



RAYAC Housing Snapshot

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

December 2020 Housing Statistics

The REALTORS® Association of York & Adams Counties (RAYAC) reports that a total of 1,253 homes were sold in Adams County through the end of December 2020, a 2% increase from 2019. In York County 6,696 homes were sold during the duration of 2020, which is a 4% increase from last year.

The median sales price in Adams County was \$224,000 a 12% increase from 2019. The median sales price in York County was \$200,000, an 8% increase from last year.

“Despite a worldwide pandemic and a 9 week government shutdown of in-person real estate activity, York and Adams Counties had a record breaking year, said 2021 RAYAC President Tina Llorente. Both York and Adams Counties recorded the highest median home sale price in their history in 2020. York County recorded the largest number of home sales in one single year. Adams County recorded the second largest number of home sales in one single year, missing the top mark set in 2018 by only 8 sales. There were three driving factors that set the tone for 2020 real estate sales, increased buyer demand, record low mortgage interest rates and a lack of inventory. As we move into 2021 the real estate market continues with those same 3 trends.”

RAYAC Statistics by School District						
2020-2019 (January 1-December 31) Comparison						
School District	2020 Median Sale Price	2019 Median Sale Price	% Change	2020 Number Sold	2019 Number Sold	% Change
Adams County						
Bermudian Springs	\$238,100	\$209,700	14%	154	140	10%
Conewago Valley	\$185,900	\$173,000	7%	317	339	-6%
Fairfield	\$229,950	\$228,500	1%	126	114	11%
Gettysburg	\$252,150	\$219,300	15%	326	320	2%
Littlestown	\$224,900	\$202,000	11%	215	214	0%
Upper Adams	\$209,900	\$179,900	17%	115	100	15%
Total Adams County	\$224,000	\$200,000	12%	1253	1227	2%
York County						
Central York	\$204,950	\$187,500	9%	566	551	3%
Dallastown	\$214,700	\$199,900	7%	651	643	1%
Dover	\$194,950	\$175,000	11%	402	418	-4%
Eastern York	\$187,200	\$166,000	13%	226	218	4%
Hanover	\$164,900	\$153,000	8%	237	220	8%
Northeastern	\$209,450	\$188,900	11%	420	382	10%
Northern York	\$259,450	\$254,700	2%	258	278	-7%
Red Lion	\$205,000	\$190,500	8%	496	504	-2%
South Eastern	\$240,000	\$239,900	0%	260	277	-6%
South Western	\$223,550	\$199,900	12%	578	509	14%
Southern York	\$270,750	\$239,400	13%	386	330	17%
Spring Grove	\$204,250	\$190,000	8%	437	410	7%
West Shore	\$230,000	\$216,000	6%	410	431	-5%
West York	\$161,950	\$154,900	5%	376	377	0%
York City	\$79,900	\$65,000	23%	509	455	12%
York Suburban	\$200,000	\$185,000	8%	479	438	9%
Total York County	\$200,000	\$185,000	8%	6,696	6,441	4%

December 2020 Housing Statistics

The REALTORS® Association of York & Adams Counties (RAYAC) reports that a total of 118 homes were sold in Adams County in December 2020, a 1% increase. In York County 642 homes were sold in December 2020, a 23% increase from 2019.

The median sales price in Adams County was \$227,000, a 10% increase from this time last year. The median sale price in York County was \$201,000, an 8% increase from last year.

