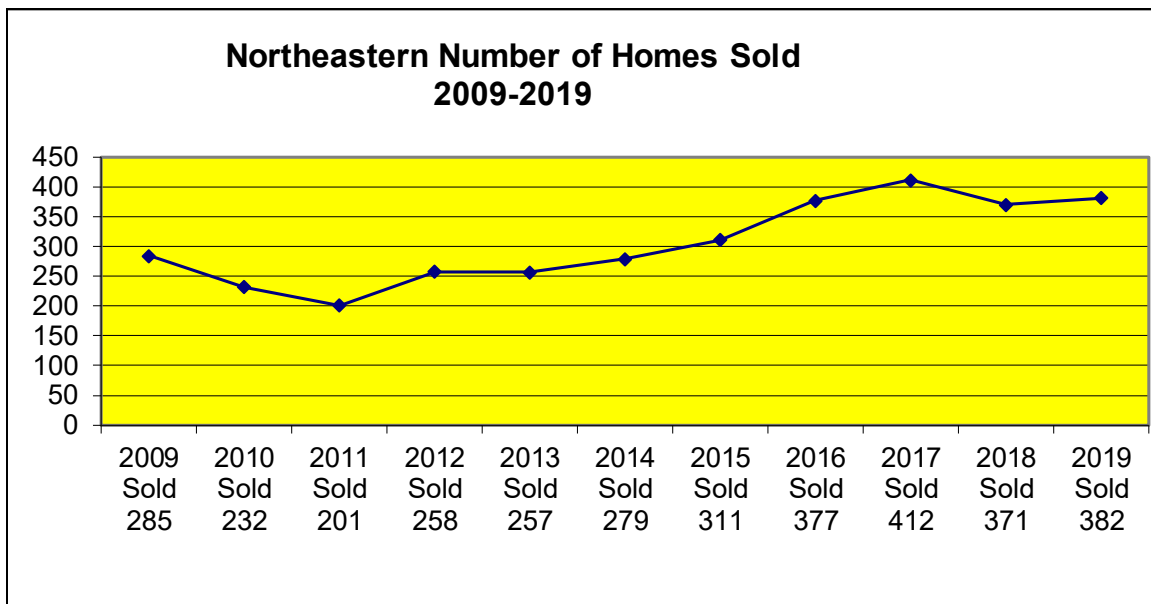
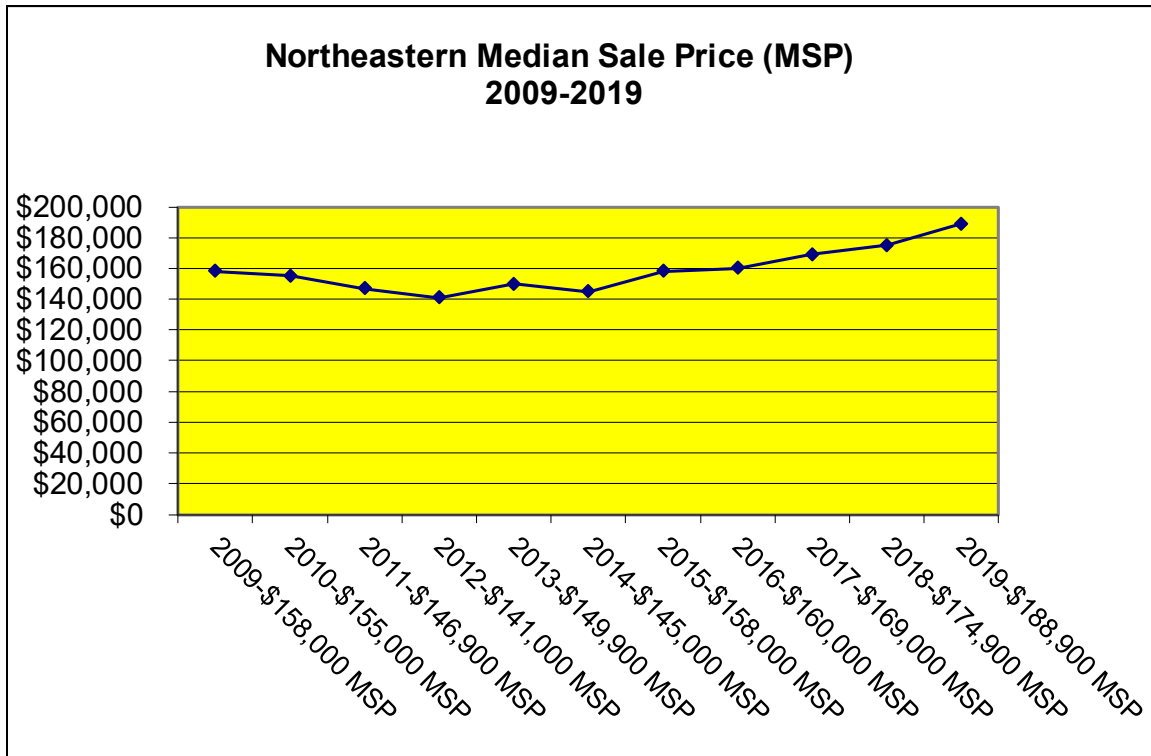
The charts below reflect the median days on market and the number of units sold in each price range.



Northeastern School District

In the Northeastern School District there were 382 homes sold in 2019 for a total dollar volume of \$73.1 million. The number of homes sold in 2019 increased by 3% compared to 2018 sales.

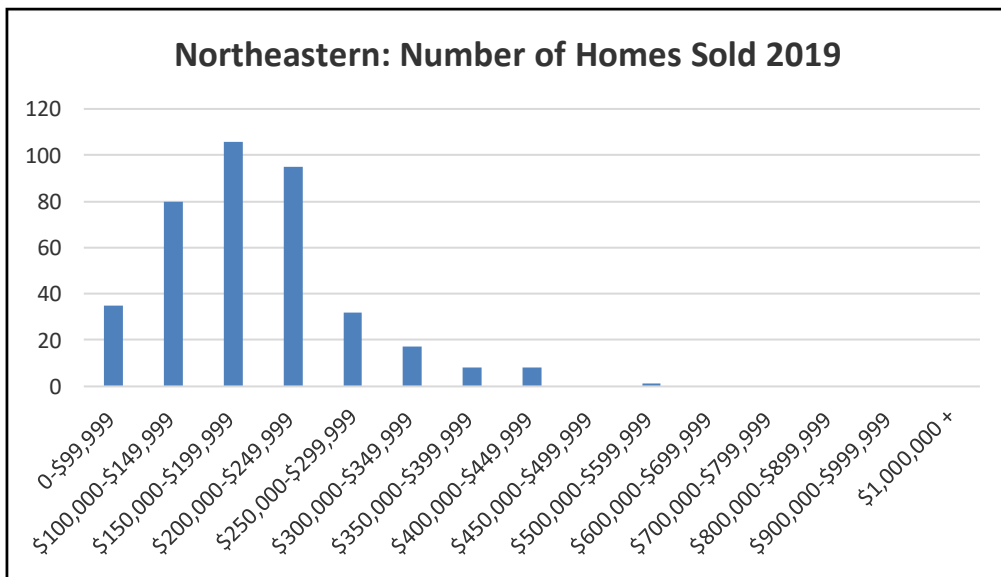
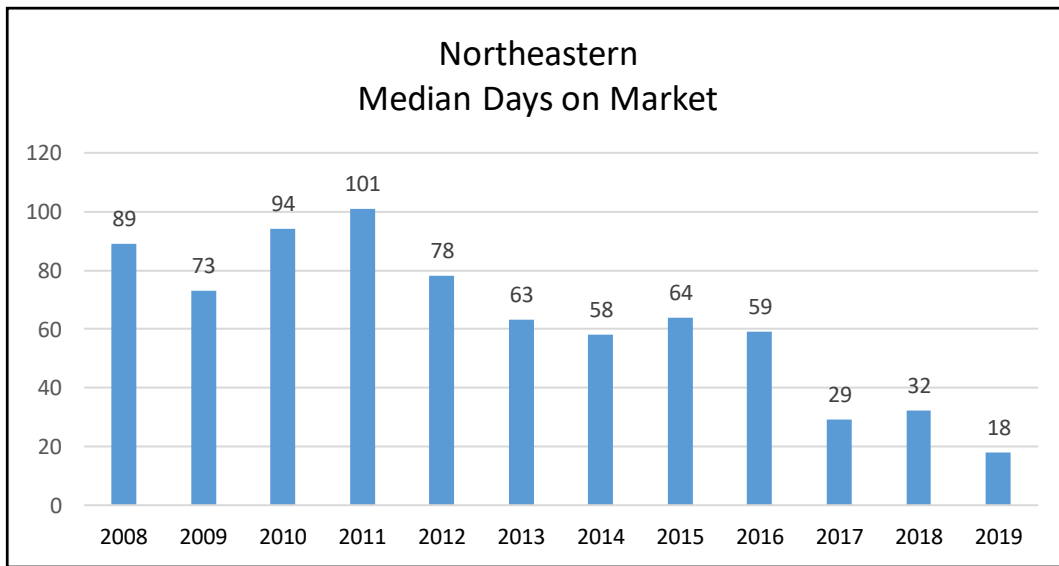
The median home sale price was \$188,900 in 2019. This home sale price reflects a 8% increase compared to 2018 sales, a 30% increase over 5 years and a 20% increase over 10 years.



Northeastern School District

Type	No. Sold	Median Price	Median Days on Market
Detached	306	\$ 206,000	16
Twin/Semi-Detached	16	\$ 112,950	15
Townhouse/Row Home	50	\$ 144,250	47
Mobile Home w/ Land	10	\$ 81,700	18
Grand Total	382	\$ 188,900	18

The charts below reflect the median days on market in each price range and the number of units sold in each price range.

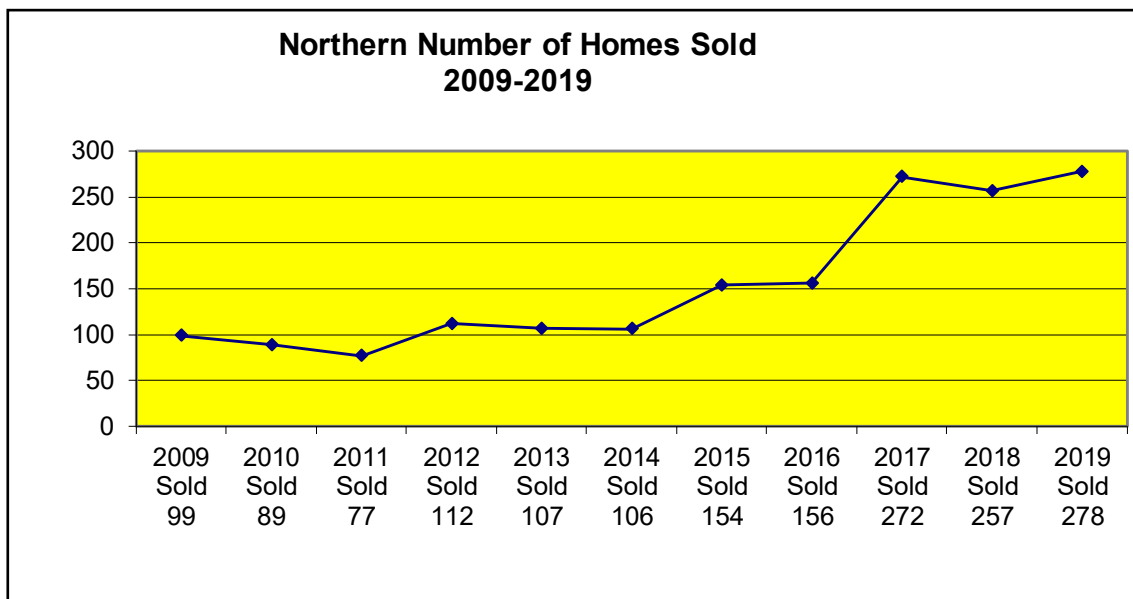
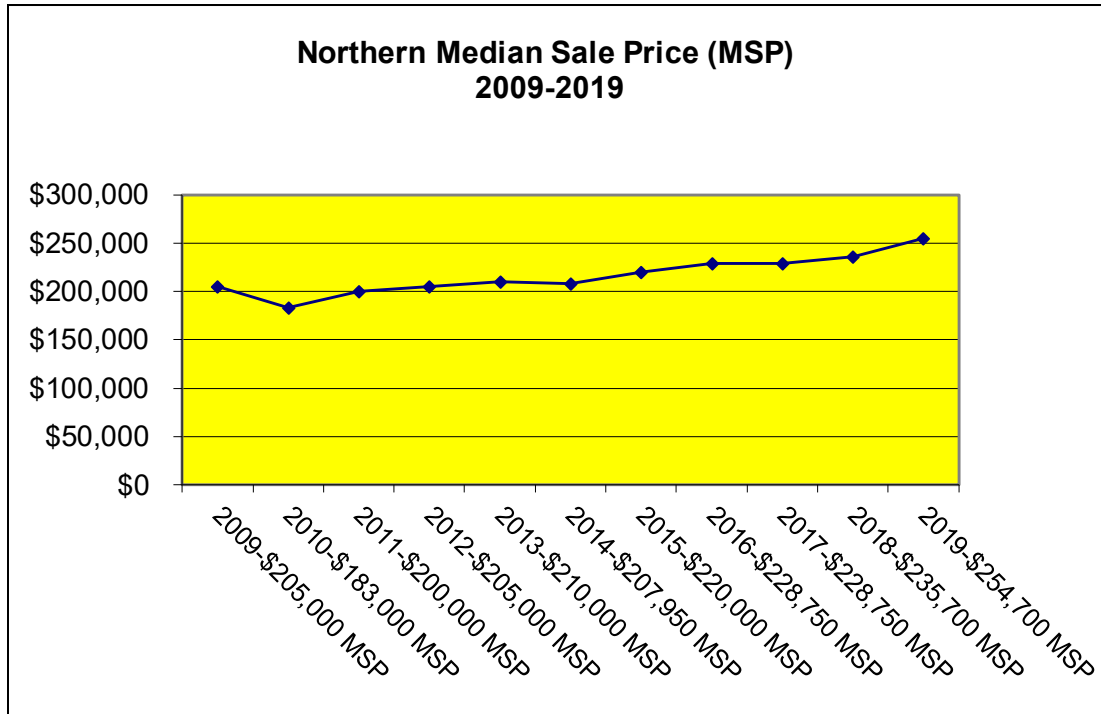


