



RAYAC Housing Snapshot

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

September 2020 Housing Statistics

The REALTORS® Association of York & Adams Counties (RAYAC) reports that a total of 899 homes were sold in Adams County through the end of September 2020, which is the exact same number as 2019. In York County 4,710 homes were sold during the first nine months of 2020, a 3% decrease from last year.

The median sales price in Adams County was \$220,000 a 10% increase from 2019. The median sales price in York County was \$199,150, a 8% increase from last year.

“The housing market continues to be strong, even in the midst of a global pandemic. We are experiencing a strong start to the autumn housing market activity. The autumn and winter housing market looks bright because there are plenty of buyers in the pipeline. The single remaining factor that remains constant is there simply isn’t enough inventory available for sale.” said RAYAC President Heather Kreiger.

RAYAC Statistics by School District						
2020-2019 (January 1-September 30) Comparison						
School District	2020 Median Sale Price	2019 Median Sale Price	% Change	2020 Number Sold	2019 Number Sold	% Change
Adams County						
Bermudian Springs	\$236,900	\$204,900	16%	109	93	17%
Conewago Valley	\$175,000	\$169,900	3%	221	251	-12%
Fairfield	\$224,950	\$229,900	-2%	92	82	12%
Gettysburg	\$248,900	\$217,000	15%	232	245	-5%
Littlestown	\$224,900	\$199,900	13%	157	158	-1%
Upper Adams	\$208,450	\$179,900	16%	88	70	26%
Total Adams County	\$220,000	\$199,900	10%	899	899	0%
York County						
Central	\$196,500	\$182,000	8%	389	411	-5%
Dallastown	\$218,250	\$199,900	9%	448	503	-11%
Dover	\$190,275	\$174,900	9%	296	320	-8%
Eastern York	\$182,250	\$169,900	7%	150	166	-10%
Hanover	\$164,900	\$150,000	10%	164	159	3%
Northeastern	\$204,950	\$183,700	12%	292	285	2%
Northern York	\$256,250	\$254,900	1%	173	208	-17%
Red Lion	\$205,500	\$190,000	8%	354	386	-8%
South Eastern	\$239,900	\$239,700	0%	191	200	-5%
South Western	\$217,100	\$208,300	4%	407	392	4%
Southern York	\$265,000	\$239,900	10%	288	259	11%
Spring Grove	\$207,000	\$190,000	9%	321	311	3%
West Shore	\$235,000	\$214,900	9%	300	326	-8%
West York	\$159,900	\$154,000	4%	270	283	-5%
York City	\$79,900	\$65,000	23%	343	343	0%
York Suburban	\$199,000	\$184,900	8%	321	314	2%
Total York County	\$199,150	\$184,900	8%	4710	4866	-3%

Statistics compiled from Bright MLS.

September 2020 Housing Statistics

The REALTORS® Association of York & Adams Counties (RAYAC) reports that a total of 124 homes were sold in Adams County in September 2020, a 16% increase. In York County 649 homes were sold in September 2020, a 11% increase from 2019.

The median sales price in Adams County was \$229,500, a 5% increase from this time last year. The median sale price in York County was \$205,000, a 5% increase from last year.

RAYAC MLS Statistics by School District						
2020-2019 (September) Comparison						
School District	2020 Median Sale Price	2019 Median Sale Price	% Change	2020 Number Sold	2019 Number Sold	% Change
Adams County						
Bermudian Springs	\$264,000	\$224,000	18%	15	12	25%
Conewago Valley	\$182,900	\$174,900	5%	28	37	-24%
Fairfield	\$235,000	\$219,900	7%	19	11	73%
Gettysburg	\$235,000	\$223,500	5%	31	22	41%
Littlestown	\$225,000	\$255,000	-12%	19	21	-10%
Upper Adams	\$225,000	\$161,400	39%	12	4	200%
Total Adams County	\$229,950	\$219,500	5%	124	107	16%
York County						
Central	\$210,000	\$214,900	-2%	51	58	-12%
Dallastown	\$236,000	\$214,900	10%	58	60	-3%
Dover	\$185,000	\$185,000	0%	39	37	5%
Eastern York	\$197,300	\$200,400	-2%	15	18	-17%
Hanover	\$174,900	\$199,900	-13%	26	17	53%
Northeastern York	\$194,950	\$177,000	10%	38	36	6%
Northern York	\$275,000	\$259,900	6%	30	36	-17%
Red Lion	\$220,650	\$186,000	19%	54	55	-2%
South Eastern	\$256,500	\$242,500	6%	28	24	17%
South Western	\$200,000	\$239,000	-16%	57	49	16%
Southern York	\$255,000	\$219,900	16%	39	26	50%
Spring Grove	\$226,800	\$179,900	26%	45	25	80%
West Shore	\$232,700	\$214,900	8%	39	43	-9%
West York	\$163,400	\$152,000	8%	43	31	39%
York City	\$79,900	\$70,500	13%	47	30	57%
York Suburban	\$202,500	\$211,200	-4%	40	42	-5%
Total York County	\$205,000	\$195,000	5%	649	587	11%

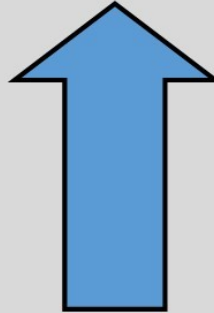
REALTORS® Association of York & Adams Counties

September 2020 Market Update for York County

Median Sold Price Year to Date

\$199,150

September 2019: \$184,900



Sales Price
Change Y/Y

+8%

SOLD

Days on Market

7

% of List Price
Received

100%

New Listings

727



All Active Listings

718

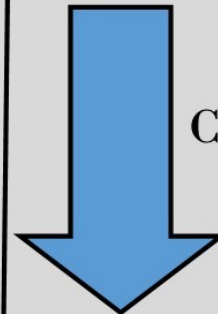
September 2019: 1,446

Number of
Homes Sold Year
to Date

4,710

Sales #
Change Y/Y

-3%



For a report by School District please visit

www.RAYAC.com/statistics/



Statistics Source Bright MLS

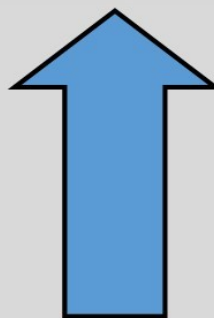
REALTORS® Association of York & Adams Counties

September 2020 Market Update for Adams County

Median Sold Price Year to Date

\$220,000

September 2019: \$199,900



Sales Price
Change Y/Y

+10%

SOLD

Days on Market

10

% of List Price
Received

100.0

New Listings

138



All Active Listings

208

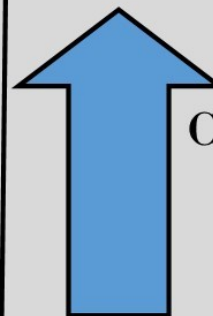
September 2019: 405

Number of
Homes Sold Year
to Date

899

Sales #
Change Y/Y

0%



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Statistics Source Bright MLS