



RAYAC Housing Snapshot

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

May 2020 Housing Statistics

The REALTORS® Association of York & Adams Counties (RAYAC) reports that a total of 404 homes were sold in Adams County through the end of May 2020, a 4% decrease from 2019. In York County 1,988 homes were sold during the first five months of 2020, a 16% decrease from last year.

The median sales price in Adams County was \$213,450 a 11% increase from 2019. The median sales price in York County was \$187,000, a 4% increase from last year.

“As expected the number of home sales in York & Adams Counties through the end of May are down compared to last year due to the Governor’s Shut Down of in-person real estate activities for 9 weeks. However, on May 19th the Governor issued an Executive Order which allows for in-person real estate activity with guidance across the state of Pennsylvania. Since May 19th the real estate market activity has been booming in our two county area with the number of homes going under contract each week increasing by 330% compared to the 9 weeks prior. Many new listings are experiencing multiple offers in just a few days of putting their home on the market. The combination of pent up demand, low interest rates and lack of inventory makes it a truly incredible time to sell your home.” said Sue Pindle, 2020 RAYAC President.

**RAYAC Statistics by School District
2020-2019 (January 1-May 31) Comparison**

School District	2020 Median Sale Price	2019 Median Sale Price	% Change	2020 Number Sold	2019 Number Sold	% Change
Adams County						
Bermudian Springs	\$238,200	\$199,900	19%	52	39	33%
Conewago Valley	\$167,950	\$159,900	5%	100	119	-16%
Fairfield	\$224,900	\$235,000	-4%	39	35	11%
Gettysburg	\$237,000	\$208,400	14%	109	124	-12%
Littlestown	\$211,950	\$197,500	7%	72	71	1%
Upper Adams	\$174,900	\$178,900	-2%	32	35	-9%
Total Adams County	\$213,450	\$192,900	11%	404	423	-4%
York County						
Central York	\$186,200	\$164,900	13%	162	187	-13%
Dallastown	\$199,900	\$189,900	5%	179	256	-30%
Dover	\$185,000	\$170,500	9%	125	170	-26%
Eastern York	\$175,000	\$165,000	6%	71	83	-14%
Hanover	\$155,950	\$150,000	4%	74	81	-9%
Northeastern York	\$195,000	\$179,000	9%	136	131	4%
Northern York	\$256,000	\$251,000	2%	73	95	-23%
Red Lion	\$188,950	\$184,900	2%	144	180	-20%
South Eastern	\$238,500	\$225,000	6%	82	91	-10%
South Western	\$221,000	\$216,000	2%	156	208	-25%
Southern York	\$265,250	\$217,000	22%	124	115	8%
Spring Grove	\$195,000	\$190,300	2%	141	156	-10%
West Shore	\$220,000	\$211,500	4%	133	150	-11%
West York	\$145,000	\$154,000	-6%	107	135	-21%
York City	\$80,000	\$63,500	26%	152	180	-16%
York Suburban	\$189,900	\$175,000	9%	129	149	-13%
Total York County	\$187,000	\$179,900	4%	1988	2367	-16%

May 2020 Housing Statistics

The REALTORS® Association of York & Adams Counties (RAYAC) reports that a total of 64 homes were sold in Adams County in May 2020, a 45% decrease. In York County 265 homes were sold in May 2020, a 57% decrease from 2019.

The median sales price in Adams County was \$1915,750, a 9% decrease from this time last year. The median sale price in York County was \$203,500, a 7% increase from last year.

RAYAC MLS Statistics by School District 2020-2019 (May) Comparison

School District	2020 Median Sale Price	2019 Median Sale Price	% Change	2020 Number Sold	2019 Number Sold	% Change
Adams County	-	-	-	-	-	-
Bermudian Springs	\$272,450	\$215,000	27%	6	20	-70%
Conewago Valley	\$172,500	\$179,500	-4%	18	32	-44%
Fairfield	\$184,300	\$195,000	-5%	6	3	100%
Gettysburg	\$209,000	\$216,900	-4%	17	34	-50%
Littlestown	\$258,950	\$205,000	26%	12	17	-29%
Upper Adams	\$150,000	\$162,700	-8%	5	11	-55%
Total Adams County	\$195,750	\$214,500	-9%	64	117	-45%
York County						
Central York	\$177,000	\$159,200	11%	16	56	-71%
Dallastown	\$216,350	\$172,400	25%	24	82	-71%
Dover	\$201,000	\$168,900	19%	15	39	-62%
Eastern York	\$170,000	\$149,500	14%	13	19	-32%
Hanover	\$171,775	\$162,000	6%	10	25	-60%
Northeastern	\$231,900	\$200,100	16%	21	29	-28%
Northern York	\$307,400	\$247,000	24%	10	27	-63%
Red Lion	\$210,250	\$147,500	43%	24	34	-29%
South Eastern	\$224,000	\$211,700	6%	9	14	-36%
South Western	\$259,950	\$197,500	32%	24	51	-53%
Southern York	\$271,450	\$222,400	22%	18	28	-36%
Spring Grove	\$196,000	\$174,900	12%	23	41	-44%
West Shore	\$169,900	\$221,000	-23%	17	52	-67%
West York	\$167,500	\$164,400	2%	12	46	-74%
York City	\$97,450	\$84,600	15%	16	40	-60%
York Suburban	\$179,500	\$172,700	4%	13	28	-54%
Total York County	\$203,500	\$190,000	7%	265	611	-57%

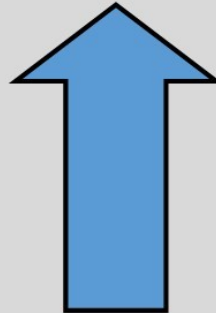
REALTORS® Association of York & Adams Counties

May 2020 Market Update for York County

Median Sold Price Year to Date

\$187,000

May 2019: \$179,900



Sales Price
Change Y/Y

+4%

SOLD

Days on Market

14

% of List Price
Received

100%

New Listings

575



All Active Listings

997

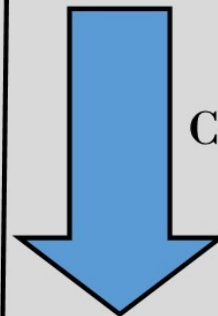
May 2020: 1,343

Number of
Homes Sold Year
to Date

1,988

Sales #
Change Y/Y

-16%



For a report by School District please visit

www.RAYAC.com/statistics/



Statistics Source Bright MLS

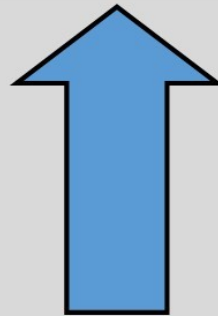
REALTORS® Association of York & Adams Counties

May 2020 Market Update for Adams County

Median Sold Price Year to Date

\$213,450

May 2019: \$192,900



Sales Price
Change Y/Y

+11%

SOLD

Days on Market

39

% of List Price
Received

95.9

New Listings

111



All Active Listings

271

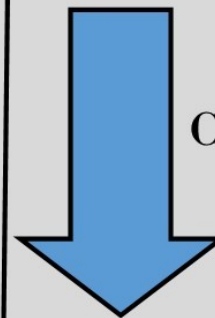
May 2019: 419

Number of
Homes Sold Year
to Date

404

Sales #
Change Y/Y

-4%



For a report by School District please visit

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Statistics Source Bright MLS