Northern York County School District

In the Northern York County School District there were 278 homes sold in 2019 for a total dollar volume of \$71.9 million. The number of homes sold in 2019 increased by 8% from 2018.

The median home sale price was \$254,700 in 2019. This home sale price reflects a 8% increase over 2018 sales, a 22% increase over 5 years and a 24% increase over 10 years.*

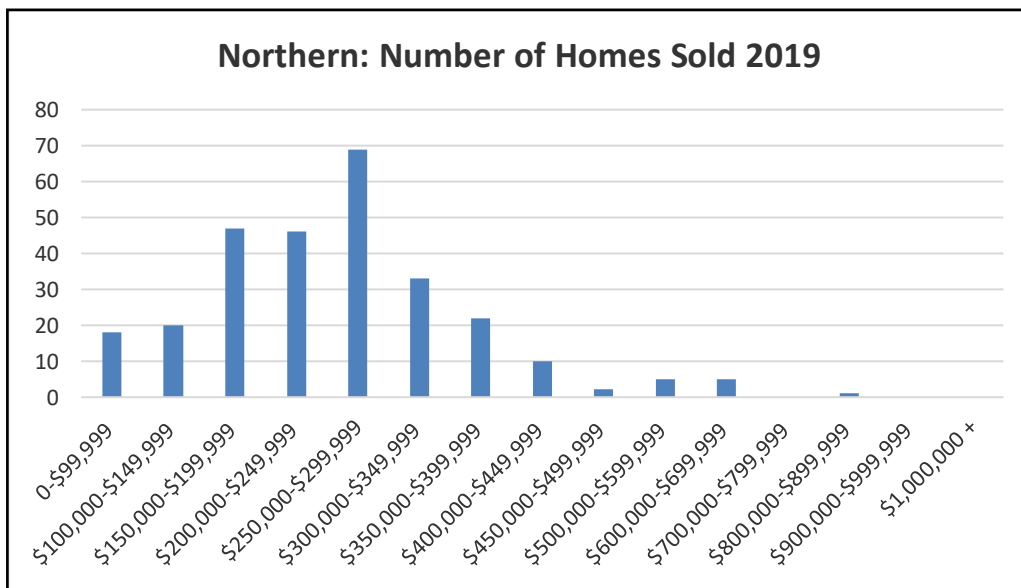
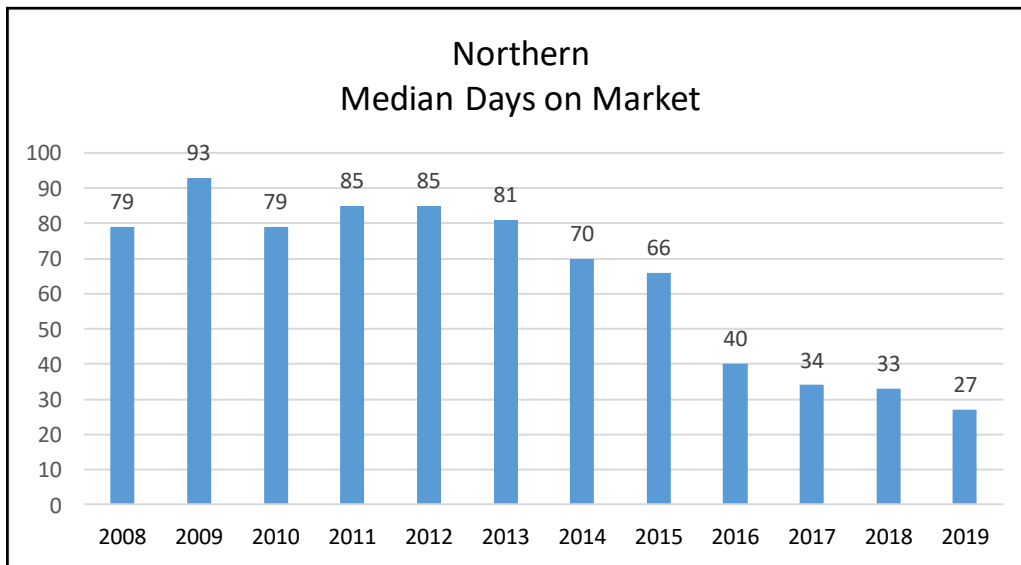
*Prior to 2017 Northern School District was covered by two separate MLS systems; therefore, the number reported prior to 2016 was only a fraction of what truly sold.



Northern York County School District

Type	No. Sold	Median Price	Median Days on Market
Detached	248	\$ 264,500	28
Twin/Semi-Detached	5	\$ 141,200	5
Townhouse/Row Home	19	\$ 169,900	20
Mobile Home w/ Land	6	\$ 37,250	26
Grand Total	278	\$ 254,700	26

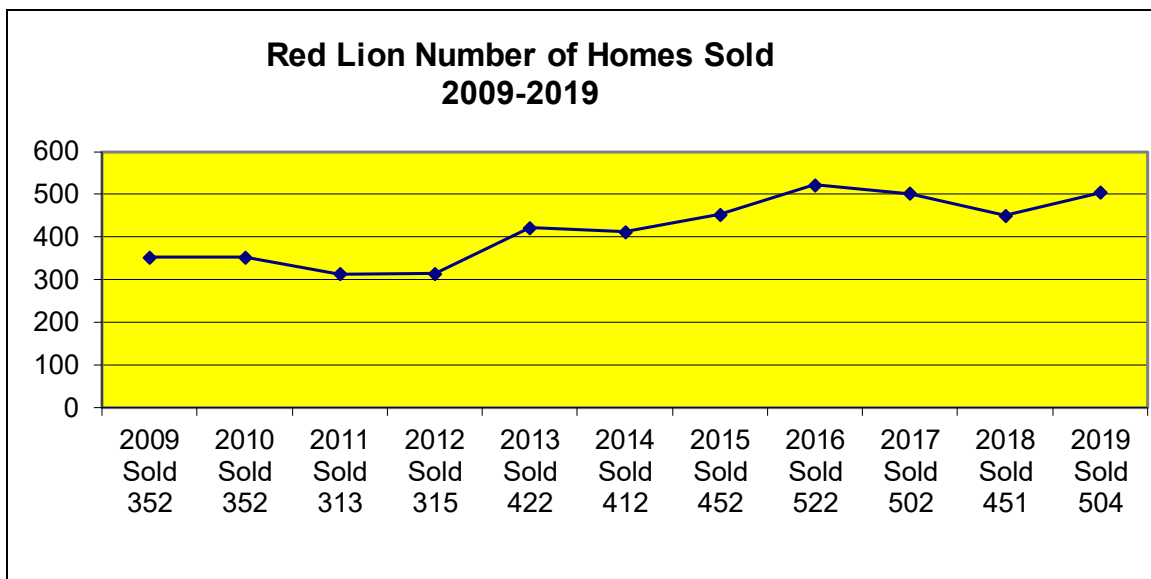
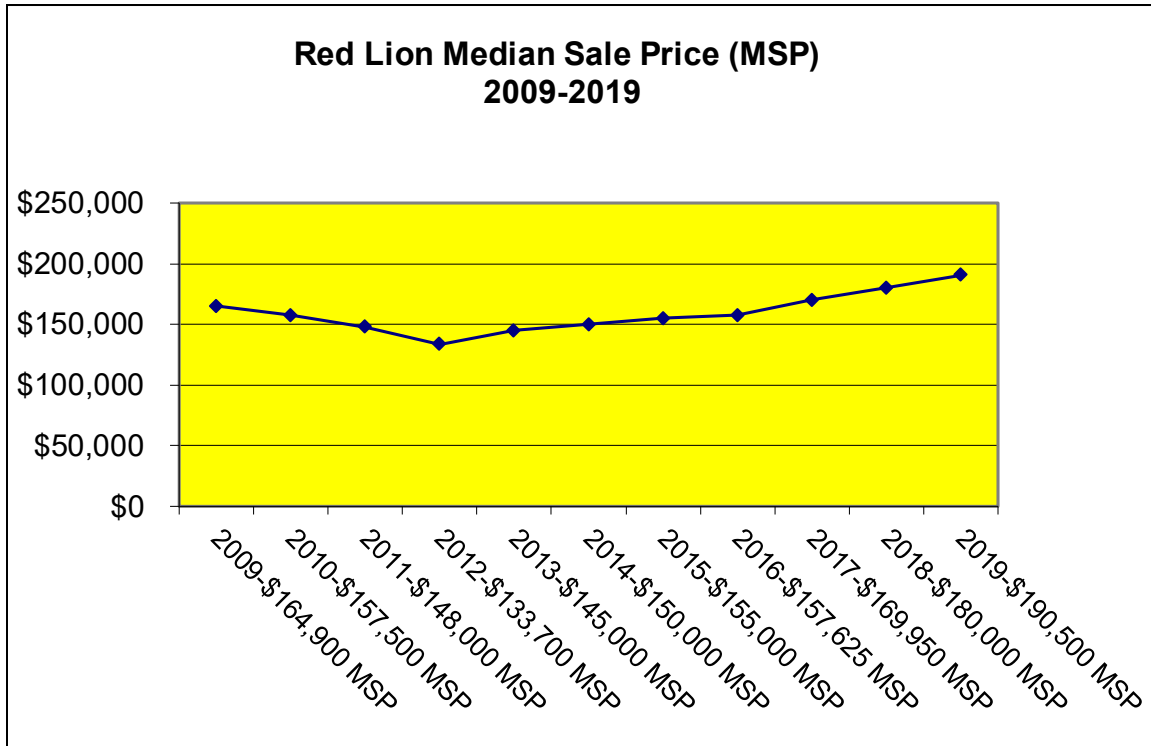
The charts below reflect the median days on market and the number of units sold in each price range.



Red Lion Area School District

In the Red Lion Area School District there were 504 homes sold in 2019 for a total dollar volume of \$102.9 million. The number of homes sold in 2019 was a 12% increase from 2018.

