



RAYAC Housing Snapshot

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

July 2020 Housing Statistics

The REALTORS® Association of York & Adams Counties (RAYAC) reports that a total of 618 homes were sold in Adams County through the end of July 2020, a 6% decrease from 2019. In York County 3,282 homes were sold during the first seven months of 2020, a 10% decrease from last year.

The median sales price in Adams County was \$215,000 a 9% increase from 2019. The median sales price in York County was \$193,450, a 6% increase from last year.

“The real estate market is going through unprecedented times. The median days on market is the fastest moving recorded in the history of York County at 10 days on market. The inventory levels of homes available for sale are also at historically low levels with 47% less homes available for sale during the same time period last year.” said RAYAC President Heather Kreiger. “The combination of buyer pent up demand and historically low interest rates is leading to an incredible time to sell your home.”

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

School District	2020 Median Sale Price	2019 Median Sale Price	% Change	2020 Number Sold	2019 Number Sold	% Change
Adams County						
Bermudian Springs	\$224,950	\$199,950	13%	78	66	18%
Conewago Valley	\$169,950	\$165,000	3%	150	182	-18%
Fairfield	\$224,900	\$234,900	-4%	61	56	9%
Gettysburg	\$241,500	\$214,900	12%	157	189	-17%
Littlestown	\$224,900	\$195,000	15%	116	107	8%
Upper Adams	\$179,750	\$181,000	-1%	56	56	0%
Total Adams County	\$215,000	\$197,500	9%	618	656	-6%
York County						
Central York	\$187,700	\$179,900	4%	274	293	-6%
Dallastown	\$209,900	\$195,000	8%	306	384	-20%
Dover	\$192,450	\$172,700	11%	216	246	-12%
Eastern York	\$182,600	\$160,000	14%	107	126	-15%
Hanover	\$157,000	\$146,200	7%	115	112	3%
Northeastern	\$204,000	\$179,900	13%	207	201	3%
Northern York	\$256,000	\$252,900	1%	119	150	-21%
Red Lion	\$194,000	\$189,900	2%	233	284	-18%
South Eastern	\$239,900	\$239,500	0%	131	149	-12%
South Western	\$220,000	\$208,700	5%	289	297	-3%
Southern York	\$269,900	\$235,000	15%	197	190	4%
Spring Grove	\$195,500	\$190,700	3%	233	253	-8%
West Shore	\$228,950	\$216,000	6%	204	240	-15%
West York	\$154,450	\$154,000	0%	182	213	-15%
York City	\$79,900	\$64,850	23%	244	256	-5%
York Suburban	\$194,000	\$176,200	10%	225	238	-5%
Total York County	\$193,450	\$182,500	6%	3282	3632	-10%

Statistics compiled from Bright MLS.

July 2020 Housing Statistics

The REALTORS® Association of York & Adams Counties (RAYAC) reports that a total of 154 homes were sold in Adams County in July 2020, a 25% increase. In York County 790 homes were sold in July 2020, a 32% increase from 2019.

The median sales price in Adams County was \$220,000, a 7% increase from this time last year. The median sale price in York County was \$203,000, a 7% increase from last year.

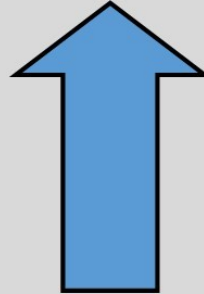
RAYAC MLS Statistics by School District						
2020-2019 (July) Comparison						
School District	2020 Median Sale Price	2019 Median Sale Price	% Change	2020 Number Sold	2019 Number Sold	% Change
Adams County						
Bermudian Springs	\$199,900	\$209,200	-4%	21	18	17%
Conewago Valley	\$209,950	\$158,000	33%	36	33	9%
Fairfield Area	\$215,000	\$222,000	-3%	17	15	13%
Gettysburg	\$240,000	\$264,900	-9%	39	29	34%
Littlestown	\$225,000	\$227,400	-1%	28	18	56%
Upper Adams	\$220,000	\$275,300	-20%	13	10	30%
Total Adams County	\$220,000	\$205,000	7%	154	123	25%
York County						
Central York	\$184,900	\$185,000	0%	65	61	7%
Dallastown	\$218,000	\$209,000	4%	83	61	36%
Dover	\$195,000	\$174,900	11%	53	39	36%
Eastern York	\$190,000	\$154,900	23%	19	21	-10%
Hanover	\$159,600	\$127,300	25%	22	18	22%
Northeastern	\$205,000	\$192,900	6%	45	30	50%
Northern York	\$251,000	\$230,000	9%	31	29	7%
Red Lion	\$215,000	\$190,500	13%	61	46	33%
South Eastern	\$241,500	\$255,000	-5%	30	25	20%
South Western	\$217,750	\$190,000	15%	90	38	137%
Southern York	\$260,000	\$263,700	-1%	36	36	0%
Spring Grove	\$224,600	\$199,900	12%	54	45	20%
West Shore	\$235,000	\$225,000	4%	43	41	5%
West York	\$180,000	\$164,900	9%	49	37	32%
York City	\$71,000	\$68,500	4%	50	30	67%
York Suburban	\$189,900	\$191,000	-1%	59	42	40%
Total York County	\$203,000	\$190,000	7%	790	599	32%

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

Median Sold Price Year to Date

\$193,450

July 2019: \$182,500



Sales Price
Change Y/Y

+6%

SOLD

Days on Market

10

% of List Price
Received

100%

New Listings

733



All Active Listings

757

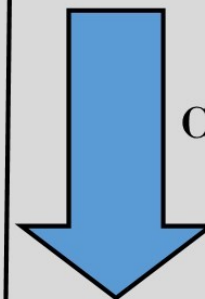
July 2019: 1,432

Number of
Homes Sold Year
to Date

3,282

Sales #
Change Y/Y

-10%



For a report by School District please visit

www.RAYAC.com/statistics/



Statistics Source Bright MLS

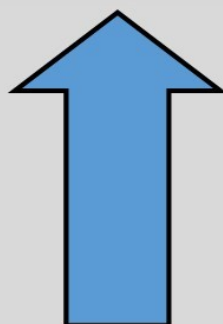
REALTORS® Association of York & Adams Counties

July 2020 Market Update for Adams County

Median Sold Price Year to Date

\$215,000

July 2019: \$197,500



Sales Price
Change Y/Y

+9%

SOLD

Days on Market

17

% of List Price
Received

99.0

New Listings

145



All Active Listings

213

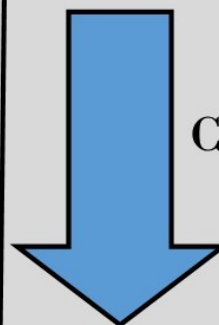
July 2019: 414

Number of
Homes Sold Year
to Date

618

Sales #
Change Y/Y

-6%



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Statistics Source Bright MLS