



RAYAC Housing Snapshot

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

March 2020 Housing Statistics

The REALTORS® Association of York & Adams Counties (RAYAC) reports that a total of 237 homes were sold in Adams County through the end of March 2020, a 7% increase from 2019. In York County 1,277 homes were sold during the first three months of 2020, a 2% increase from last year.

The median sales price in Adams County was \$203,000 a 13% increase from 2019. The median sales price in York County was \$179,500, a 3% increase from last year.

“Governor Tom Wolf ordered a shutdown of non-life sustaining businesses on March 19th due to the Covid-19 health crisis. Real estate was classified by the Governor as a non-life sustaining industry. The numbers we are reporting today are from home sales through March 31st. The vast majority of these home sales were settled prior to March 19th. The impacts of the current pandemic on the real estate market are yet to be seen. What we do know is going into the pandemic we had one of the strongest real estate markets in our history for York & Adams Counties. That will serve us well as we work through the implications of these uncharted waters.” said Sue Pindle, 2020 RAYAC President.

RAYAC Statistics by School District						
2020-2019 (January 1-March 31) Comparison						
School District	2020 Median Sale Price	2019 Median Sale Price	% Change	2020 Number Sold	2019 Number Sold	% Change
Adams County						
Bermudian Springs	\$235,000	\$187,900	25%	30	21	43%
Conewago Valley	\$164,900	\$162,400	2%	55	60	-8%
Fairfield	\$233,000	\$236,500	-1%	26	16	63%
Gettysburg	\$233,450	\$185,000	26%	66	63	5%
Littlestown	\$197,450	\$197,500	0%	42	39	8%
Upper Adams	\$174,900	\$143,700	22%	18	22	-18%
Total Adams County	\$203,000	\$179,900	13%	237	221	7%
York County						
Central	\$174,000	\$155,000	12%	115	104	11%
Dallastown	\$188,950	\$185,000	2%	101	140	-28%
Dover	\$189,500	\$169,500	12%	83	86	-3%
Eastern York	\$145,500	\$144,900	0%	41	40	3%
Hanover	\$149,950	\$150,000	0%	56	43	30%
Northeastern	\$190,000	\$175,900	8%	83	83	0%
Northern York	\$226,500	\$242,500	-7%	46	46	0%
Red Lion	\$179,450	\$184,400	-3%	92	90	2%
South Eastern	\$242,000	\$225,000	8%	53	47	13%
South Western	\$215,000	\$213,200	1%	92	110	-16%
Southern York	\$255,500	\$207,500	23%	80	62	29%
Spring Grove	\$185,000	\$191,200	-3%	94	74	27%
West Shore	\$239,000	\$203,000	18%	79	85	-7%
West York	\$144,900	\$154,000	-6%	72	75	-4%
York City	\$71,750	\$67,250	7%	106	88	20%
York Suburban	\$188,000	\$160,900	17%	84	80	5%
Total York County	\$179,500	\$174,900	3%	1277	1253	2%

Statistics compiled from Bright MLS.

March 2020 Housing Statistics

The REALTORS® Association of York & Adams Counties (RAYAC) reports that a total of 88 homes were sold in Adams County in March 2020, a 1% increase. In York County 525 homes were sold in March 2020, a 2% increase from 2019.

The median sales price in Adams County was \$200,000, which remains the same as this time last year. The median sale price in York County was \$182,350, a 1% increase from last year.

RAYAC MLS Statistics by School District						
2020-2019 (March) Comparison						
School District	2020 Median Sale Price	2019 Median Sale Price	% Change	2020 Number Sold	2019 Number Sold	% Change
Adams County						
Bermudian Springs	\$220,000	\$174,700	26%	11	11	0%
Conewago Valley	\$170,000	\$175,400	-3%	22	22	0%
Fairfield	\$189,900	\$235,000	-19%	13	11	18%
Gettysburg	\$202,400	\$208,700	-3%	23	22	5%
Littlestown	\$223,500	\$164,900	36%	18	11	64%
Upper Adams	\$229,900	\$205,400	12%	1	10	-90%
Total Adams County	\$200,000	\$199,900	0%	88	87	1%
York County						
Central	\$174,000	\$159,900	9%	41	46	-11%
Dallastown	\$195,950	\$232,400	-16%	42	48	-13%
Dover	\$189,950	\$164,900	15%	34	31	10%
Eastern York	\$162,000	\$135,000	20%	17	21	-19%
Hanover	\$164,950	\$132,900	24%	24	18	33%
Northeastern	\$189,900	\$179,900	6%	35	33	6%
Northern York	\$264,950	\$252,400	5%	16	22	-27%
Red Lion	\$185,000	\$184,900	0%	37	36	3%
South Eastern	\$179,900	\$234,700	-23%	21	18	17%
South Western	\$223,800	\$232,000	-4%	36	41	-12%
Southern York	\$259,900	\$225,900	15%	37	22	68%
Spring Grove	\$184,900	\$196,800	-6%	46	37	24%
West Shore	\$239,000	\$185,000	29%	31	43	-28%
West York	\$140,000	\$167,400	-16%	38	24	58%
York City	\$85,950	\$69,000	25%	38	38	0%
York Suburban	\$200,450	\$141,000	42%	32	37	-14%
Total York County	\$182,350	\$179,800	1%	525	515	2%

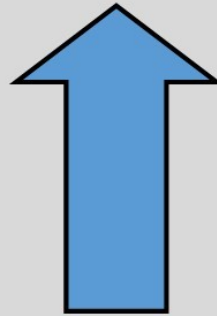
REALTORS® Association of York & Adams Counties

March 2020 Market Update for York County

Median Sold Price Year to Date

\$179,500

March 2019: \$174,900



Sales Price
Change Y/Y

+3%

SOLD

Days on Market

19

% of List Price
Received

100%

New Listings

543



All Active Listings

895

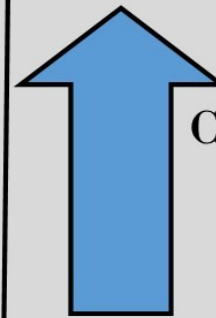
March 2019: 1,276

Number of
Homes Sold Year
to Date

1,277

Sales #
Change Y/Y

+2%



For a report by School District please visit

www.RAYAC.com/statistics/



Statistics Source Bright MLS

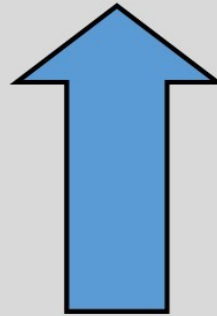
REALTORS® Association of York & Adams Counties

March 2020 Market Update for Adams County

Median Sold Price Year to Date

\$203,000

March 2019: \$179,900



Sales Price
Change Y/Y

+13%

SOLD

Days on Market

50

% of List Price
Received

97.8

New Listings

84



All Active Listings

255

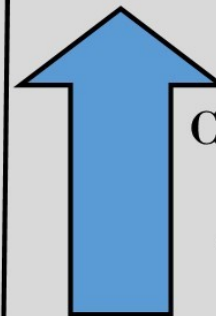
March 2019: 356

Number of
Homes Sold Year
to Date

237

Sales #
Change Y/Y

+7%



For a report by School District please visit

www.RAYAC.com/statistics/



Statistics Source Bright MLS