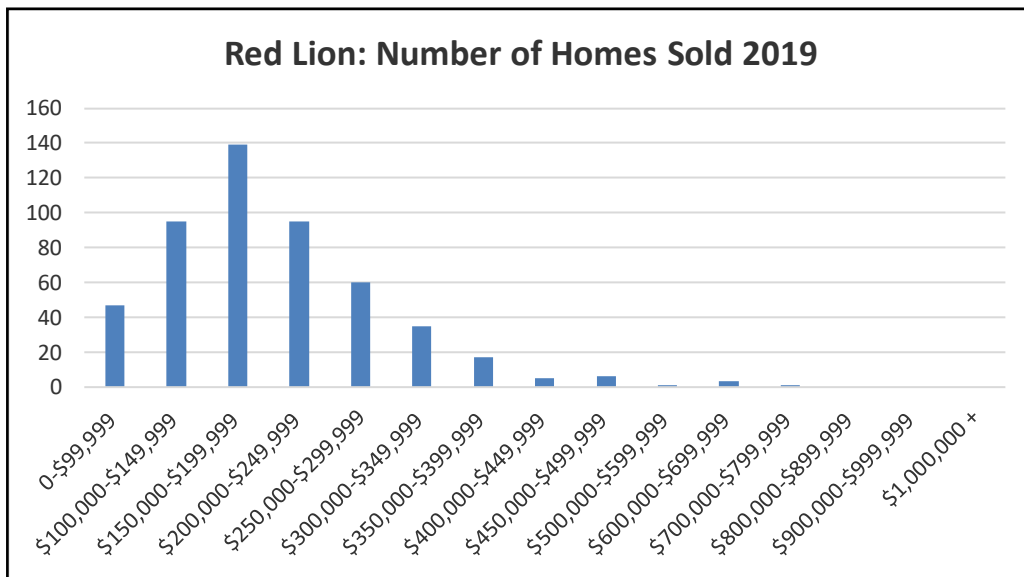
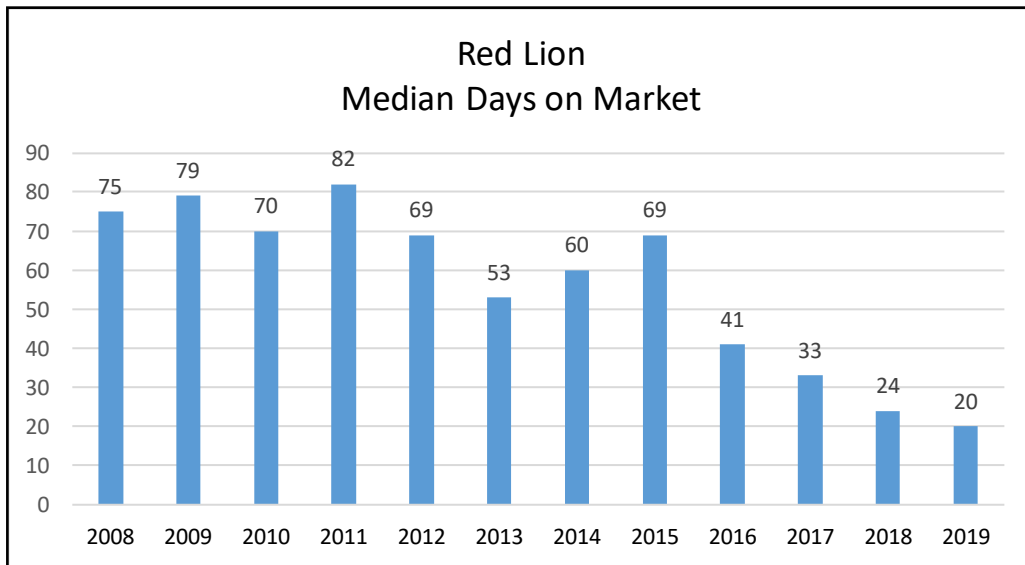
The median home sale price was \$190,500 in 2019. This home sale price reflects a 6% increase compared to 2018 sales, a 27% increase over 5 years and a 16% increase over 10 years.



Red Lion Area School District

Type	No. Sold	Median Price	Median Days on Market
Detached	407	\$ 209,500	20
Twin/Semi-Detached	60	\$ 118,450	17
Townhouse/Row Home	30	\$ 117,750	20
Mobile Home w/ Land	7	\$ 77,500	17
Grand Total	504	\$ 190,500	20

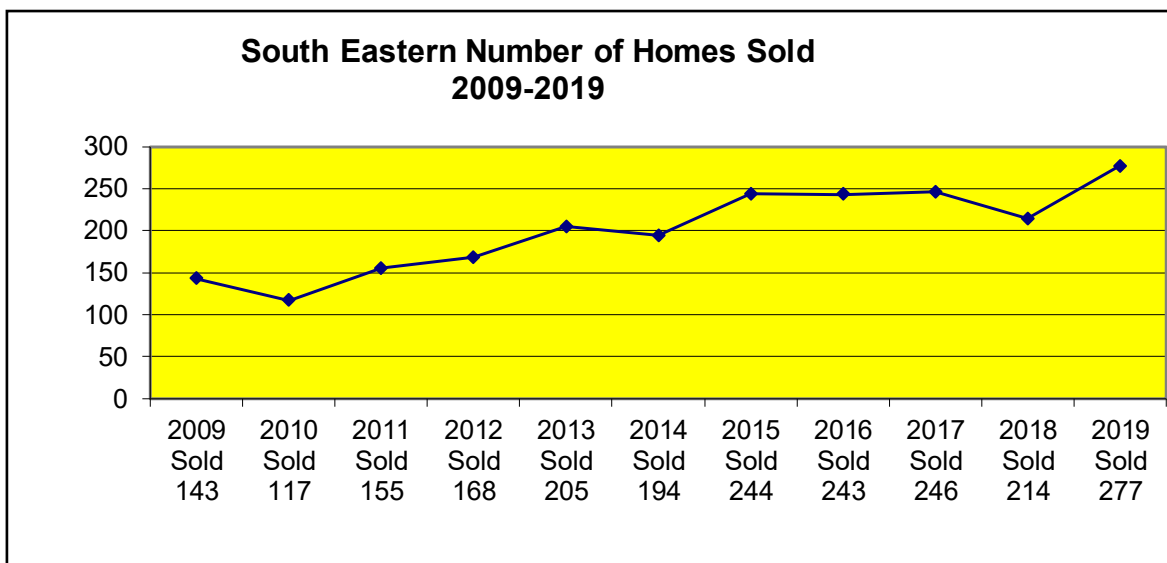
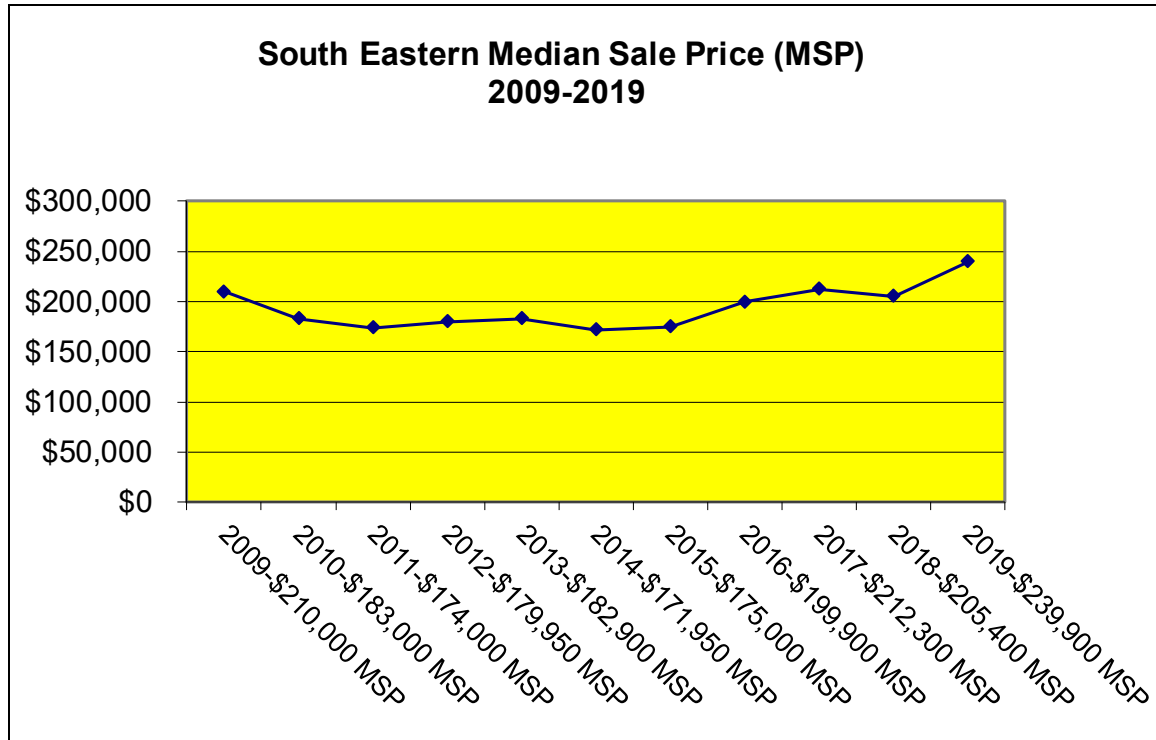
The charts below reflect the median days on market in each price range and the number of units sold in each price range.



South Eastern School District

In the South Eastern School District there were 277 homes sold in 2019 for a total dollar volume of \$64.4 million. The number of homes sold in 2019 reflects a 29% increase compared to 2018.

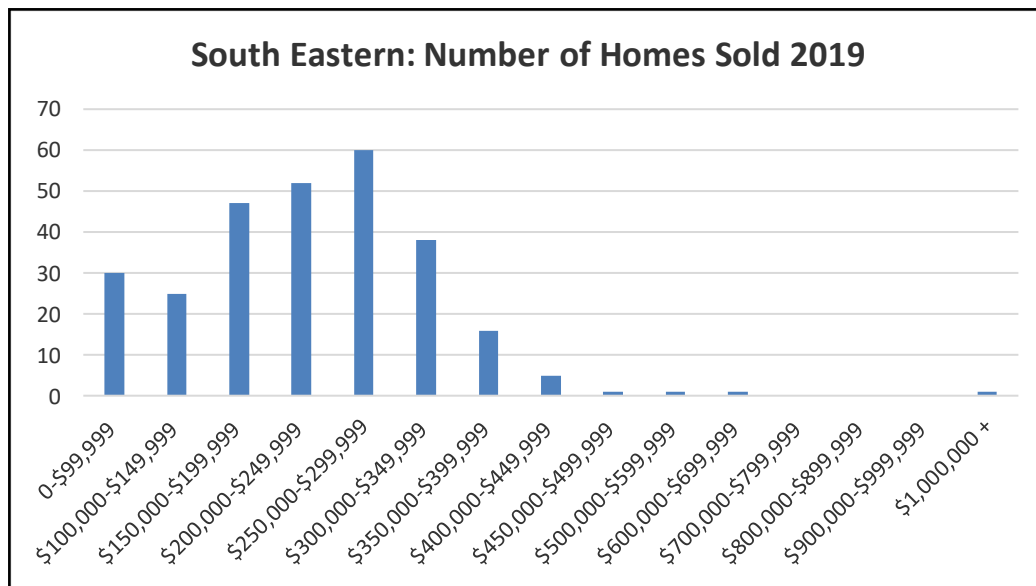
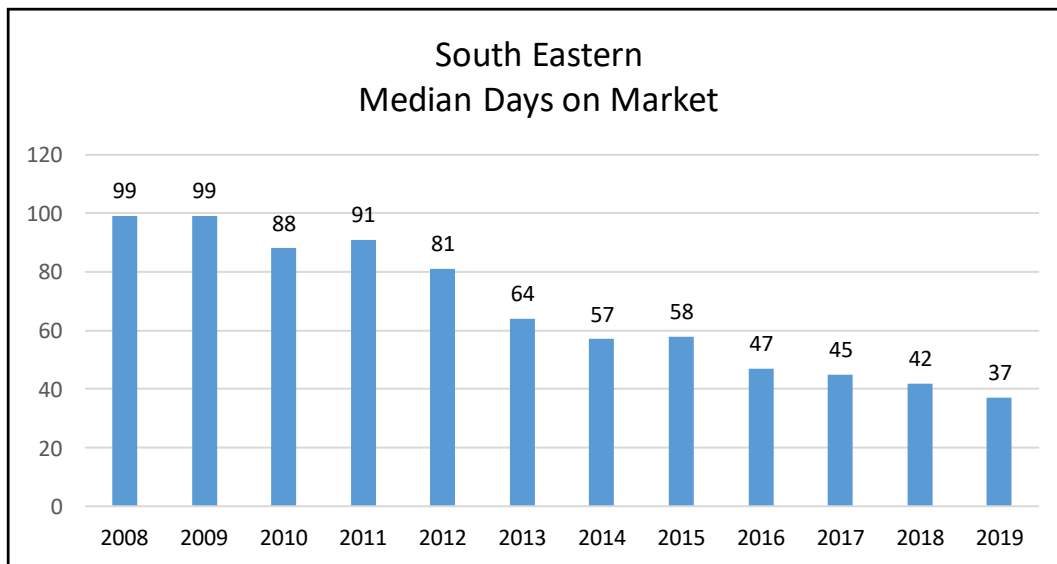
The median home sale price was \$239,900 in 2019. This home sale price reflects a 17% increase compared to 2018 sales, a 40% increase over 5 years and a 14% increase over 10 years.



