

2020

York County

Real Estate Market Report

Prepared by:



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2020 York County Real Estate Market Report

The Realtors® Association of York & Adams Counties (RAYAC) represents over 1,100 Realtor® members who work for the best interest of consumers - home buyers and sellers - and advocate for private property rights. RAYAC members also include commercial Realtors®, property managers and appraisers.

This annual report provides an overview of York County's real estate market as well as providing housing trends for each of the 16 school districts. The data was derived from the Multiple Listing Service of the Realtors® Association of York & Adams Counties and Bright MLS. The statistics do not represent every real estate transaction in the county. It does not include private real estate transactions or new construction that did not involve a Realtor®.

Housing continues to be a significant economic sector within our community. It is the source of direct employment for a variety of trades and professions such as construction, finance and insurance. Housing sales also create a huge and often unrecognized impact on the larger economy because it unleashes additional spending as buyers transform a house into their home to reflect their tastes and interests.

Thank you for reading this report and please contact RAYAC with any questions you might have.



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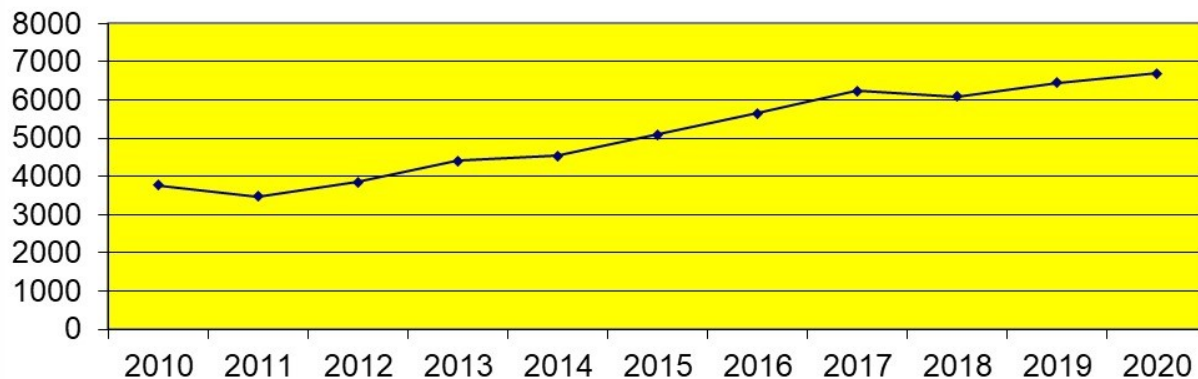
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York County Housing Market: Number of Homes Sold

In 2020 Realtors® sold 6,696 homes in York County. This is the largest number of homes ever sold in York County history and reflects a 4% increase in the number of homes sold compared to 2019. The total dollar volume reached over \$1.4 billion reflecting a 12% increase compared to 2019 sales.

<u>School District</u>	<u>2020 Sold</u>	<u>2019 Sold</u>	<u>2015 Sold</u>	<u>2010 Sold</u>	<u>% Change Over 1 Year</u>	<u>% Change Over 5 Years</u>	<u>% Change Over 10 Years</u>
Central	566	551	526	421	3%	8%	34%
Dallastown	651	643	522	403	1%	25%	62%
Dover	402	418	325	270	-4%	24%	49%
Eastern	226	218	211	165	4%	7%	37%
Hanover	237	220	190	111	8%	25%	114%
Northeastern	420	382	311	232	10%	35%	81%
Northern	258	278	154	89	-7%	68%	190%
Red Lion	496	504	452	352	-2%	10%	41%
South Eastern	260	277	244	117	-6%	7%	122%
South Western	578	509	384	234	14%	51%	147%
Southern	386	330	259	190	17%	49%	103%
Spring Grove	437	410	332	191	7%	32%	129%
West Shore	410	431	222	111	-5%	85%	269%
West York	376	377	293	246	0%	28%	53%
York City	509	455	327	365	12%	56%	39%
York Suburban	479	438	343	274	9%	40%	75%
Total York County	6,696	6,441	5095	3771	4%	31%	78%

