



RAYAC Housing Snapshot

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

November 2020 Housing Statistics

The REALTORS® Association of York & Adams Counties (RAYAC) reports that a total of 1,135 homes were sold in Adams County through the end of November 2020, a 2% increase from 2019. In York County 6,026 homes were sold during the first eleven months of 2020, which is a 2% increase from last year.

The median sales price in Adams County was \$223,500 a 12% increase from 2019. The median sales price in York County was \$200,000, an 8% increase from last year.

“2020 has been an incredible year in real estate. It started off strong and then the COVID-19 pandemic hit the country slowing down the pace of the real estate market tremendously during what would normally be a busy spring market season. Since June the market took a quick turn upward and has not let up since. As of November, both the number of home sales and median home sales price have increased in year to date comparisons over 2019 sales. We are on pace to close out the end of the year setting record high median home sales prices and record high number of home sales in both York & Adams Counties.” said RAYAC President Heather Kreiger.

**RAYAC Statistics by School District
2020-2019 (January 1-November 30) Comparison**

School District	2020 Median Sale Price	2019 Median Sale Price	% Change	2020 Number Sold	2019 Number Sold	% Change
Adams County						
Bermudian Springs	\$237,250	\$209,000	14%	141	123	15%
Conewago Valley	\$185,000	\$172,000	8%	291	302	-4%
Fairfield	\$230,000	\$229,400	0%	113	104	9%
Gettysburg	\$252,000	\$219,300	15%	289	294	-2%
Littlestown	\$233,450	\$201,000	16%	192	193	-1%
Upper Adams	\$207,000	\$179,900	15%	109	93	17%
Total Adams County	\$223,500	\$200,000	12%	1135	1109	2%
York County						
Central	\$202,500	\$184,950	9%	508	501	1%
Dallastown	\$215,000	\$199,900	8%	601	589	2%
Dover	\$192,450	\$175,000	10%	360	384	-6%
Eastern York	\$185,500	\$167,000	11%	201	201	0%
Hanover	\$164,900	\$150,000	10%	210	197	7%
Northeastern	\$209,000	\$185,000	13%	377	344	10%
Northern York	\$258,000	\$255,000	1%	219	252	-13%
Red Lion	\$205,750	\$193,000	7%	459	457	0%
South Eastern	\$240,000	\$239,900	0%	228	252	-10%
South Western	\$222,950	\$200,000	11%	532	478	11%
Southern York	\$266,000	\$235,000	13%	347	307	13%
Spring Grove	\$206,100	\$190,000	8%	397	375	6%
West Shore	\$233,300	\$215,000	9%	374	402	-7%
West York	\$160,500	\$152,800	5%	342	344	-1%
York City	\$78,200	\$64,850	21%	442	424	4%
York Suburban	\$200,000	\$185,000	8%	424	390	9%
Total York County	\$200,000	\$185,000	8%	6026	5897	2%

November 2020 Housing Statistics

The REALTORS® Association of York & Adams Counties (RAYAC) reports that a total of 111 homes were sold in Adams County in November 2020, an 8% increase. In York County 620 homes were sold in November 2020, a 34% increase from 2019.

The median sales price in Adams County was \$230,000, a 5% increase from this time last year. The median sale price in York County was \$209,000, a 10% increase from last year.

RAYAC MLS Statistics by School District						
2020-2019 (November) Comparison						
School District	2020 Median Sale Price	2019 Median Sale Price	% Change	2020 Number Sold	2019 Number Sold	% Change
Adams County						
Bermudian Springs	\$239,000	\$259,900	-8%	17	10	70%
Conewago Valley	\$190,000	\$189,500	0%	35	24	46%
Fairfield	\$237,000	\$260,000	-9%	9	9	0%
Gettysburg	\$289,900	\$191,800	51%	25	24	4%
Littlestown	\$224,900	\$222,000	1%	15	23	-35%
Upper Adams	\$220,000	\$202,400	9%	10	13	-23%
Total Adams County	\$230,000	\$219,900	5%	111	103	8%
York County						
Central	\$250,000	\$209,900	19%	61	41	49%
Dallastown	\$206,250	\$202,400	2%	76	44	73%
Dover	\$213,000	\$179,900	18%	30	24	25%
Eastern York	\$199,950	\$165,000	21%	24	10	140%
Hanover	\$158,000	\$148,000	7%	23	19	21%
Northeastern	\$245,800	\$191,500	28%	34	28	21%
Northern York	\$275,000	\$287,000	-4%	22	21	5%
Red Lion	\$199,950	\$192,500	4%	50	29	72%
South Eastern	\$233,500	\$235,000	-1%	12	26	-54%
South Western	\$247,450	\$194,900	27%	62	40	55%
Southern York	\$315,000	\$225,000	40%	23	22	5%
Spring Grove	\$219,900	\$189,500	16%	41	30	37%
West Shore	\$235,500	\$246,400	-4%	38	35	9%
West York	\$162,500	\$144,900	12%	28	25	12%
York City	\$81,450	\$53,250	53%	44	39	13%
York Suburban	\$199,000	\$177,900	12%	52	28	86%
Total York County	\$209,000	\$189,500	10%	620	461	34%

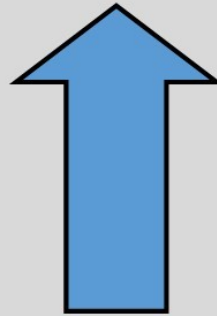
REALTORS® Association of York & Adams Counties

November 2020 Market Update for York County

Median Sold Price Year to Date

\$200,000

November 2019: \$185,000



Sales Price
Change Y/Y

+8%

SOLD

Days on Market

7

% of List Price
Received

100%

New Listings

566



All Active Listings

646

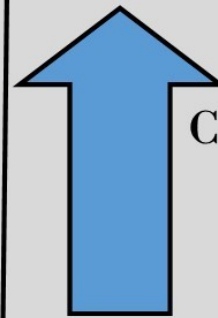
November 2019: 1,256

Number of
Homes Sold Year
to Date

6,026

Sales #
Change Y/Y

+2%



For a report by School District please visit

www.RAYAC.com/statistics/



Statistics Source Bright MLS

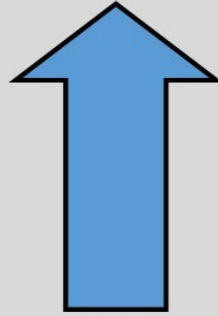
REALTORS® Association of York & Adams Counties

November 2020 Market Update for Adams County

Median Sold Price Year to Date

\$223,500

November 2019: \$200,000



Sales Price
Change Y/Y

+12%

SOLD

Days on Market

10

% of List Price
Received

100.0

New Listings

104



All Active Listings

184

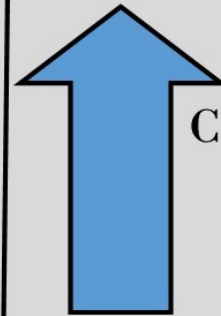
November 2019: 348

Number of
Homes Sold Year
to Date

1,135

Sales #
Change Y/Y

2%



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Statistics Source Bright MLS