South Eastern School District

Type	No. Sold	Median Price	Median Days on Market
Detached	250	\$ 249,900	32
Twin/Semi-Detached	3	\$ 124,900	4
Townhouse/Row Home	11	\$ 175,000	68
Mobile Home w/ Land	13	\$ 95,000	94
Grand Total	277	\$ 239,900	37

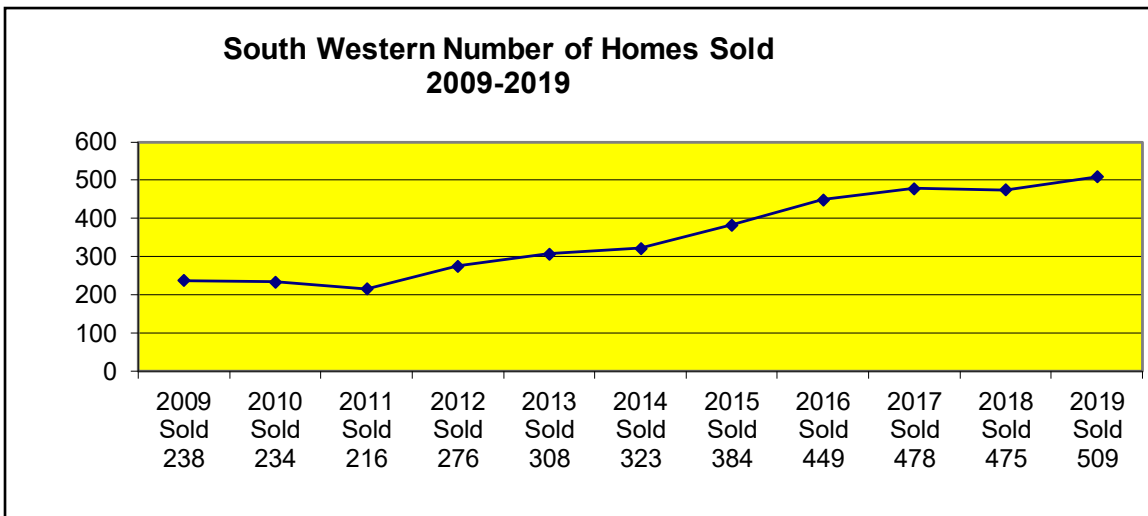
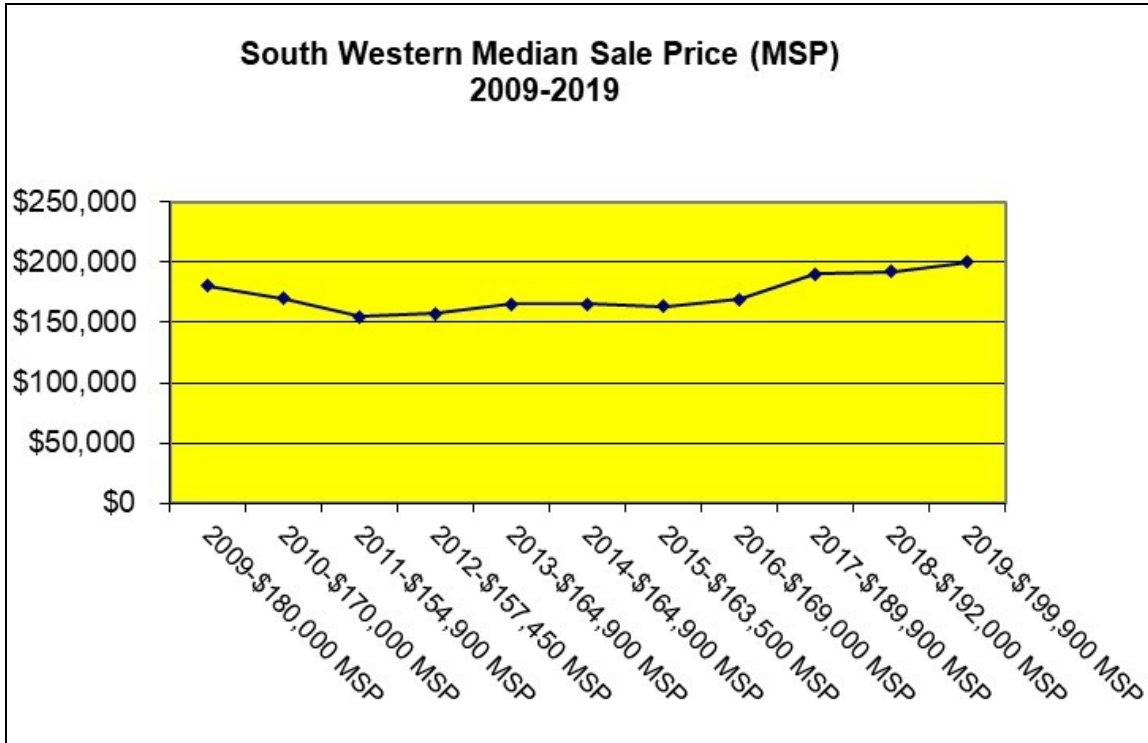
The charts below reflect the average days on market and the number of units sold in each price range.



South Western School District

In the South Western School District there were 509 homes sold in 2019 for a total dollar volume of \$113.9 million. The number of homes sold in 2019 increased by 7% from 2018.

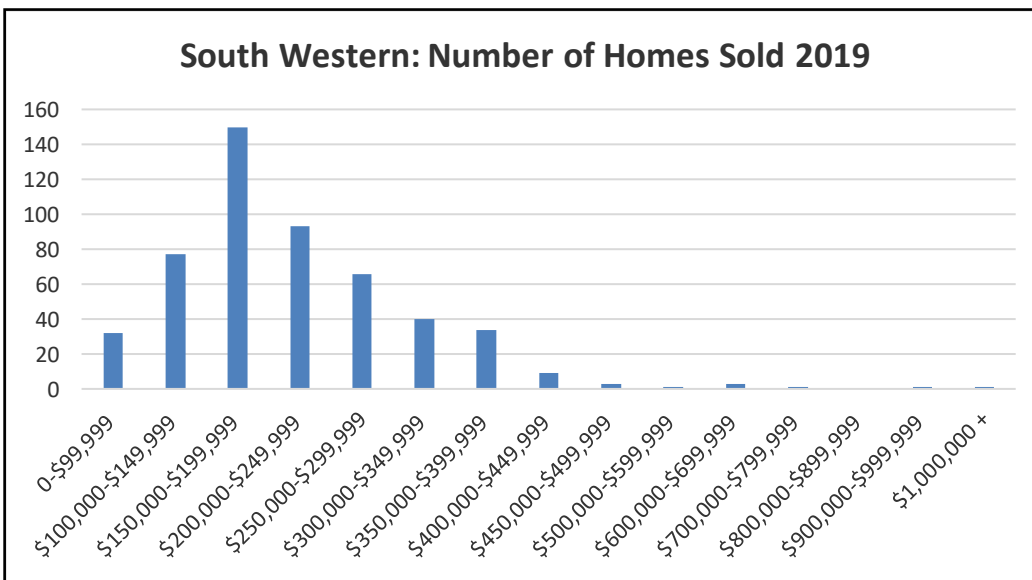
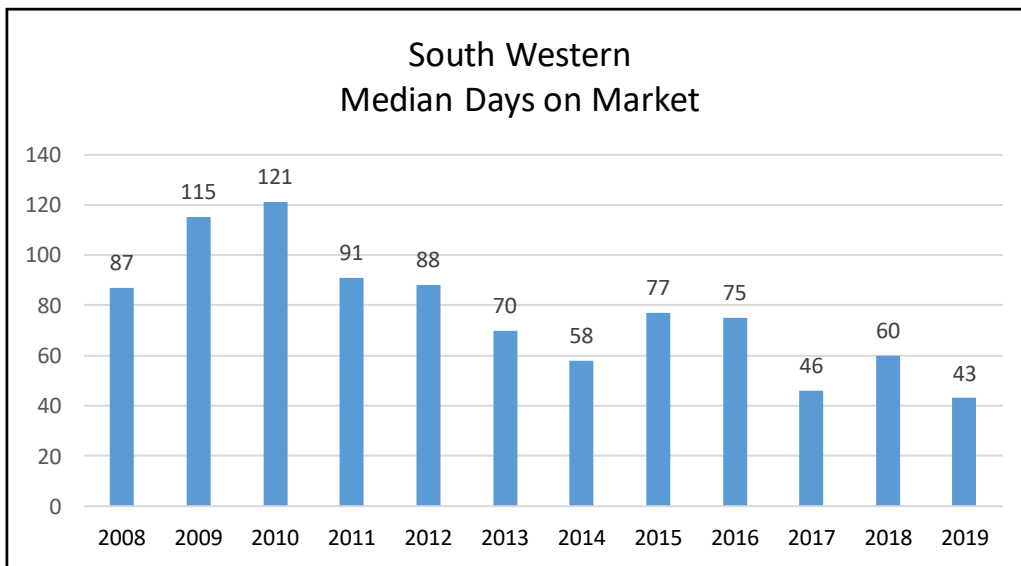
The median home sale price was \$199,900 in 2019. This home sale price reflects a 4% increase compared to 2018 sales, a 21% increase over 5 years and a 11% increase over 10 years.



South Western School District

Type	No. Sold	Median Price	Median Days on Market
Detached	381	\$ 230,000	41
Twin/Semi-Detached	37	\$ 137,000	13
Townhouse/Row Home	89	\$ 159,000	83
Mobile Home w/ Land	2	\$ 101,200	16
Grand Total	509	\$ 199,900	43

