



# RAYAC Housing Snapshot

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

## April 2020 Housing Statistics

The REALTORS® Association of York & Adams Counties (RAYAC) reports that a total of 340 homes were sold in Adams County through the end of April 2020, a 10% increase from 2019. In York County 1,712 homes were sold during the first four months of 2020, a 1% decrease from last year.

The median sales price in Adams County was \$215,000 a 17% increase from 2019. The median sales price in York County was \$184,900, a 6% increase from last year.

“It is important to keep in my mind with the statistics we are reporting today while seeming very positive for the real estate industry, the vast majority of these home sales through the end of April were under contract prior to the Governor’s shutdown orders. On March 19, 2020 Governor Wolf ordered the shutdown of all non-life sustaining businesses in Pennsylvania. Since the state’s business shutdown, Gov. Wolf has deemed real estate a non-life sustaining business, which has caused a significant hardship for Pennsylvanians. We are shocked to see the governor continues to fail to recognize the need for consumers to buy and sell their homes. As it stands today Pennsylvania is the only state in the Country who has deemed real estate as a non-essential business on a statewide basis. As REALTORS® we have been advocating to make real estate a life sustaining business. I believe, like most other states, that real estate professionals can safely conduct business for their clients. We are not suggesting a return to “business as usual.” We recognize that the environment has changed and real estate professionals are ready to adapt to make these changes. Gov. Wolf needs to immediately reopen real estate on a statewide basis said Sue Pindle, 2020 RAYAC President.

**RAYAC Statistics by School District  
2020-2019 (January 1-April 30) 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	\$223,450	\$193,900	15%	46	28	64%
Conewago Valley	\$165,500	\$155,700	6%	82	85	-4%
Fairfield	\$225,000	\$238,000	-5%	33	21	57%
Gettysburg	\$250,700	\$203,500	23%	92	88	5%
Littlestown	\$204,500	\$197,700	3%	60	54	11%
Upper Adams	\$179,900	\$179,400	0%	27	32	-16%
<b>Total Adams County</b>	<b>\$215,000</b>	<b>\$183,500</b>	<b>17%</b>	<b>340</b>	<b>309</b>	<b>10%</b>
<b>York County</b>						
Central York	\$187,700	\$159,900	17%	146	145	1%
Dallastown	\$195,000	\$190,000	3%	155	191	-19%
Dover	\$185,000	\$169,900	9%	109	119	-8%
Eastern York	\$184,900	\$150,000	23%	57	61	-7%
Hanover	\$152,450	\$150,000	2%	64	61	5%
Northeastern	\$191,100	\$171,700	11%	113	106	7%
Northern York	\$239,000	\$241,500	-1%	61	64	-5%
Red Lion	\$184,750	\$180,000	3%	120	127	-6%
South Eastern	\$243,000	\$225,000	8%	73	64	14%
South Western	\$210,000	\$214,000	-2%	132	159	-17%
Southern York	\$264,500	\$213,500	24%	105	82	28%
Spring Grove	\$192,450	\$191,200	1%	118	100	18%
West Shore	\$224,950	\$209,500	7%	116	115	1%
West York	\$144,950	\$154,000	-6%	94	99	-5%
York City	\$79,950	\$63,700	26%	136	134	1%
York Suburban	\$194,000	\$171,200	13%	113	110	3%
<b>Total York County</b>	<b>\$184,900</b>	<b>\$175,000</b>	<b>6%</b>	<b>1712</b>	<b>1737</b>	<b>-1%</b>

## *April 2020 Housing Statistics*

The REALTORS® Association of York & Adams Counties (RAYAC) reports that a total of 103 homes were sold in Adams County in April 2020, a 20% increase. In York County 427 homes were sold in April 2020, a 7% decrease from 2019.

The median sales price in Adams County was \$219,900, a 13% increase from this time last year. The median sale price in York County was \$205,000, a 17% increase from last year.

