



RAYAC Housing Snapshot

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

February 2020 Housing Statistics

The REALTORS® Association of York & Adams Counties (RAYAC) reports that a total of 148 homes were sold in Adams County through the end of February 2020, a 11% increase from 2019. In York County 746 homes were sold during the first two months of 2020, a 3% increase from last year.

The median sales price in Adams County was \$215,500 a 25% increase from 2019. The median sales price in York County was \$175,000, a 3% increase from last year.

“The first two months of 2020 are off to an incredible start for the real estate market. The 30 year mortgage rate being at historic lows is increasing buyer demand. Our biggest issue continues to be a shortage of housing inventory. In February 2020 York County has had the lowest levels of inventory we have ever seen at just over a 2 months supply,” said Sue Pindle, 2020 RAYAC President.

RAYAC Statistics by School District						
2020-2019 (January 1-February 28) Comparison						
School District	2020 Median Sale Price	2019 Median Sale Price	% Change	2020 Number Sold	2019 Number Sold	% Change
Adams County						
Bermudian Springs	\$246,000	\$206,900	19%	19	10	90%
Conewago Valley	\$159,000	\$157,700	1%	32	38	-16%
Fairfield	\$255,000	\$238,000	7%	13	5	160%
Gettysburg	\$253,500	\$176,000	44%	43	40	8%
Littlestown	\$165,500	\$198,200	-16%	24	28	-14%
Upper Adams	\$169,900	\$117,450	45%	17	12	42%
Total Adams County	\$215,500	\$172,900	25%	148	133	11%
York County						
Central York	\$173,950	\$154,900	12%	74	57	30%
Dallastown	\$188,000	\$180,000	4%	59	91	-35%
Dover	\$178,450	\$171,900	4%	48	54	-11%
Eastern York	\$140,000	\$150,000	-7%	25	19	32%
Hanover	\$144,450	\$150,000	-4%	32	25	28%
Northeastern York	\$200,000	\$160,900	24%	48	49	-2%
Northern York	\$210,000	\$225,000	-7%	30	23	30%
Red Lion	\$175,000	\$179,900	-3%	54	54	0%
South Eastern	\$256,450	\$187,000	37%	30	29	3%
South Western	\$202,450	\$205,700	-2%	56	68	-18%
Southern York	\$244,900	\$189,900	29%	41	40	3%
Spring Grove	\$187,000	\$180,000	4%	47	37	27%
West Shore	\$237,500	\$229,900	3%	48	42	14%
West York	\$151,900	\$146,000	4%	34	49	-31%
York City	\$57,500	\$67,250	-14%	68	48	42%
York Suburban	\$182,000	\$164,200	11%	51	40	28%
Total York County	\$175,000	\$170,000	3%	746	725	3%

Statistics compiled from Bright MLS.

February 2020 Housing Statistics

The REALTORS® Association of York & Adams Counties (RAYAC) reports that a total of 74 homes were sold in Adams County in February 2020, a 25% increase. In York County 398 homes were sold in February 2020, a 8% increase from 2019.

The median sales price in Adams County was \$198,950, a 15% increase since last year. The median sale price in York County was \$174,900, a 3% increase from last year.

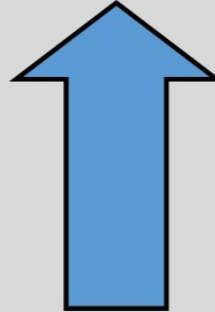
RAYAC Statistics by School District						
2020-2019 (February) Comparison						
School District	2020 Median Sale Price	2019 Median Sale Price	% Change	2020 Number Sold	2019 Number Sold	% Change
Adams County						
Bermudian Springs	\$200,000	\$206,950	-3%	9	4	125%
Conewago Valley	\$159,950	\$155,500	3%	16	19	-16%
Fairfield	\$255,000	\$150,500	69%	6	2	200%
Gettysburg	\$245,250	\$182,000	35%	22	17	29%
Littlestown	\$172,000	\$194,000	-11%	14	13	8%
Upper Adams	\$179,900	\$68,950	161%	7	4	75%
Total Adams County	\$198,950	\$172,900	15%	74	59	25%
York County						
Central York	\$172,400	\$201,500	-14%	39	24	63%
Dallastown	\$188,000	\$178,500	5%	25	45	-44%
Dover	\$159,900	\$162,500	-2%	25	23	9%
Eastern York	\$126,000	\$148,000	-15%	12	11	9%
Hanover	\$143,000	\$162,400	-12%	15	9	67%
Northeastern York	\$185,000	\$156,400	18%	35	28	25%
Northern York	\$179,800	\$240,000	-25%	17	9	89%
Red Lion	\$205,500	\$179,900	14%	34	29	17%
South Eastern	\$265,250	\$182,500	45%	20	12	67%
South Western	\$223,500	\$205,750	9%	28	42	-33%
Southern York	\$267,250	\$248,500	8%	16	21	-24%
Spring Grove	\$189,700	\$180,000	5%	24	19	26%
West Shore	\$199,000	\$191,100	4%	21	22	-5%
West York	\$148,000	\$156,500	-5%	23	34	-32%
York City	\$60,000	\$75,200	-20%	36	24	50%
York Suburban	\$187,000	\$155,000	21%	28	17	65%
Total York County	\$174,900	\$169,900	3%	398	369	8%

REALTORS® Association of York & Adams Counties
February 2020 Market Update for York County

Median Sold Price Year to Date

\$175,000

February 2019: \$170,000



Sales Price
Change Y/Y

+3%

SOLD

Days on Market

29

% of List Price
Received

98.7%

New Listings

635



All Active Listings

1,062

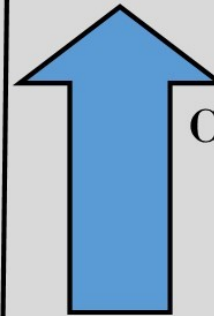
February 2019: 1,284

Number of
Homes Sold Year
to Date

746

Sales #
Change Y/Y

+3%



For a report by School District please visit

www.RAYAC.com/statistics/



Statistics Source Bright MLS

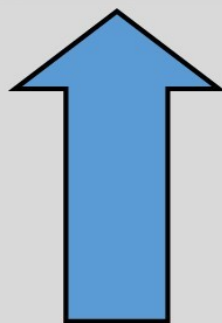
REALTORS® Association of York & Adams Counties

February 2020 Market Update for Adams County

Median Sold Price Year to Date

\$215,500

February 2019: \$172,900



Sales Price
Change Y/Y

+11%

SOLD

Days on Market

51

% of List Price

Received

96.5

New Listings

123



All Active Listings

308

February 2019: 308

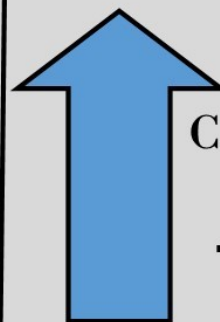
Number of
Homes Sold Year
to Date

147

Sales #

Change Y/Y

+11%



For a report by School District please visit

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Statistics Source Bright MLS