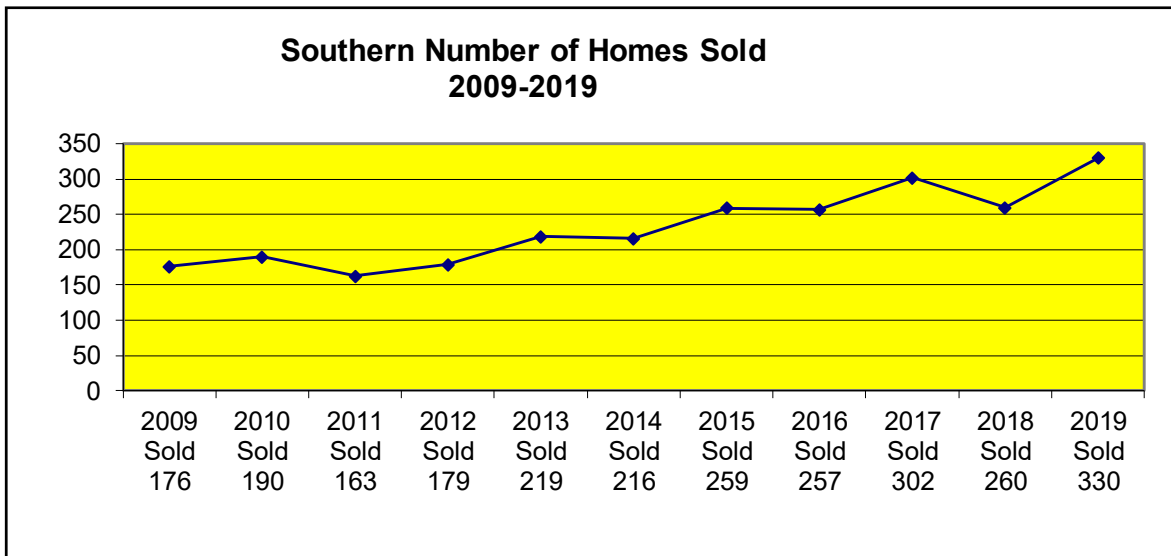
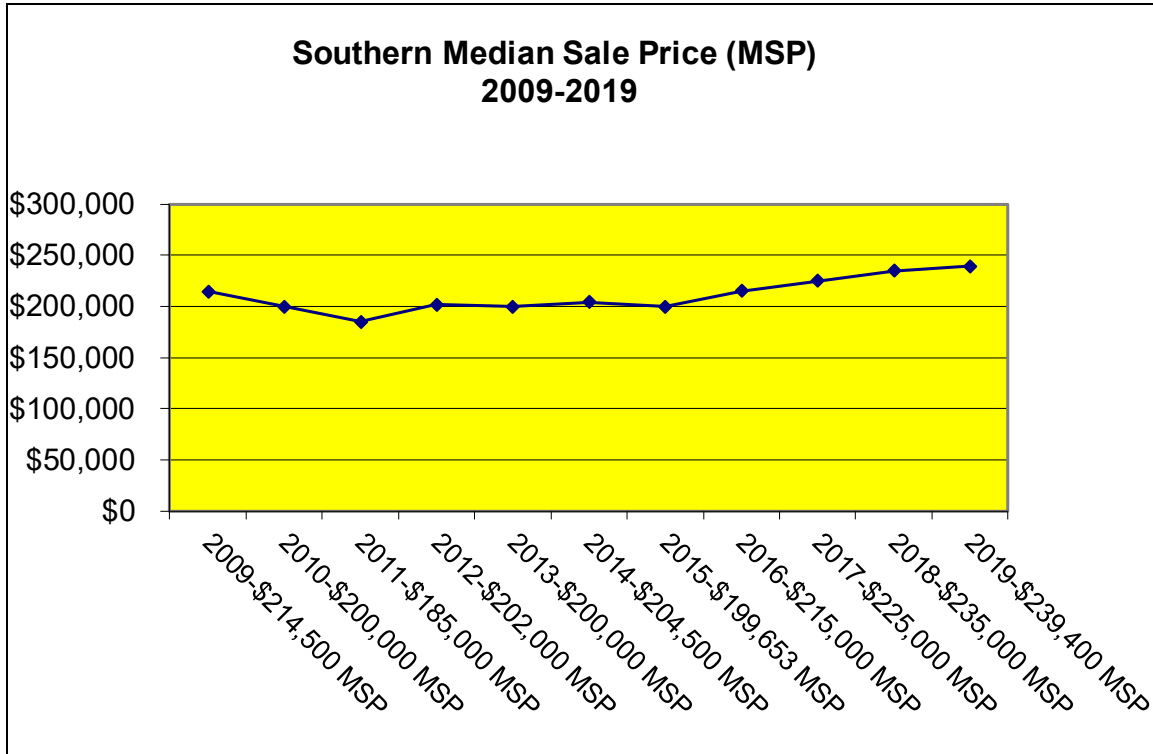
The charts below reflect the median days on market and the number of units sold in each price range.



Southern York County School District

In the Southern York County School District there were 330 homes sold in 2019 for a total dollar volume of \$82.9 million. The number of homes sold in 2019 increased by 27% from 2018.

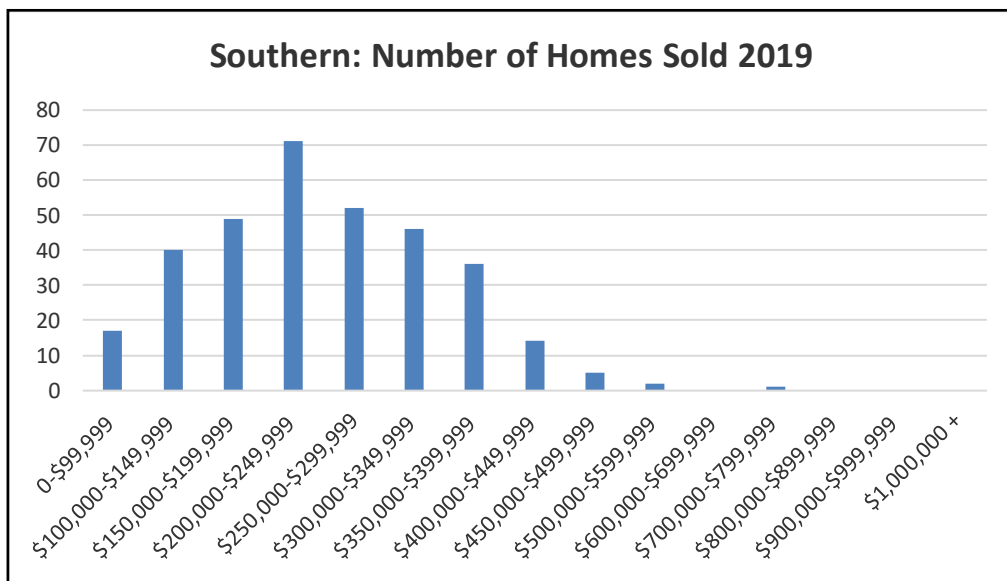
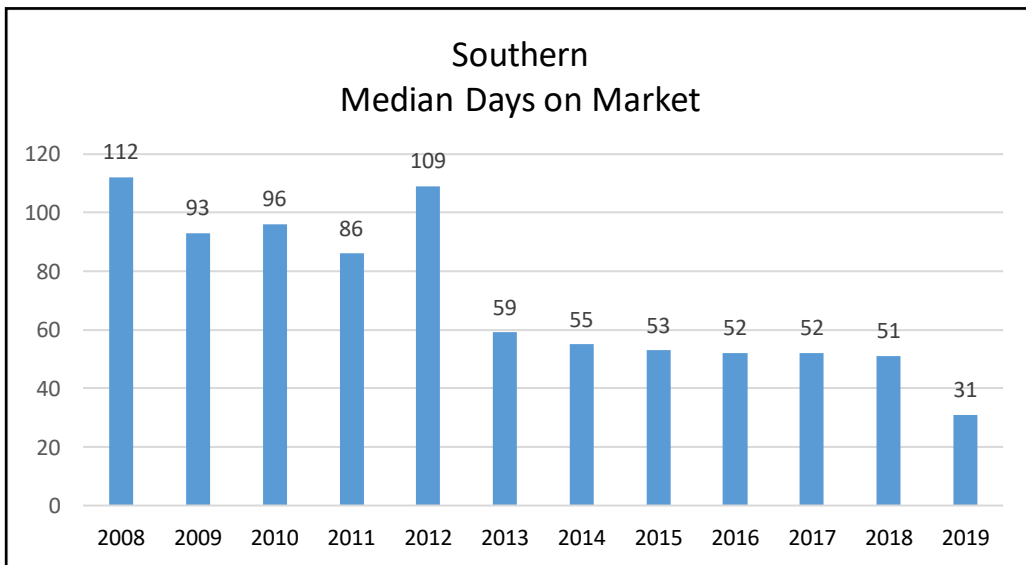
The median home sale price was \$239,400 in 2019. This home sale price reflects a 2% increase compared to 2018 sales, a 17% increase over 5 years and a 12% increase over 10 years.



Southern York County School District

Type	No. Sold	Median Price	Median Days on Market
Detached	288	\$ 252,500	33
Twin/Semi-Detached	10	\$ 142,450	55
Townhouse/Row Home	27	\$ 200,000	16
Mobile Home w/ Land	5	\$ 90,000	24
Grand Total	330	\$ 239,400	31

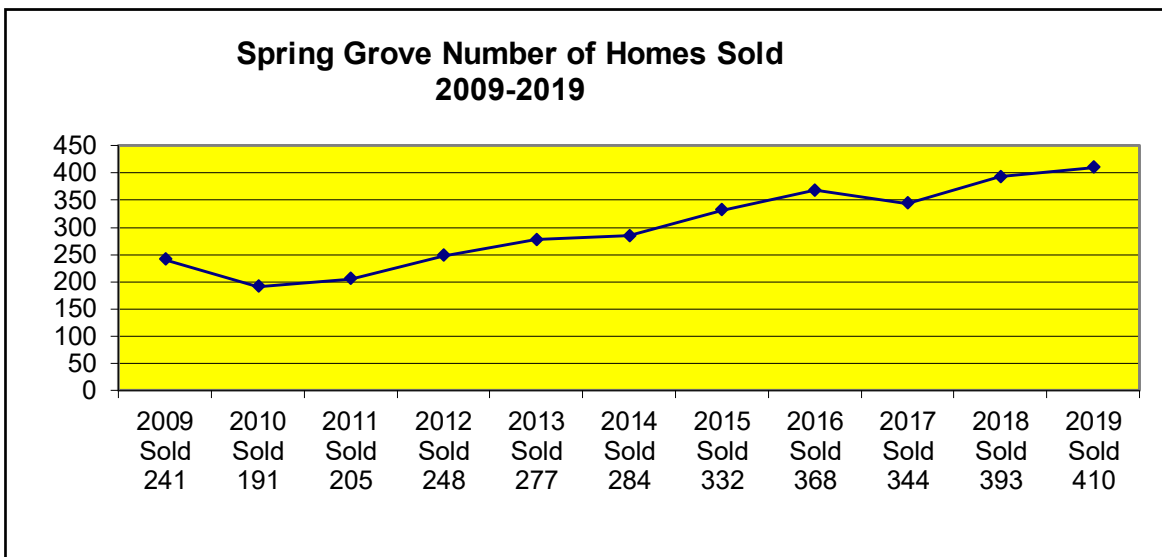
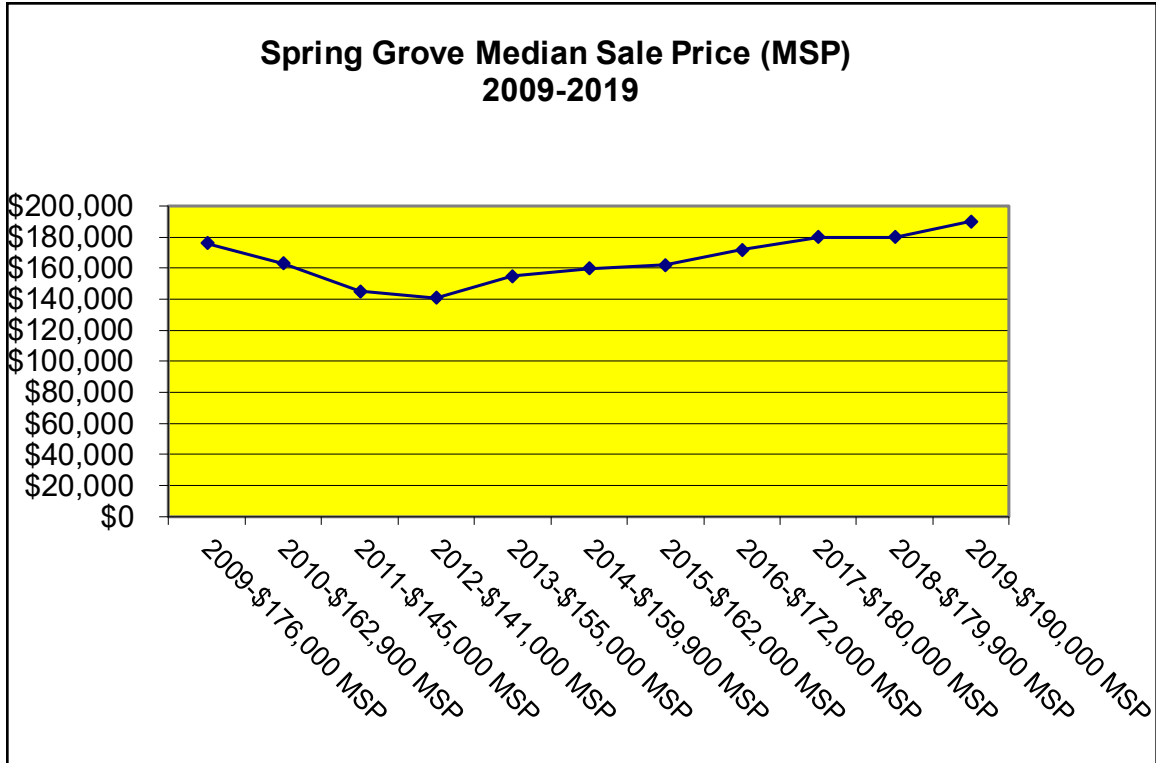
The charts below reflect the median days on market and the number of units sold in each price range.



Spring Grove School District

In the Spring Grove School District there were 410 homes sold in 2019 for a total dollar volume of \$84.4 million. The number of homes sold in 2019 increased by 4% from 2018.