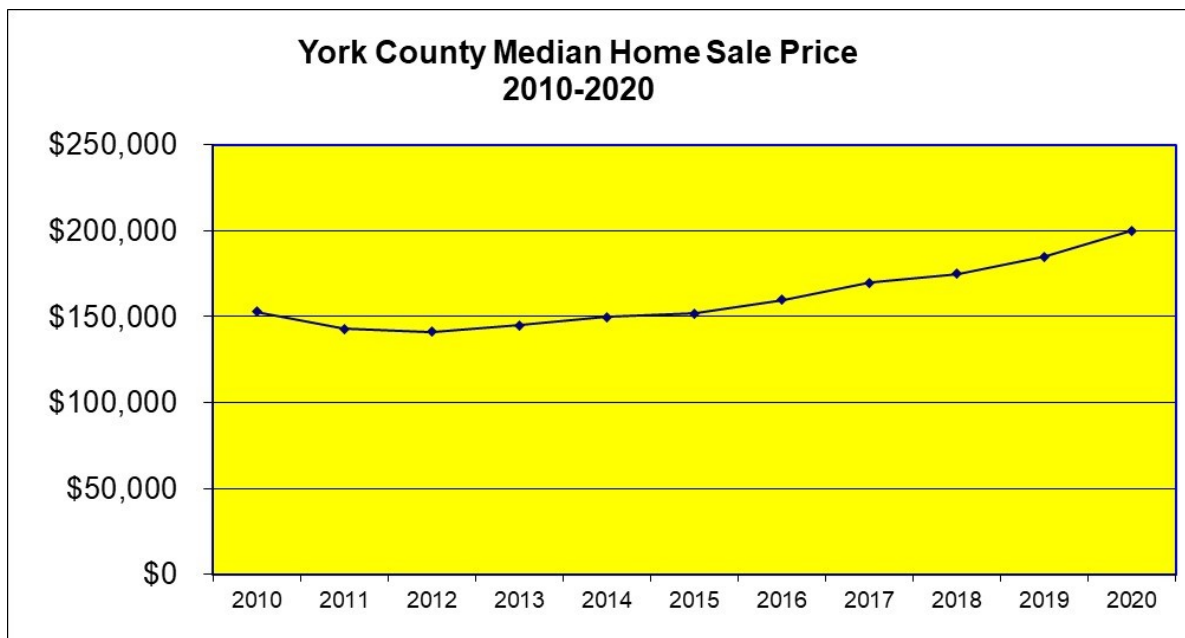
**York County Number of Homes Sold
2010-2020**



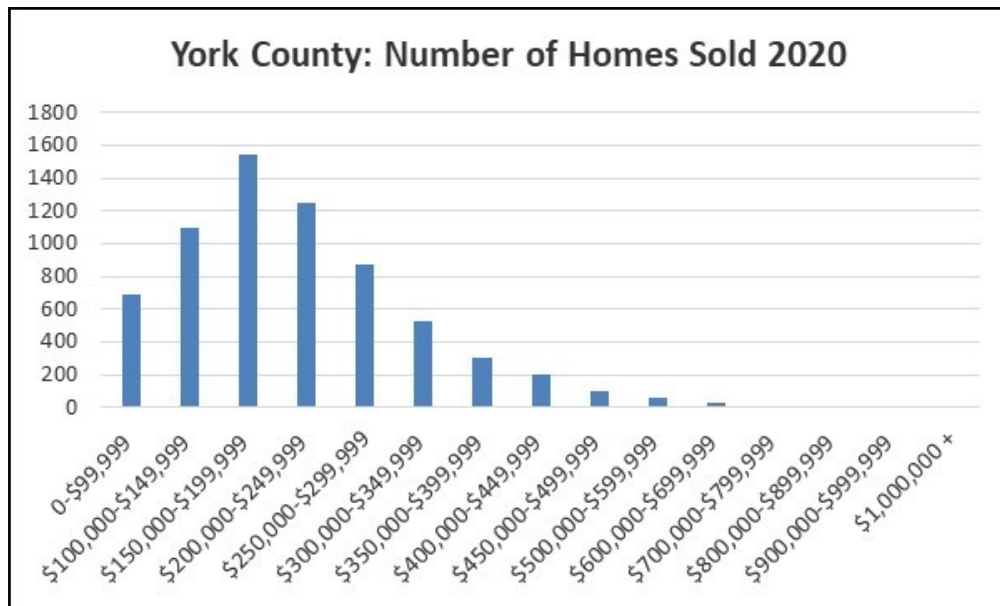
York County Housing Market: Median Home Sale Price

In York County the median home sale price increased by 8% to \$200,000 compared to 2019 sales. This is the highest median home sale price on record in the history of York County. The median sold price in York County increased 32% in five years and increased 31% over the past 10 years.

