



RAYAC Housing Snapshot

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

August 2020 Housing Statistics

The REALTORS® Association of York & Adams Counties (RAYAC) reports that a total of 774 homes were sold in Adams County through the end of August 2020, a 2% decrease from 2019. In York County 4,027 homes were sold during the first eight months of 2020, a 5% decrease from last year.

The median sales price in Adams County was \$219,900 a 10% increase from 2019. The median sales price in York County was \$195,800, a 7% increase from last year.

“The real estate market continues to go through unprecedented times. The median days on market is the fastest moving recorded in the history of York County at now 7 days on market. The inventory levels of homes available for sale are also at historically low levels with 50% 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-August 31) Comparison**

School District	2020 Median Sale Price	2019 Median Sale Price	% Change	2020 Number Sold	2019 Number Sold	% Change
Adams County						
Bermudian Springs	\$228,900	\$202,000	13%	94	81	16%
Conewago Valley	\$173,000	\$169,900	2%	193	212	-9%
Fairfield	\$224,900	\$234,900	-4%	73	71	3%
Gettysburg	\$251,000	\$214,900	17%	201	223	-10%
Littlestown	\$224,900	\$197,500	14%	137	135	1%
Upper Adams	\$204,550	\$179,900	14%	76	65	17%
Total Adams County	\$219,900	\$199,900	10%	774	787	-2%
York County						
Central York	\$193,000	\$179,900	7%	335	353	-5%
Dallastown	\$214,950	\$195,000	10%	390	441	-12%
Dover	\$189,900	\$174,400	9%	253	281	-10%
Eastern York	\$182,250	\$167,400	9%	134	148	-9%
Hanover	\$163,150	\$149,400	9%	138	142	-3%
Northeastern	\$205,000	\$183,700	12%	252	245	3%
Northern York	\$256,000	\$254,900	0%	143	169	-15%
Red Lion	\$204,000	\$190,000	7%	299	331	-10%
South Eastern	\$235,000	\$239,200	-2%	162	176	-8%
South Western	\$220,000	\$208,000	6%	351	343	2%
Southern York	\$265,000	\$240,000	10%	244	231	6%
Spring Grove	\$200,000	\$190,800	5%	275	284	-3%
West Shore	\$235,000	\$215,000	9%	255	280	-9%
West York	\$159,250	\$154,900	3%	224	252	-11%
York City	\$78,500	\$64,900	21%	293	310	-5%
York Suburban	\$195,000	\$180,000	8%	277	269	3%
Total York County	\$195,800	\$182,500	7%	4027	4255	-5%

Statistics compiled from Bright MLS.

August 2020 Housing Statistics

The REALTORS® Association of York & Adams Counties (RAYAC) reports that a total of 155 homes were sold in Adams County in August 2020, a 22% increase. In York County 738 homes were sold in August 2020, a 21% increase from 2019.

The median sales price in Adams County was \$239,900, a 12% increase from this time last year. The median sale price in York County was \$208,500, a 13% increase from last year.

RAYAC MLS Statistics by School District						
2020-2019 (August) Comparison						
School District	2020 Median Sale Price	2019 Median Sale Price	% Change	2020 Number Sold	2019 Number Sold	% Change
Adams County						
Bermudian Springs	\$238,450	\$221,200	8%	16	15	7%
Conewago Valley	\$224,250	\$195,200	15%	42	30	40%
Fairfield	\$217,400	\$229,900	-5%	12	15	-20%
Gettysburg	\$266,000	\$229,900	16%	44	31	42%
Littlestown	\$220,000	\$202,000	9%	22	28	-21%
Upper Adams	\$210,000	\$160,000	31%	19	8	138%
Total Adams County	\$239,900	\$214,900	12%	155	127	22%
York County						
Central York	\$222,000	\$177,400	25%	61	58	5%
Dallastown	\$224,750	\$206,400	9%	84	58	45%
Dover	\$180,000	\$179,900	0%	37	35	6%
Eastern York	\$160,000	\$174,500	-8%	27	22	23%
Hanover	\$174,900	\$152,400	15%	23	30	-23%
Northeastern	\$230,000	\$191,700	20%	45	46	-2%
Northern York	\$251,400	\$245,000	3%	24	18	33%
Red Lion	\$225,000	\$217,000	4%	65	45	44%
South Eastern	\$215,150	\$244,300	-12%	30	26	15%
South Western	\$220,500	\$200,500	10%	64	45	42%
Southern York	\$240,000	\$240,000	0%	47	41	15%
Spring Grove	\$224,950	\$190,500	18%	42	30	40%
West Shore	\$240,000	\$203,700	18%	51	40	28%
West York	\$177,900	\$160,000	11%	40	39	3%
York City	\$68,100	\$64,950	5%	48	52	-8%
York Suburban	\$200,500	\$179,500	12%	50	25	100%
Total York County	\$208,500	\$184,700	13%	738	610	21%

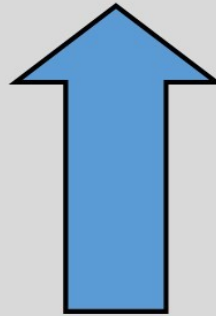
REALTORS® Association of York & Adams Counties

August 2020 Market Update for York County

Median Sold Price Year to Date

\$195,800

August 2019: \$182,500



Sales Price
Change Y/Y

+7%

SOLD

Days on Market

7

% of List Price
Received

100%

New Listings

703



All Active Listings

708

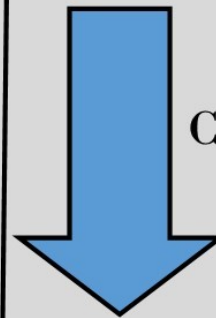
August 2019: 1,429

Number of
Homes Sold Year
to Date

4,027

Sales #
Change Y/Y

-5%



For a report by School District please visit

www.RAYAC.com/statistics/



Statistics Source Bright MLS

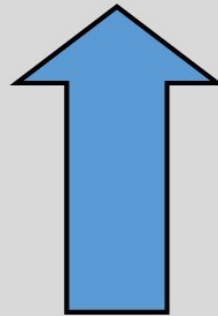
REALTORS® Association of York & Adams Counties

August 2020 Market Update for Adams County

Median Sold Price Year to Date

\$219,900

August 2019: \$199,900



Sales Price
Change Y/Y

+10%

SOLD

Days on Market

13

% of List Price

Received

100.0

New Listings

135



All Active Listings

208

August 2019: 436

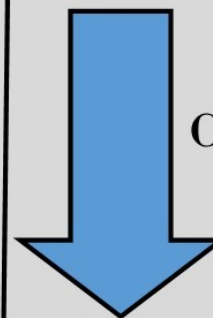
Number of
Homes Sold Year
to Date

774

Sales #

Change Y/Y

-2%



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Statistics Source Bright MLS