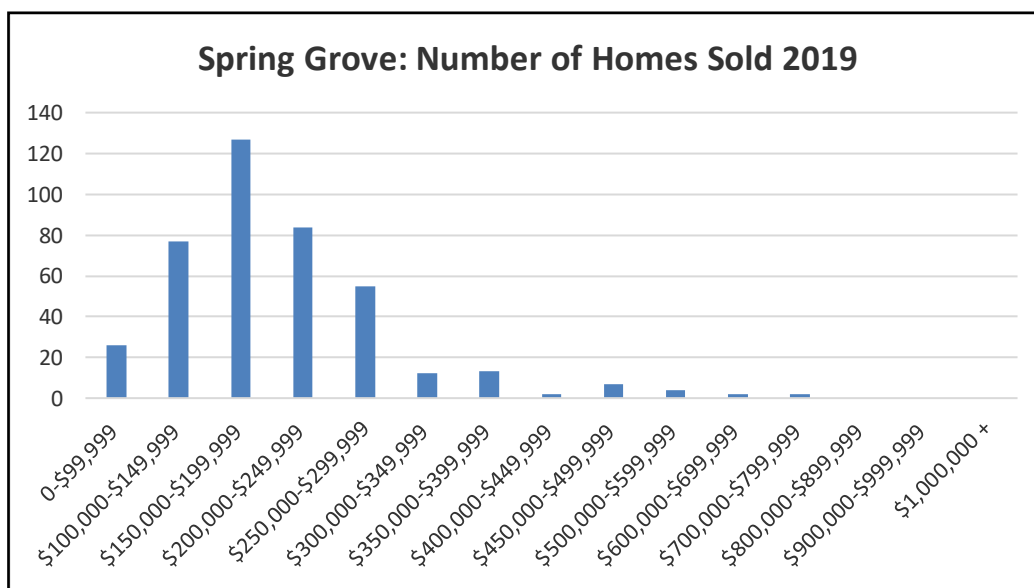
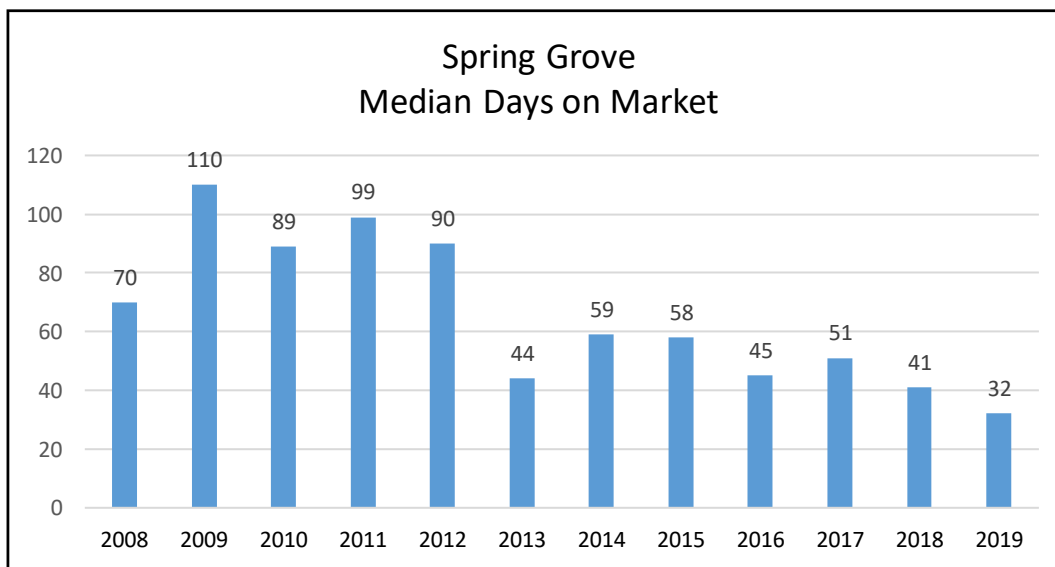
The median home sale price was \$190,000 in 2019. This home sale price reflects a 6 % increase compared to 2018 sales, a 19% increase over 5 years and a 8% increase over 10 years.



Spring Grove School District

Type	No. Sold	Median Price	Median Days on Market
Detached	304	\$ 209,400	31
Twin/Semi-Detached	20	\$ 158,500	13
Townhouse/Row Home	75	\$ 161,000	48
Mobile Home w/ Land	11	\$ 105,000	22
Grand Total	410	\$ 190,000	32

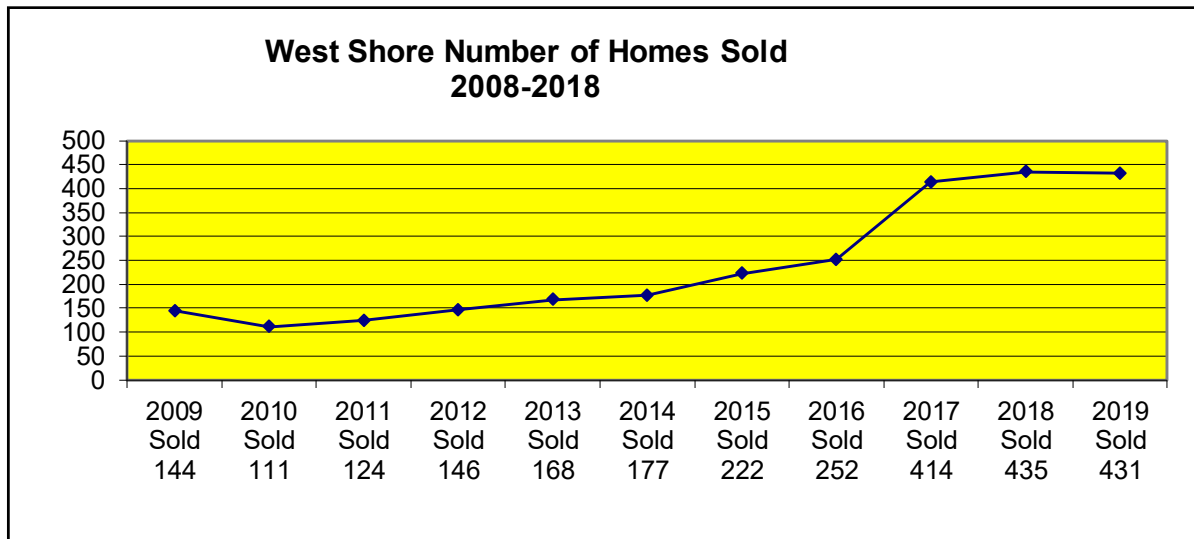
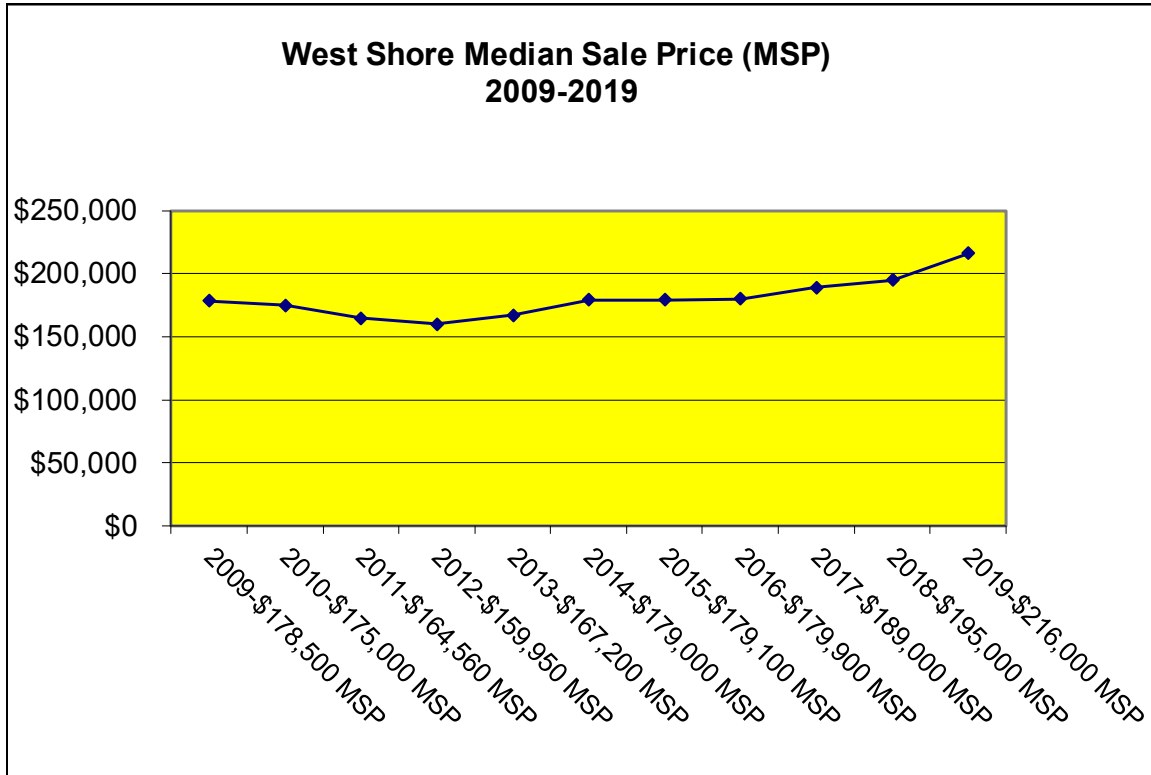
The charts below reflect the median days on market and the number of units sold in each price range.



West Shore School District

In the West Shore School District there were 431 homes sold in 2019 for a total dollar volume of \$101.2 million. The number of homes sold in 2019 decreased by 1% from 2018. The median home sale price was \$216,000 in 2019. This home sale price is an 11% increase compared to 2018 sales, increased 21% over 5 years and increased 21% increase over 10 years.*

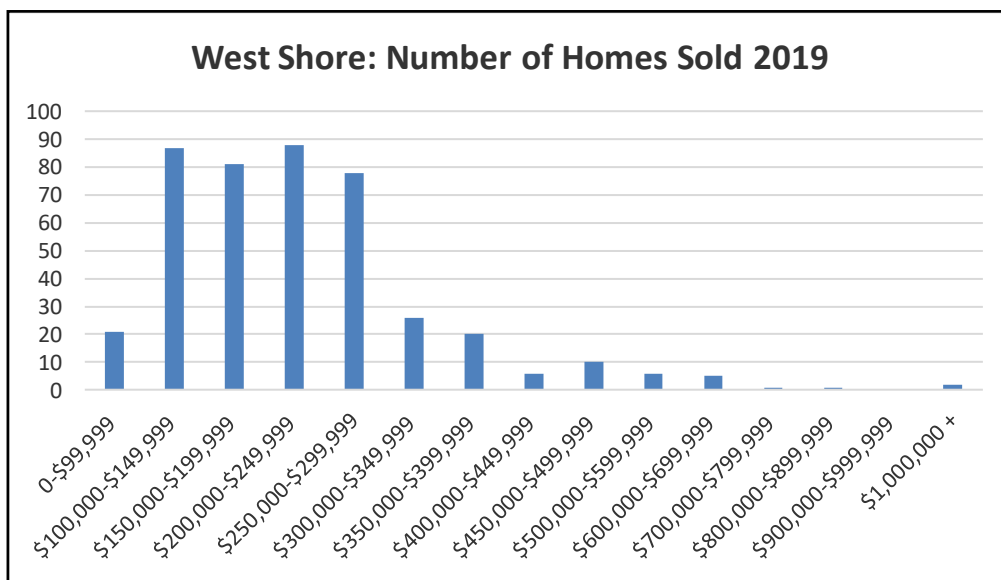
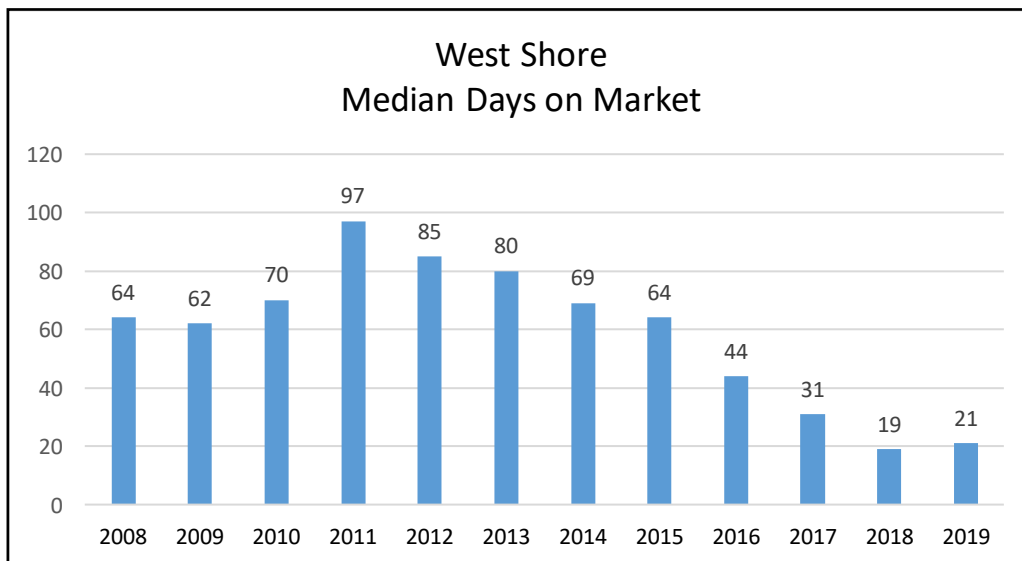
**Prior to 2017 West Shore School District was covered by two separate MLS systems; therefore, the number reported prior to 2016 was only a fraction of what truly sold.