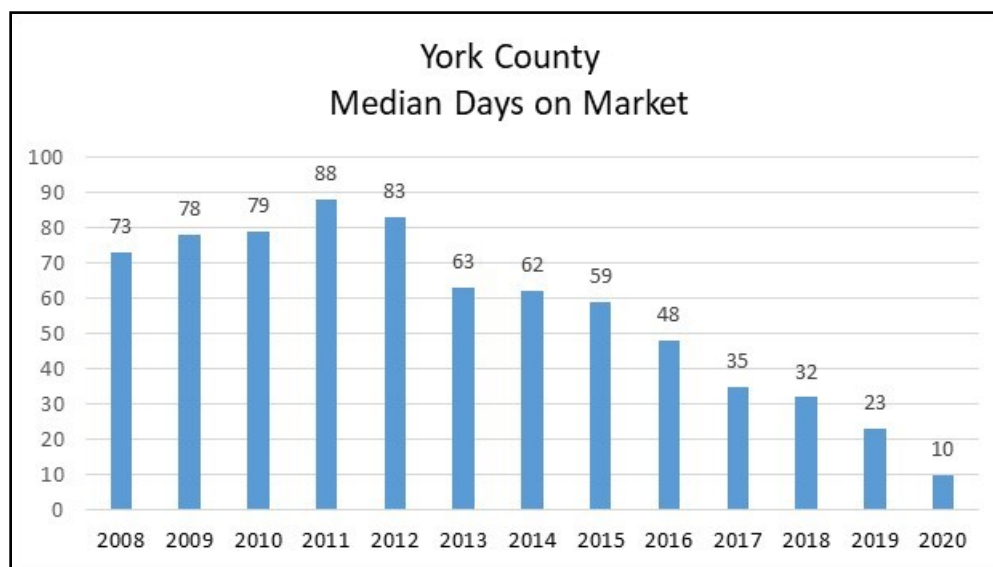
<u>School District</u>	<u>2020 Median Sale Price</u>	<u>2019 Median Sale Price</u>	<u>2015 Median Sale Price</u>	<u>2010 Median Sale Price</u>	<u>% Change Over 1 Year</u>	<u>% Change Over 5 Years</u>	<u>% Change Over 10 Years</u>
Central	\$204,950	\$187,500	\$155,000	\$170,000	9%	32%	21%
Dallastown	\$214,700	\$199,900	\$169,900	\$175,000	7%	26%	23%
Dover	\$194,950	\$175,000	\$146,000	\$146,824	11%	34%	33%
Eastern	\$187,200	\$166,000	\$125,000	\$139,900	13%	50%	34%
Hanover	\$164,900	\$153,000	\$129,450	\$137,000	8%	27%	20%
Northeastern	\$209,450	\$188,900	\$158,000	\$155,000	11%	33%	35%
Northern	\$259,450	\$254,700	\$220,000	\$183,000	2%	18%	42%
Red Lion	\$205,000	\$190,500	\$155,000	\$157,500	8%	32%	30%
South Eastern	\$240,000	\$239,900	\$175,000	\$183,000	0%	37%	31%
South Western	\$223,550	\$199,900	\$163,500	\$170,000	12%	37%	32%
Southern	\$270,750	\$239,400	\$199,653	\$200,000	13%	36%	35%
Spring Grove	\$204,250	\$190,000	\$162,000	\$162,900	8%	26%	25%
West Shore	\$230,000	\$216,000	\$179,100	\$175,000	6%	28%	31%
West York	\$161,950	\$154,900	\$131,900	\$139,900	5%	23%	16%
York City	\$79,900	\$65,000	\$36,000	\$52,900	23%	122%	51%
York Suburban	\$200,000	\$185,000	\$148,000	\$159,900	8%	35%	25%
Total York County	\$200,000	\$185,000	\$152,000	\$153,000	8%	32%	31%



