



RAYAC Housing Snapshot

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

October 2020 Housing Statistics

The REALTORS® Association of York & Adams Counties (RAYAC) reports that a total of 1024 homes were sold in Adams County through the end of October 2020, a 2% increase from 2019. In York County 5,396 homes were sold during the first ten months of 2020, which is the same as this time last year.

The median sales price in Adams County was \$221,950 an 11% increase from 2019. The median sales price in York County was \$199,900, an 8% increase from last year.

“The housing market continues to be robust in both York & Adams Counties. Both York & Adams Counties are record breaking in terms of the highest median home sale price on record. The combination of pent up buyer demand, historically low interest rates and lack of available housing inventory are driving the home sale price increases.” said RAYAC President Heather Kreiger.

RAYAC Statistics by School District						
2020-2019 (January 1-October 31) Comparison						
School District	2020 Median Sale Price	2019 Median Sale Price	% Change	2020 Number Sold	2019 Number Sold	% Change
Adams County						
Bermudian Springs	\$237,000	\$209,000	13%	124	113	10%
Conewago Valley	\$182,950	\$170,500	7%	256	277	-8%
Fairfield	\$227,500	\$227,900	0%	104	95	9%
Gettysburg	\$246,500	\$219,300	12%	264	270	-2%
Littlestown	\$220,000	\$199,200	10%	177	170	4%
Upper Adams	\$205,000	\$177,950	15%	99	80	24%
Total Adams County	\$221,950	\$200,000	11%	1024	1005	2%
York County						
Central	\$199,900	\$182,000	10%	447	459	-3%
Dallastown	\$215,900	\$197,950	9%	523	544	-4%
Dover	\$190,775	\$175,000	9%	330	358	-8%
Eastern York	\$184,900	\$167,000	11%	176	189	-7%
Hanover Public	\$164,900	\$150,000	10%	187	178	5%
Northeastern	\$205,000	\$186,400	10%	341	313	9%
Northern York	\$256,125	\$254,900	0%	196	229	-14%
Red Lion	\$206,000	\$193,000	7%	408	429	-5%
South Eastern	\$240,490	\$244,900	-2%	217	225	-4%
South Western	\$221,700	\$200,200	11%	470	438	7%
Southern York	\$264,700	\$235,000	13%	322	286	13%
Spring Grove	\$202,250	\$190,000	6%	356	344	3%
West Shore	\$232,700	\$212,700	9%	335	366	-8%
West York	\$160,500	\$154,000	4%	314	319	-2%
York City	\$77,700	\$65,000	20%	398	382	4%
York Suburban	\$200,000	\$185,000	8%	372	362	3%
Total York County	\$199,900	\$184,900	8%	5396	5420	0%

Statistics compiled from Bright MLS.

October 2020 Housing Statistics

The REALTORS® Association of York & Adams Counties (RAYAC) reports that a total of 125 homes were sold in Adams County in October 2020, an 18% increase. In York County 671 homes were sold in October 2020, a 23% increase from 2019.

The median sales price in Adams County was \$235,000, a 12% increase from this time last year. The median sale price in York County was \$204,000, an 8% increase from last year.

RAYAC MLS Statistics by School District						
2020-2019 (October) Comparison						
School District	2020 Median Sale Price	2019 Median Sale Price	% Change	2020 Number Sold	2019 Number Sold	% Change
Adams County						
Bermudian Springs	\$242,000	\$243,200	0%	15	20	-25%
Conewago Valley	\$235,000	\$180,000	31%	35	26	35%
Fairfield	\$267,500	\$215,000	24%	12	13	-8%
Gettysburg	\$239,000	\$249,000	-4%	32	25	28%
Littlestown	\$214,250	\$180,000	19%	20	12	67%
Upper Adams	\$160,000	\$137,500	16%	11	10	10%
Total Adams County	\$235,000	\$209,900	12%	125	106	18%
York County						
Central York	\$210,000	\$183,400	15%	57	47	21%
Dallastown	\$199,950	\$187,900	6%	72	41	76%
Dover	\$201,500	\$181,900	11%	34	37	-8%
Eastern York	\$202,000	\$148,500	36%	26	23	13%
Hanover Public	\$172,900	\$184,400	-6%	23	19	21%
Northeastern	\$218,950	\$199,900	10%	48	27	78%
Northern York	\$237,900	\$247,000	-4%	23	21	10%
Red Lion	\$217,450	\$205,000	6%	54	41	32%
South Eastern	\$250,500	\$295,000	-15%	26	24	8%
South Western	\$234,000	\$189,900	23%	63	45	40%
Southern York	\$259,500	\$232,500	12%	34	26	31%
Spring Grove	\$189,900	\$191,450	-1%	35	33	6%
West Shore	\$195,000	\$190,000	3%	35	39	-10%
West York	\$207,500	\$152,700	36%	44	36	22%
York City	\$74,900	\$65,000	15%	53	39	36%
York Suburban	\$208,950	\$212,000	-1%	44	47	-6%
Total York County	\$204,000	\$189,000	8%	671	545	23%

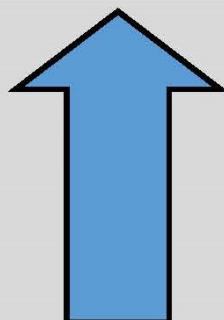
REALTORS® Association of York & Adams Counties

October 2020 Market Update for York County

Median Sold Price Year to Date

\$199,900

October 2019: \$184,900



Sales Price
Change Y/Y

+8%

SOLD

Days on Market

6

% of List Price
Received

100%

New Listings

707



All Active Listings

717

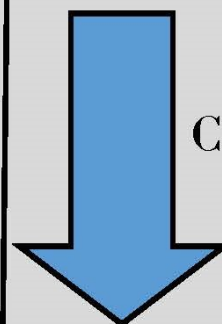
October 2019: 1,353

Number of
Homes Sold Year
to Date

5,396

Sales #
Change Y/Y

0%



For a report by School District please visit

www.RAYAC.com/statistics/



Statistics Source Bright MLS

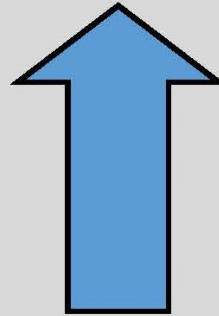
REALTORS® Association of York & Adams Counties

October 2020 Market Update for Adams County

Median Sold Price Year to Date

\$221,950

October 2019: \$200,000



Sales Price
Change Y/Y

+11%

SOLD

Days on Market

11

% of List Price
Received

100.0

New Listings

146



All Active Listings

195

October 2019: 368

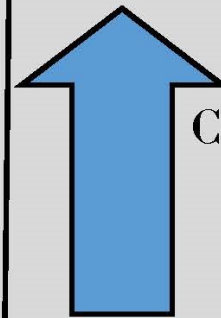
Number of
Homes Sold Year
to Date

1024

Sales #

Change Y/Y

2%



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Statistics Source Bright MLS