West Shore School District

Type	No. Sold	Median Price	Median Days on Market
Detached	335	\$ 230,000	22
Twin/Semi-Detached	13	\$ 125,000	27
Townhouse/Row Home	77	\$ 128,000	14
Mobile Home w/ Land	6	\$ 49,500	91
Grand Total	431	\$ 216,000	21

The charts below reflect the median days on market and the number of units sold in each price range.

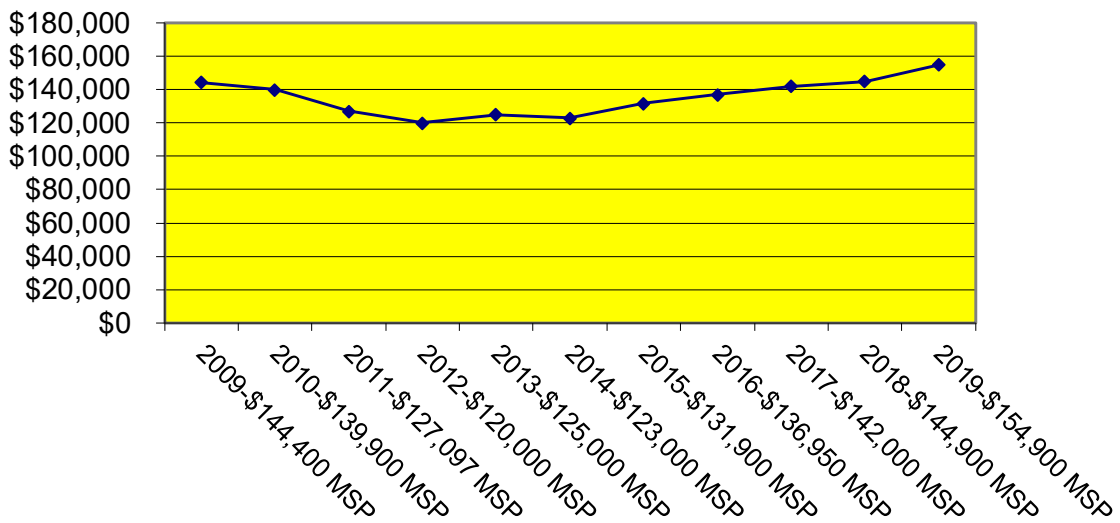


West York Area School District

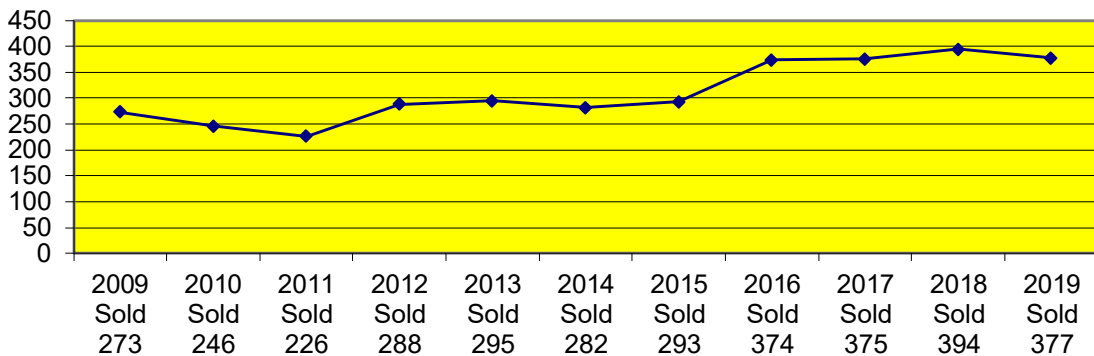
In the West York Area School District there were 377 homes sold in 2019 for a total dollar volume of \$62.4 million. The number of homes sold in 2019 decreased 4% from 2018.

The median home sale price was \$154,900 in 2019. This home sale price reflects a 7% increase compared to 2018 sales, a 26% increase over 5 years and a 7% increase over 10 years.

**West York Median Sale Price (MSP)
2009-2019**



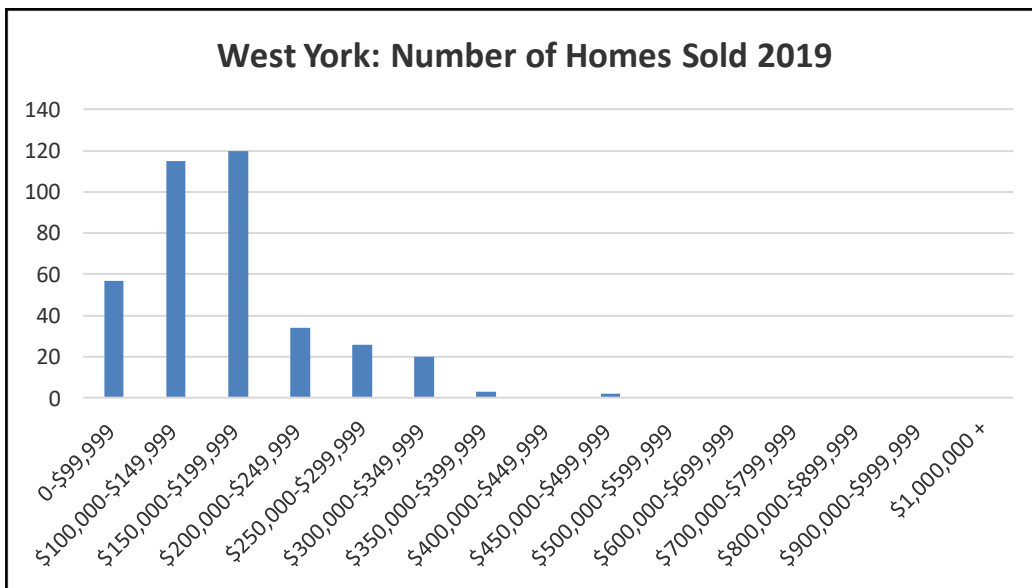
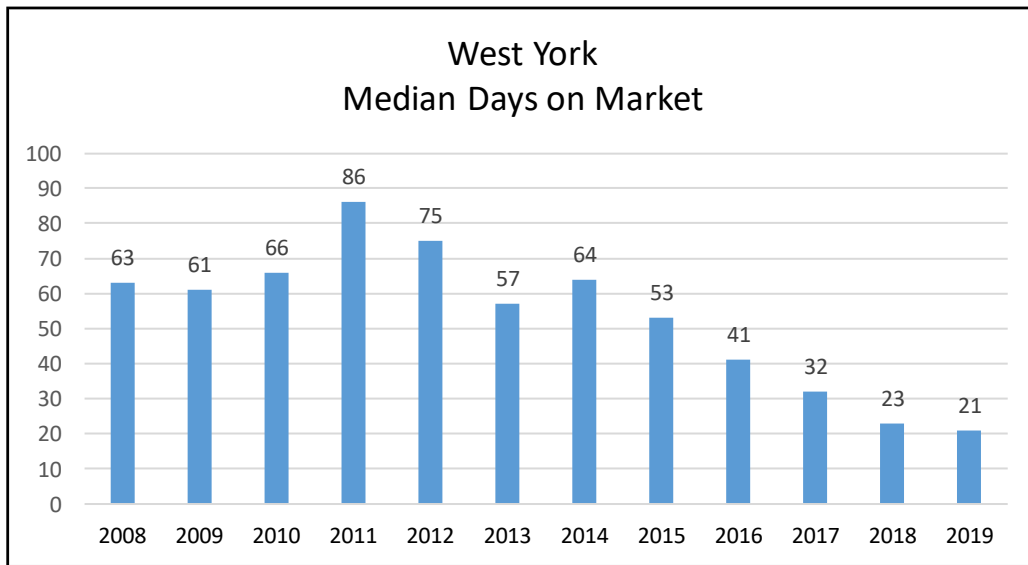
**West York Number of Home Sold
2009-2019**



West York Area School District

Type	No. Sold	Median Price	Median Days on Market
Detached	283	\$ 170,000	23
Twin/Semi-Detached	39	\$ 107,900	21
Townhouse/Row Home	55	\$ 130,000	16
Mobile Home w/ Land	0	\$ -	0
Grand Total	377	\$ 154,900	21

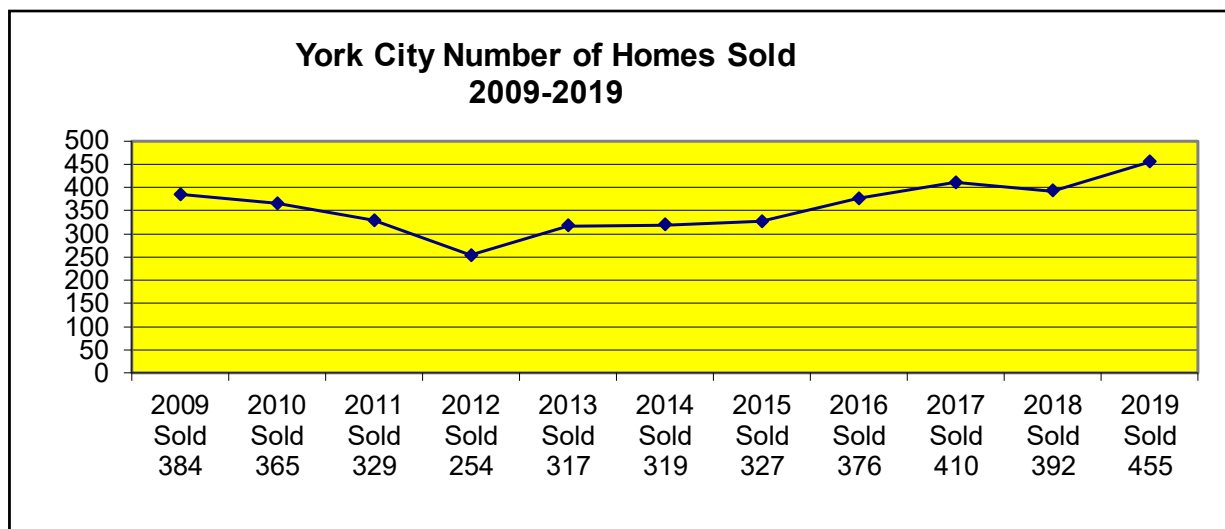
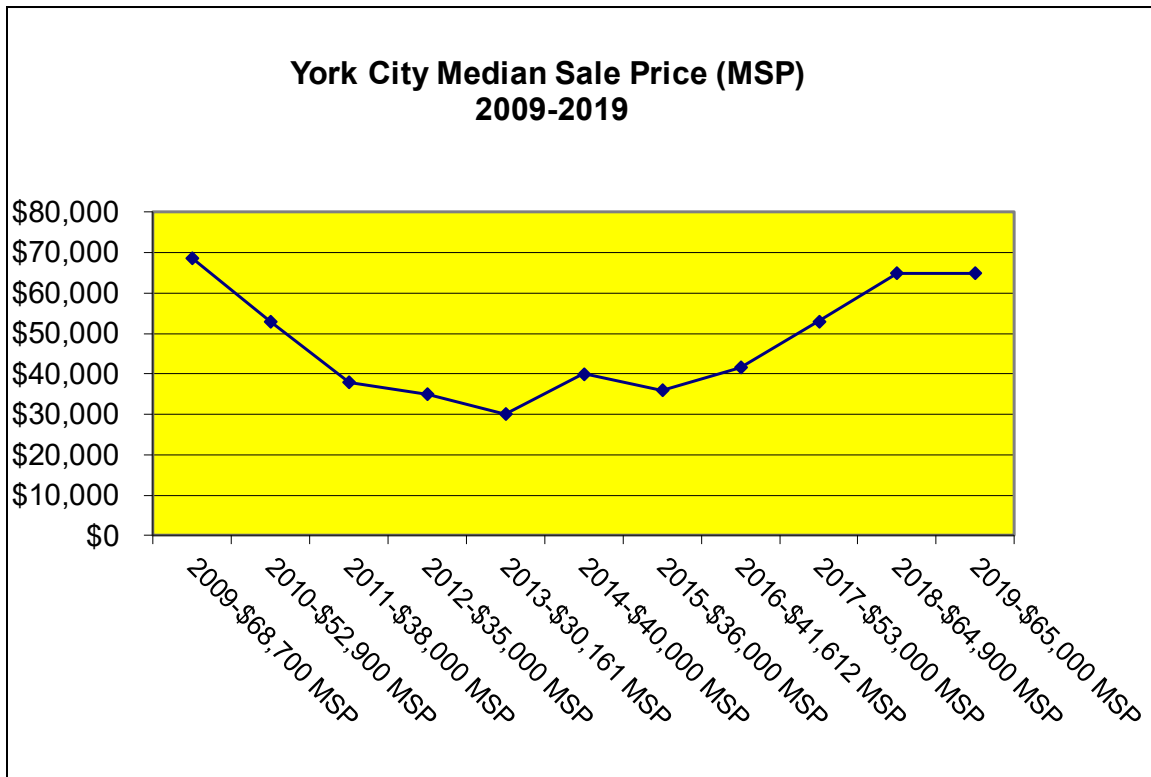
The charts below reflect the median days on market and the number of units sold in each price range.