<b>RAYAC MLS Statistics by School District</b>						
<b>2020-2019 (April) Comparison</b>						
School District	2020 Median Sale Price	2019 Median Sale Price	% Change	2020 Number Sold	2019 Number Sold	% Change
<b>Adams County</b>						
Bermudian Springs	\$223,400	\$199,900	12%	16	7	129%
Conewago Valley	\$192,000	\$146,000	32%	27	25	8%
Fairfield	\$218,000	\$262,000	-17%	7	5	40%
Gettysburg	\$291,750	\$217,000	34%	26	23	13%
Littlestown	\$220,000	\$209,500	5%	18	15	20%
Upper Adams	\$179,900	\$179,900	0%	9	10	-10%
<b>Total Adams County</b>	<b>\$219,900</b>	<b>\$194,000</b>	<b>13%</b>	<b>103</b>	<b>86</b>	<b>20%</b>
<b>York County</b>						
Central York	\$250,000	\$162,400	54%	31	40	-23%
Dallastown	\$208,950	\$224,900	-7%	54	48	13%
Dover	\$164,700	\$169,900	-3%	26	30	-13%
Eastern York	\$219,950	\$175,000	26%	16	21	-24%
Hanover	\$157,450	\$154,900	2%	8	16	-50%
Northeastern	\$195,000	\$166,900	17%	30	23	30%
Northern York	\$259,400	\$243,000	7%	15	17	-12%
Red Lion	\$222,500	\$172,500	29%	26	36	-28%
South Eastern	\$246,200	\$229,000	8%	20	16	25%
South Western	\$198,000	\$212,000	-7%	40	48	-17%
Southern York	\$269,450	\$250,000	8%	22	19	16%
Spring Grove	\$235,500	\$191,700	23%	24	26	-8%
West Shore	\$220,000	\$209,700	5%	37	30	23%
West York	\$149,250	\$152,500	-2%	22	20	10%
York City	\$92,500	\$58,900	57%	28	46	-39%
York Suburban	\$215,250	\$174,000	24%	28	22	27%
<b>Total York County</b>	<b>\$205,000</b>	<b>\$175,000</b>	<b>17%</b>	<b>427</b>	<b>458</b>	<b>-7%</b>

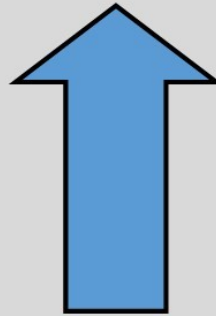
# REALTORS® Association of York & Adams Counties

## April 2020 Market Update for York County

Median Sold Price Year to Date

**\$184,900**

April 2019: \$175,000



Sales Price  
Change Y/Y

**+6%**

**SOLD**

Days on Market

**13**

% of List Price  
Received

**100%**

New Listings

**317**



All Active Listings

**894**

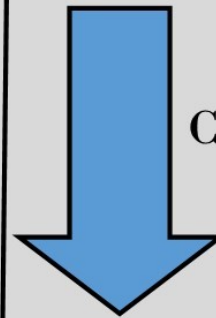
April 2020: 1,372

Number of  
Homes Sold Year  
to Date

**1,712**

Sales #  
Change Y/Y

**-1%**



For a report by School District please visit

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



Statistics Source Bright MLS

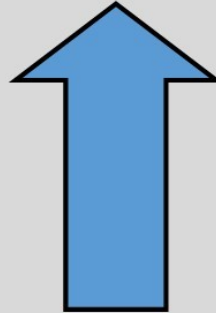
# REALTORS® Association of York & Adams Counties

## April 2020 Market Update for Adams County

Median Sold Price Year to Date

**\$215,000**

April 2019: \$183,500



Sales Price  
Change Y/Y

**+17%**

**SOLD**

Days on Market

**38**

% of List Price  
Received

**97.3**

New Listings

**55**



All Active Listings

**240**

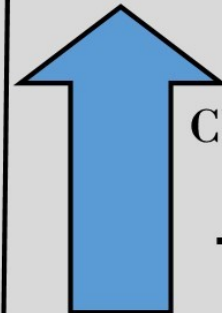
April 2019: 406

Number of  
Homes Sold Year  
to Date

**340**

Sales #  
Change Y/Y

**+10%**



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Statistics Source Bright MLS