York County Housing Market by Price Range



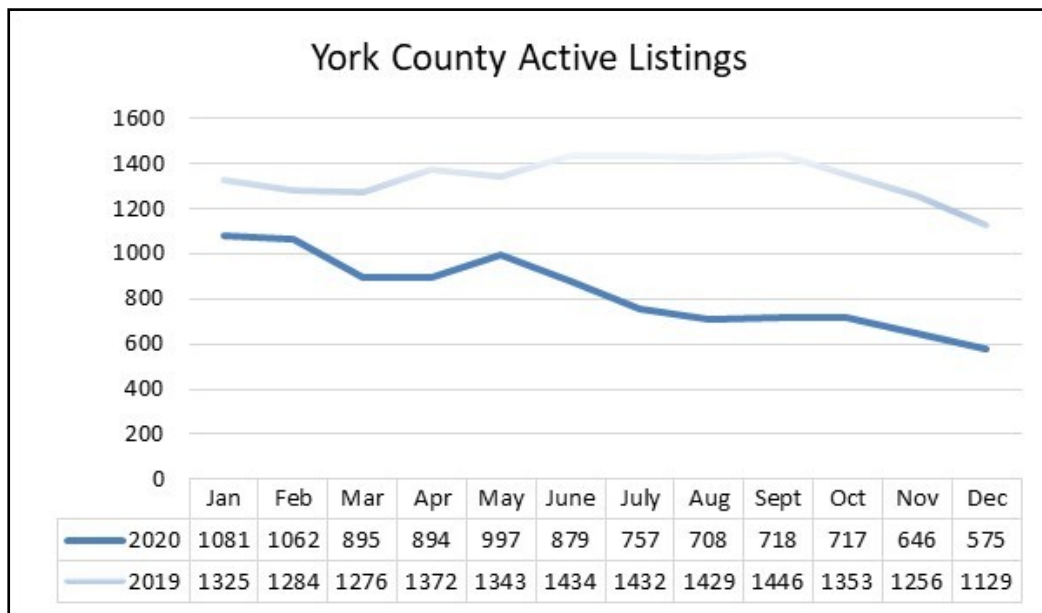
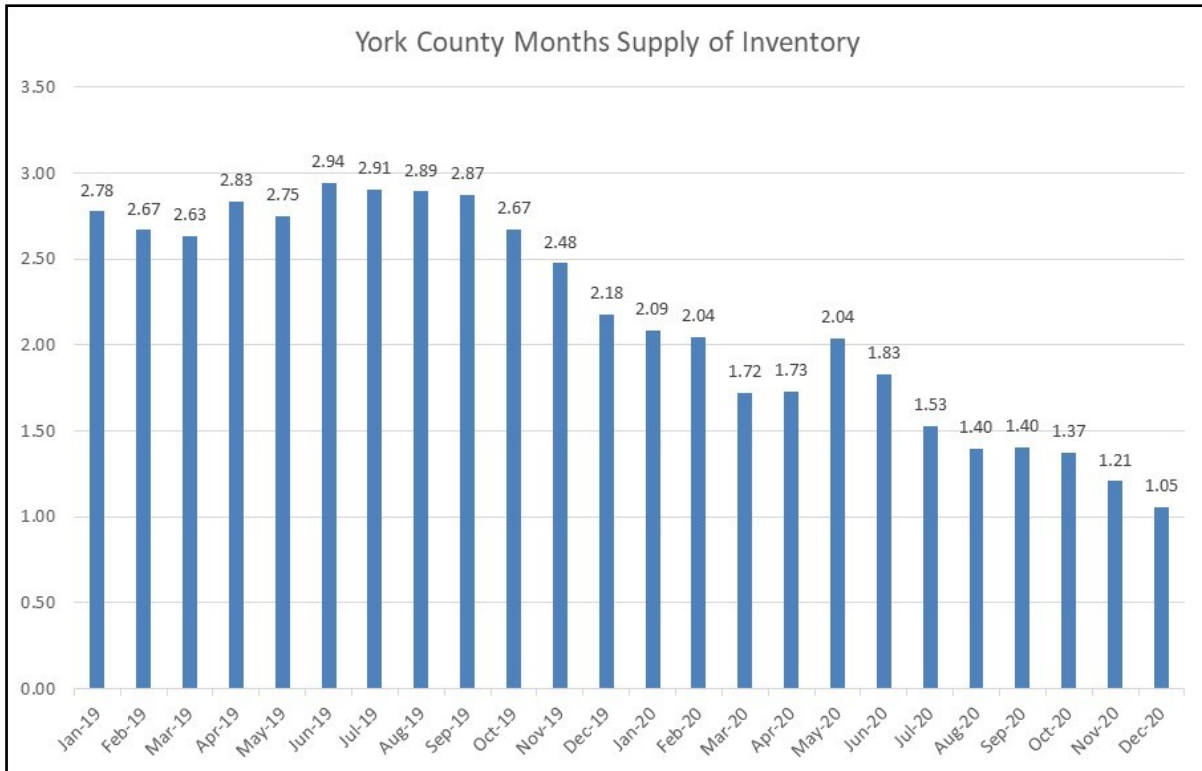
In 2020, 10% of the homes sold in York County were priced under \$100,000, 41% of the homes sold were priced between \$100,00-\$199,999, 33% of the homes sold were priced between \$200,000-\$299,999 and 16% of the homes sold were priced over \$300,000.