York City School District

In the York City School District there were 455 homes sold in 2019 for a total dollar volume of \$31.6 million. The number of homes sold in 2019 increased by 16% from 2018.

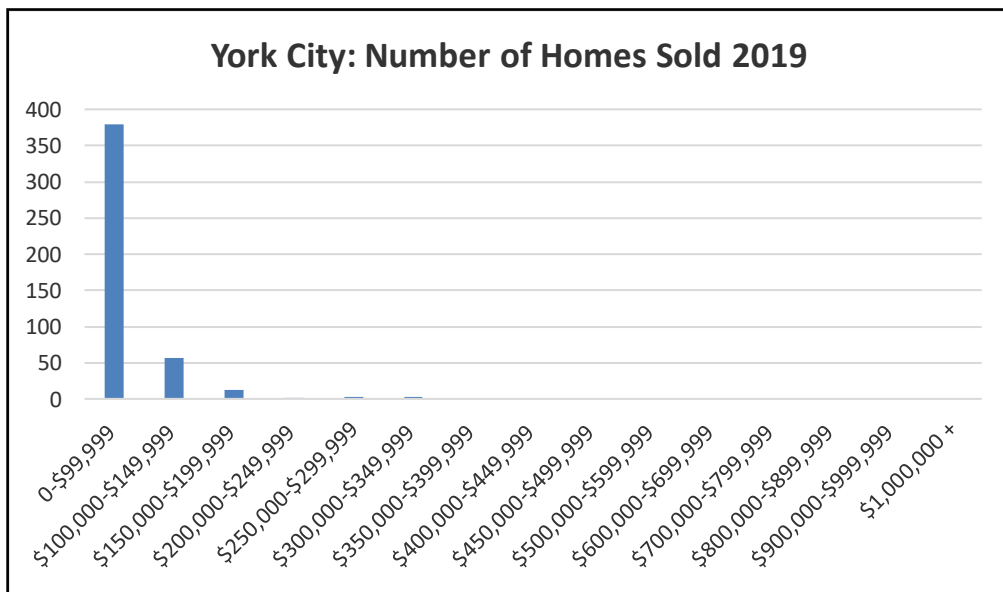
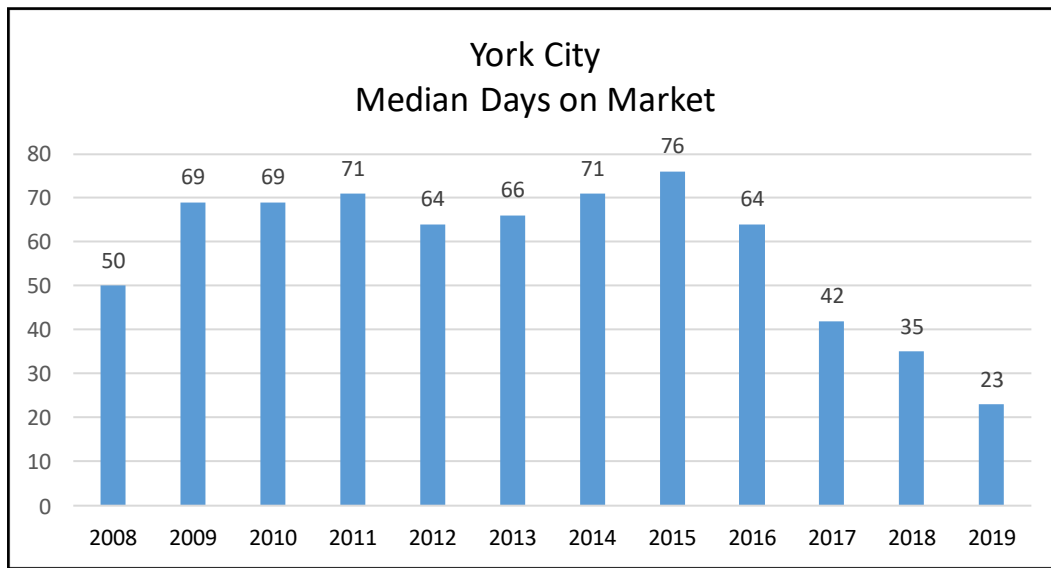
The median home sale price was \$65,000 in 2019. This home sale price is virtually unchanged compared to 2018 sales, a 63% increase over 5 years and a 5% decrease over 10 years.



York City School District

Type	No. Sold	Median Price	Median Days on Market
Detached	148	\$ 94,750	18
Twin/Semi-Detached	127	\$ 61,500	24
Townhouse/Row Home/Unit	180	\$ 46,350	26
Mobile Home w/ Land	0	\$ -	0
Grand Total	455	\$ 65,000	23

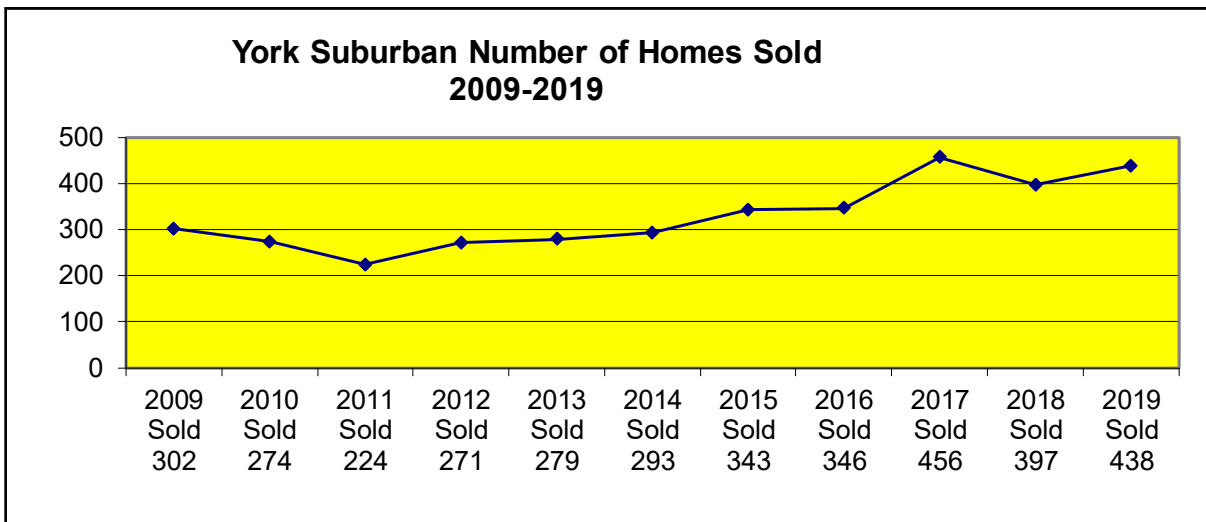
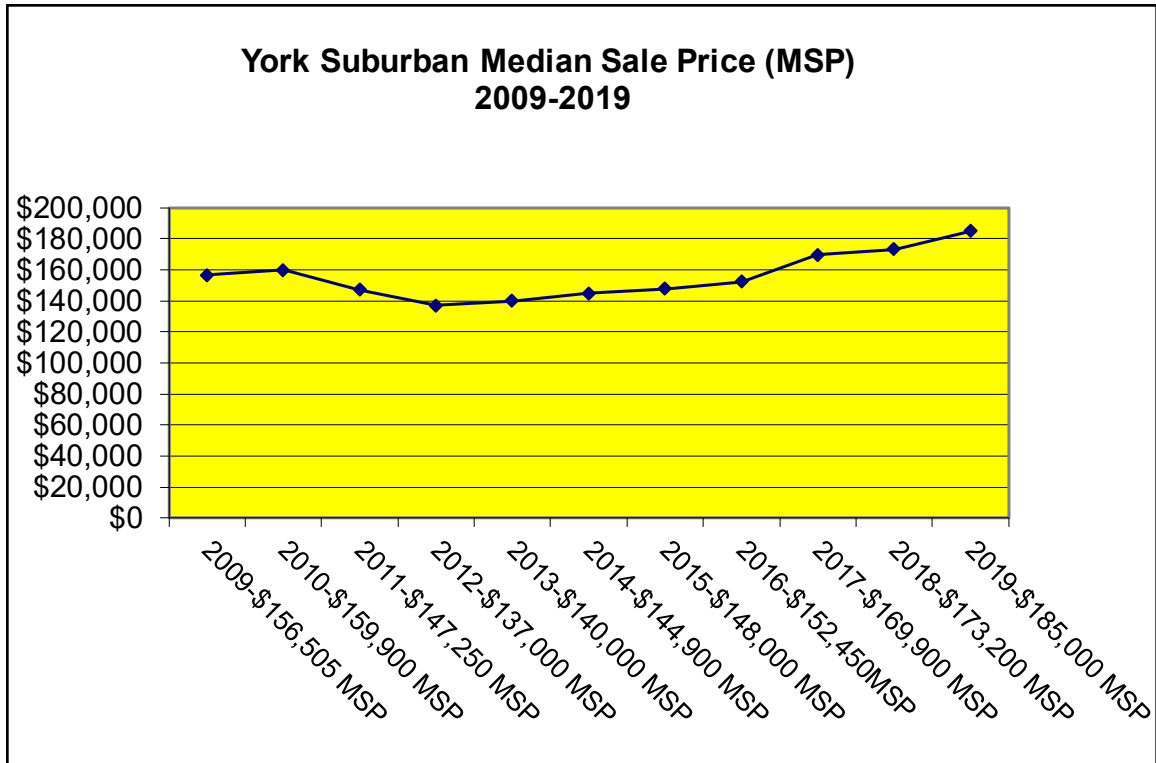
The charts below reflect the median days on market and the number of units sold in each price range.



York Suburban School District

In the York Suburban School District there were 438 homes sold in 2019 for a total dollar volume of \$94.4 million. The number of homes sold in 2019 increased by 10% from 2018.

The median home sale price was \$185,000 in 2019. This home sale price reflects a 7% increase compared to 2018 sales, a 28% increase over 5 years and an 18% increase over 10 years.



York Suburban School District

Type	No. Sold	Median Price	Median Days on Market
Detached	300	\$ 187,900	28
Twin/Semi-Detached	41	\$ 122,500	13
Townhouse/Row Home	97	\$ 217,000	56
Mobile Home w/ Land	0	\$ -	0
Grand Total	438	\$ 185,000	29

The charts below reflect the median days on market and the number of units sold in each price range.

