



# RAYAC Housing Snapshot

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

## June 2020 Housing Statistics

The REALTORS® Association of York & Adams Counties (RAYAC) reports that a total of 463 homes were sold in Adams County through the end of June 2020, a 13% decrease from 2019. In York County 2,481 homes were sold during the first six months of 2020, a 17% decrease from last year.

The median sales price in Adams County was \$214,900 a 10% increase from 2019. The median sales price in York County was \$189,900, a 6% increase from last year.

“As expected the number of home sales in York & Adams Counties through the end of June are down compared to last year due to the Governor’s Shut Down of in-person real estate activities for 9 weeks,” said RAYAC President Heather Kreiger. “The true story in residential real estate is the lack of inventory. The inventory levels in 2019 were extremely low and in June 2020 they are 38% less than the same time period last year. With increased buyer demand and a low supply of inventory, many newly listed homes are experiencing multiple offers and offering prices of over list price of the home.”

**RAYAC Statistics by School District  
2020-2019 (January 1-June 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	\$236,900	\$187,900	26%	57	48	19%
Conewago Valley	\$164,900	\$167,400	-1%	114	147	-22%
Fairfield	\$224,900	\$235,000	-4%	44	40	10%
Gettysburg	\$243,300	\$212,000	15%	118	160	-26%
Littlestown	\$222,000	\$194,900	14%	87	89	-2%
Upper Adams	\$179,900	\$179,900	0%	43	46	-7%
<b>Total Adams County</b>	<b>\$214,900</b>	<b>\$194,900</b>	<b>10%</b>	<b>463</b>	<b>531</b>	<b>-13%</b>
<b>York County</b>						
Central York	\$187,900	\$175,000	7%	209	229	-9%
Dallastown	\$205,000	\$192,400	7%	223	322	-31%
Dover	\$189,900	\$170,000	12%	163	201	-19%
Eastern York	\$178,950	\$162,500	10%	88	104	-15%
Hanover	\$158,450	\$150,000	6%	92	94	-2%
Northeastern	\$203,000	\$175,700	16%	162	170	-5%
Northern York	\$256,100	\$255,000	0%	88	119	-26%
Red Lion	\$186,000	\$185,000	1%	170	237	-28%
South Eastern	\$235,000	\$230,500	2%	101	123	-18%
South Western	\$222,350	\$211,500	5%	198	259	-24%
Southern York	\$273,900	\$220,000	25%	160	150	7%
Spring Grove	\$189,900	\$190,300	0%	178	204	-13%
West Shore	\$225,500	\$216,000	4%	159	197	-19%
West York	\$148,000	\$152,500	-3%	131	176	-26%
York City	\$80,000	\$64,000	25%	193	217	-11%
York Suburban	\$194,450	\$175,000	11%	166	188	-12%
<b>Total York County</b>	<b>\$189,900</b>	<b>\$179,900</b>	<b>6%</b>	<b>2481</b>	<b>2990</b>	<b>-17%</b>

Statistics compiled from Bright MLS.

## *June 2020 Housing Statistics*

The REALTORS® Association of York & Adams Counties (RAYAC) reports that a total of 61 homes were sold in Adams County in June 2020, a 42% decrease. In York County 483 homes were sold in June 2020, a 19% decrease from 2019.

The median sales price in Adams County was \$224,900, a 15% increase from this time last year. The median sale price in York County was \$205,000, a 11% increase from last year.

<b>RAYAC MLS Statistics by School District</b>						
<b>2020-2019 (June) 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	\$179,900	\$170,000	6%	5	9	-44%
Conewago Valley	\$159,950	\$188,400	-15%	16	28	-43%
Fairfield	\$224,900	\$246,000	-9%	5	5	0%
Gettysburg	\$315,000	\$234,500	34%	9	35	-74%
Littlestown	\$229,500	\$183,400	25%	15	18	-17%
Upper Adams	\$197,500	\$196,000	1%	11	11	0%
<b>Total Adams County</b>	<b>\$224,900</b>	<b>\$196,200</b>	<b>15%</b>	<b>61</b>	<b>106</b>	<b>-42%</b>
<b>York County</b>						
Central York	\$190,000	\$222,000	-14%	47	42	12%
Dallastown	\$224,900	\$215,200	5%	43	64	-33%
Dover	\$196,500	\$165,900	18%	36	28	29%
Eastern York	\$184,400	\$160,000	15%	16	21	-24%
Hanover	\$176,000	\$139,900	26%	18	13	38%
Northeastern	\$219,900	\$160,000	37%	25	35	-29%
Northern York	\$276,500	\$259,500	7%	15	19	-21%
Red Lion	\$168,500	\$212,400	-21%	26	54	-52%
South Eastern	\$230,000	\$247,900	-7%	19	30	-37%
South Western	\$224,500	\$200,000	12%	42	51	-18%
Southern York	\$280,000	\$285,000	-2%	35	35	0%
Spring Grove	\$189,900	\$192,400	-1%	35	48	-27%
West Shore	\$247,500	\$226,800	9%	26	43	-40%
West York	\$184,200	\$152,400	21%	24	36	-33%
York City	\$80,000	\$65,000	23%	39	37	5%
York Suburban	\$215,000	\$166,500	29%	37	37	0%
<b>Total York County</b>	<b>\$205,000</b>	<b>\$184,900</b>	<b>11%</b>	<b>483</b>	<b>593</b>	<b>-19%</b>

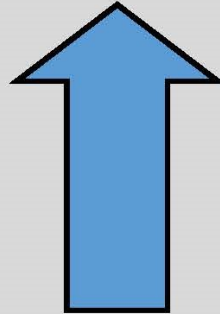
# REALTORS® Association of York & Adams Counties

## June 2020 Market Update for York County

Median Sold Price Year to Date

**\$189,000**

June 2019: \$179,900



Sales Price  
Change Y/Y

**+6%**

**SOLD**

Days on Market

**19**

% of List Price  
Received

**100%**

New Listings

**811**



All Active Listings

**879**

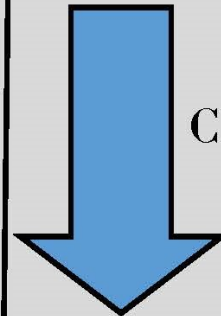
June 2020: 1,434

Number of  
Homes Sold Year  
to Date

**2,481**

Sales #  
Change Y/Y

**-17%**



For a report by School District please visit

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



Statistics Source Bright MLS

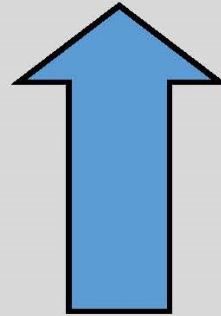
# REALTORS® Association of York & Adams Counties

## June 2020 Market Update for Adams County

Median Sold Price Year to Date

**\$214,900**

June 2019: \$194,900



Sales Price  
Change Y/Y

**+10%**

**SOLD**

Days on Market

**34**

% of List Price  
Received

**98.3**

New Listings

**176**



All Active Listings

**243**

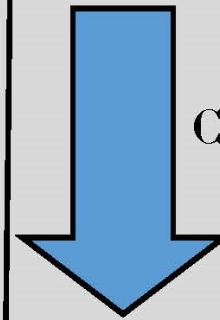
May 2019: 424

Number of  
Homes Sold Year  
to Date

**463**

Sales #  
Change Y/Y

**-13%**



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Statistics Source Bright MLS