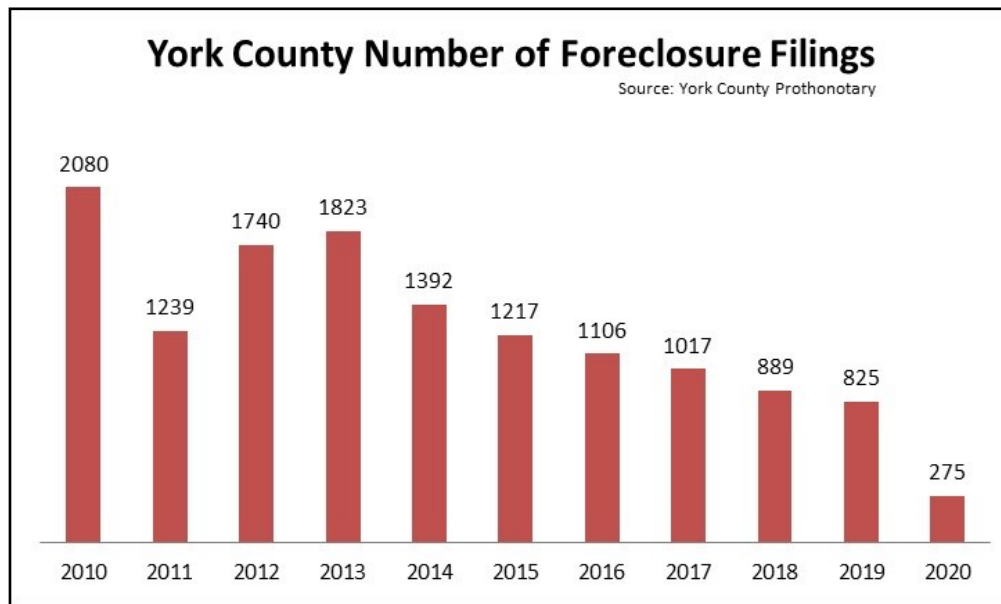
The median days on the market for York County in 2020 was 10 days. This reflects a 56% decrease on median days on market over 2019 sales. 2020 was the fastest moving real estate market in York County's history. A balanced market is considered to be 60 days on market. Anything below that is considered to be a seller's market.