RAYAC MLS Statistics by School District						
2020-2019 (December) Comparison						
School District	2020 Median Sale Price	2019 Median Sale Price	% Change	2020 Number Sold	2019 Number Sold	% Change
Adams County						
Bermudian Springs	\$239,900	\$236,000	2%	13	17	-24%
Conewago Valley	\$197,200	\$184,200	7%	26	36	-28%
Fairfield	\$229,900	\$214,000	7%	13	10	30%
Gettysburg	\$251,200	\$247,000	2%	36	26	38%
Littlestown	\$229,500	\$208,000	10%	24	21	14%
Upper Adams	\$222,450	\$126,000	77%	6	7	-14%
Total Adams County	\$227,000	\$205,500	10%	118	117	1%
York County						
Central York	\$231,250	\$213,400	8%	54	50	8%
Dallastown	\$200,000	\$192,400	4%	50	52	-4%
Dover	\$200,000	\$175,000	14%	37	30	23%
Eastern York	\$195,000	\$149,000	31%	25	17	47%
Hanover	\$170,000	\$169,000	1%	26	23	13%
Northeastern	\$214,800	\$202,400	6%	43	38	13%
Northern York	\$263,250	\$243,900	8%	38	24	58%
Red Lion	\$179,900	\$185,000	-3%	37	45	-18%
South Eastern	\$245,000	\$193,000	27%	33	25	32%
South Western	\$231,000	\$196,800	17%	45	30	50%
Southern York	\$297,500	\$274,900	8%	34	23	48%
Spring Grove	\$180,000	\$185,000	-3%	38	33	15%
West Shore	\$217,450	\$221,500	-2%	36	28	29%
West York	\$172,500	\$166,000	4%	34	31	10%
York City	\$90,000	\$73,000	23%	66	30	120%
York Suburban	\$192,850	\$195,000	-1%	46	45	2%
Total York County	\$201,000	\$186,900	8%	642	524	23%

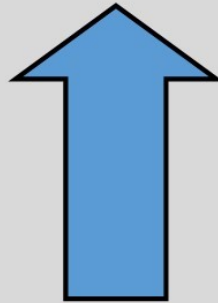
REALTORS® Association of York & Adams Counties

December 2020 Market Update for York County

Median Sold Price Year to Date

\$200,000

December 2019: \$185,000

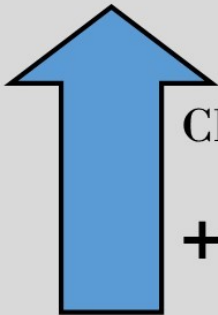


Sales Price
Change Y/Y

+ 8%

Number of
Homes Sold Year
to Date

6,696



Sales #
Change Y/Y
+ 4%

New Listings

358



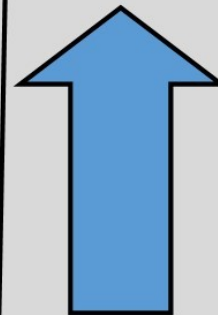
All Active Listings

575

December 2019: 1,129

Number of
Pending Home
Sales

820



Sales #
Change Y/Y
+ 44%

% of List Price
Received
100%

SOLD

Days on Market
7

Months Supply
of Inventory
1.05 months

For a report by School District please visit

www.RAYAC.com/statistics/



Statistics Source Bright MLS

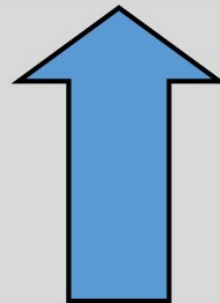
REALTORS® Association of York & Adams Counties

December 2020 Market Update for Adams County

Median Sold Price Year to Date

\$224,000

December 2019: \$200,000



Sales Price
Change Y/Y

+ 12%

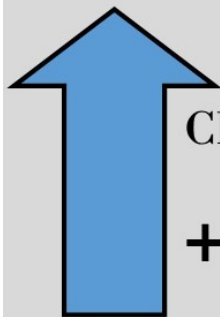
Number of
Homes Sold Year
to Date

1,253

Sales #

Change Y/Y

+ 2%



New Listings

58



All Active Listings

160

December 2019: 304

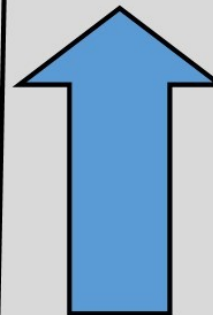
Number of
Pending Home
Sales

157

Sales #

Change Y/Y

+ 27%



% of List Price
Received
100%

SOLD

Days on Market

8

Months Supply
of Inventory
1.54 months

For a report by School District please visit

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Statistics Source Bright MLS