York County: Months Supply of Inventory

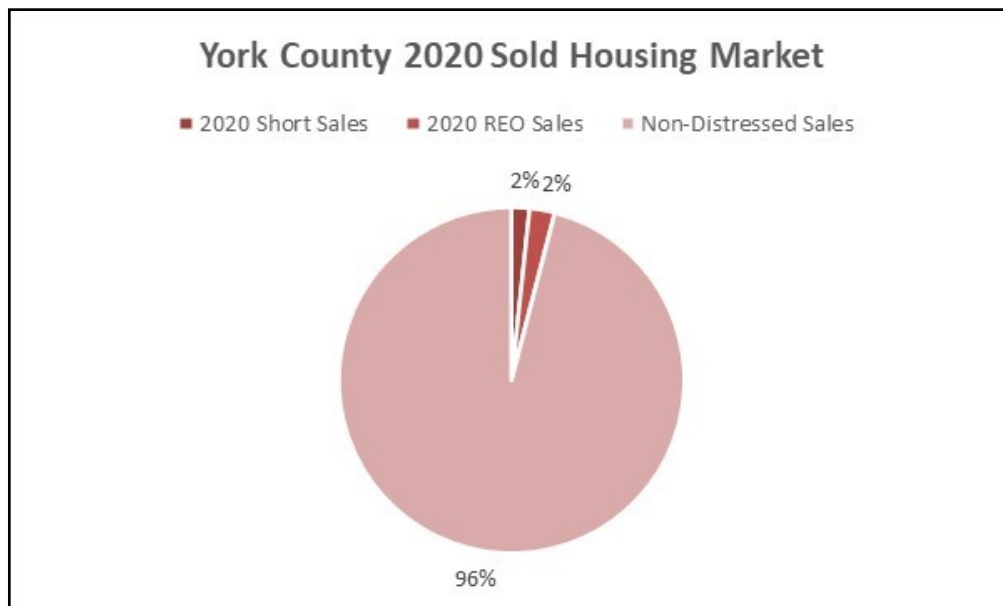
The months supply of inventory indicates how many months it would take for all the current homes for sale on the market to sell, given a monthly sales volume. Six months supply of inventory is considered a balanced market. The greater the number indicates there are more sellers than buyers in the market. The lower the number indicates there are more buyers than sellers.



York County: Foreclosure Filings



Source: Prothonotary of York County



A short sale is when the proceeds from a sale of real estate falls short from paying the balance of the liens on the property, but the lien holder agrees to release the lien and accept less than the amount owed on the debt. A REO Sale is a Real Estate Owned Sale which is a class of property typically owned by a bank or government entity as a result of a foreclosure on a property.

York County: New Construction

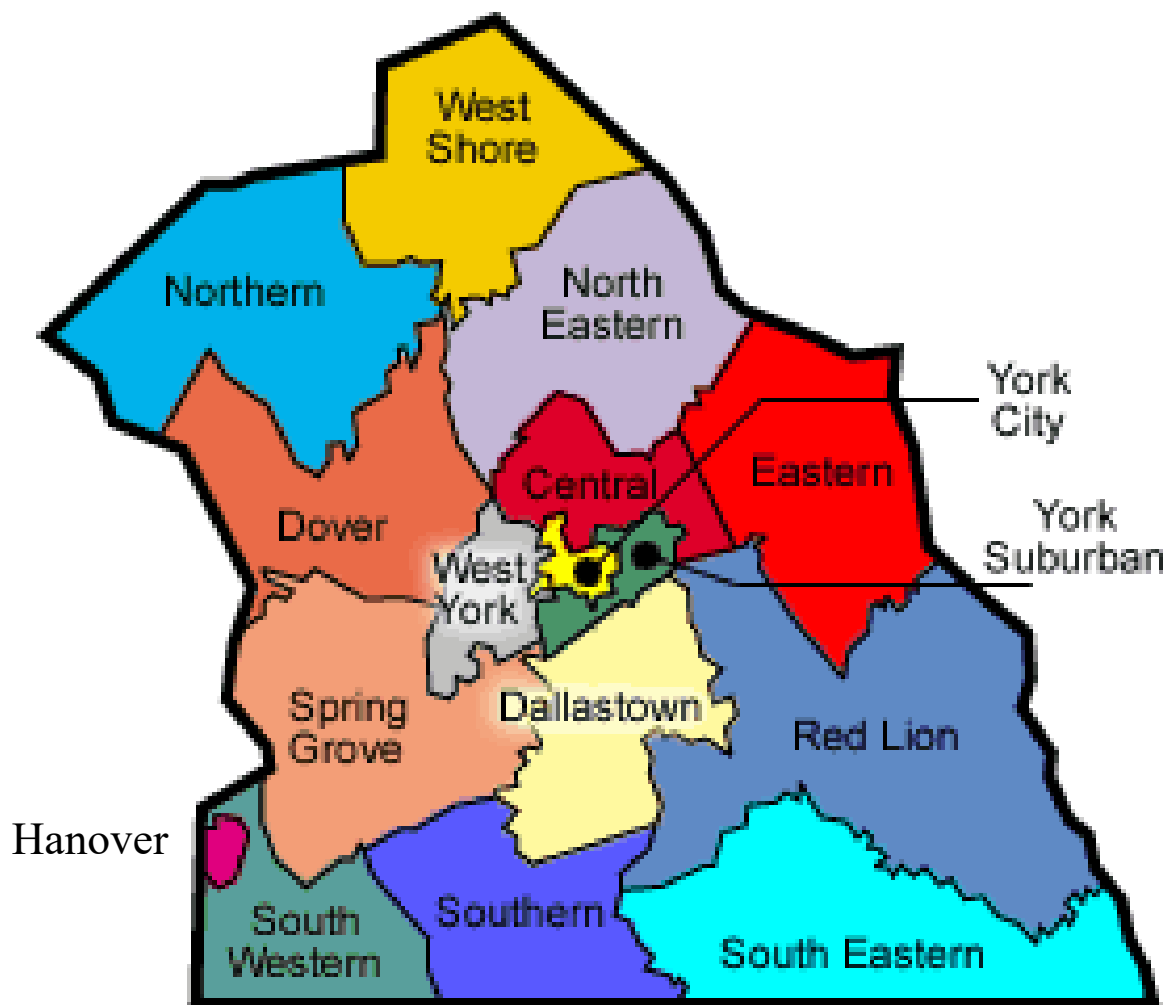
The Bright Multi-List System only captures a part of the new home construction market which involved a real estate agent.

New Construction Single Family Detached Homes			
Year	Median Sold Price	Median Finished Square Ft	\$/Square Ft
2020	\$ 294,080	2203	\$ 133
2019	\$ 324,300	2225	\$ 146
2018	\$ 341,900	2163	\$ 158
2017	\$ 314,000	2297	\$ 137
2016	\$ 276,382	2300	\$ 120
2015	\$ 275,736	2328	\$ 118

New Construction Townhouse/Condo Homes			
Year	Median Sold Price	Median Finished Square Ft	\$/Square Ft
2020	\$ 232,600	1589	\$ 146
2019	\$ 208,700	1563	\$ 134
2018	\$ 219,000	1516	\$ 144
2017	\$ 241,600	1584	\$ 153
2016	\$ 199,549	1515	\$ 132
2015	\$ 178,859	1450	\$ 123

York County Number of New Home Sales By School District						
	2020	2019	2018	2017	2016	2015
Central	26	17	19	15	19	19
Dallastown	26	40	47	61	19	16
Dover	48	50	28	28	34	28
Eastern	6	4	6	4	4	4
Hanover	25	17	2	2	0	1
Northeastern	83	52	43	71	60	48
Northern	24	31	18	30	15	14
Red Lion	14	15	17	28	15	12
South Eastern	25	9	4	3	0	3
South Western	87	79	79	51	36	26
Southern	54	29	6	16	8	8
Spring Grove	32	51	45	56	44	29
West Shore	14	36	36	36	23	14
West York	4	3	2	4	3	5
York City	0	0	0	1	0	0
York Suburban	50	51	25	52	3	5
Total York County	523	484	377	458	283	232

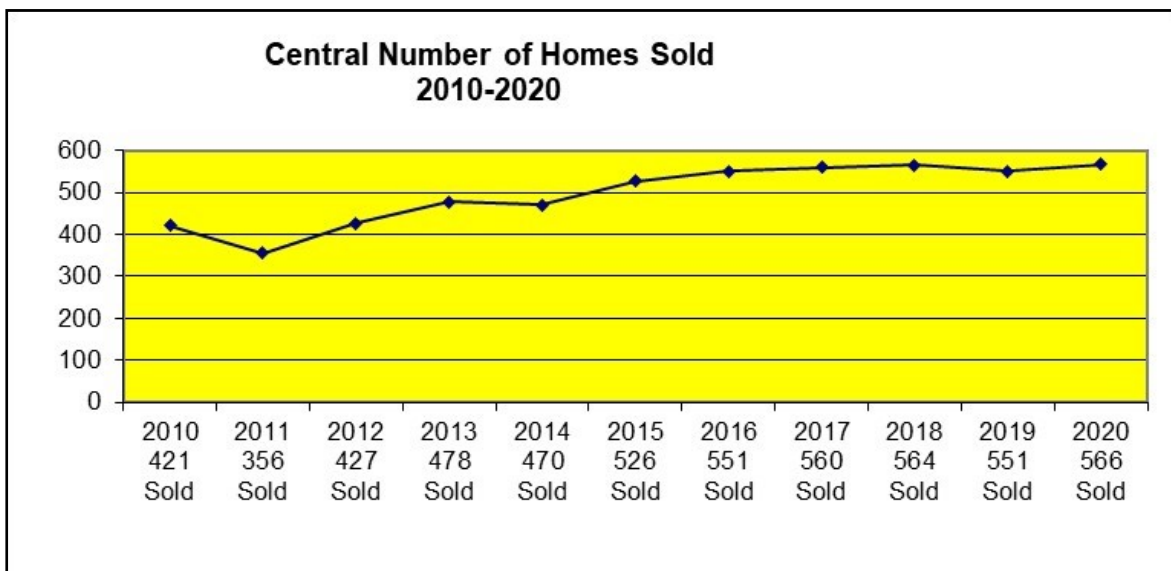
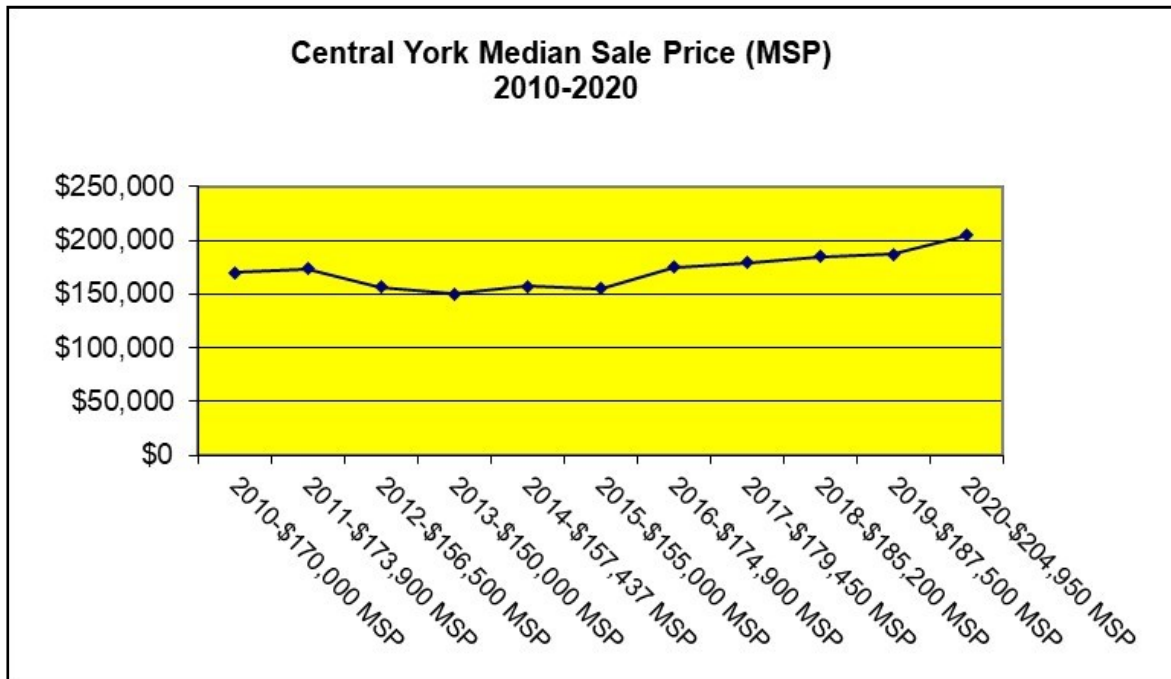
Real Estate Activity by School District



Central York School District

In the Central York School District there were 566 homes sold in 2020 for a total dollar volume of \$135.1 million. The number of homes sold in 2020 increased by 3% from 2019.

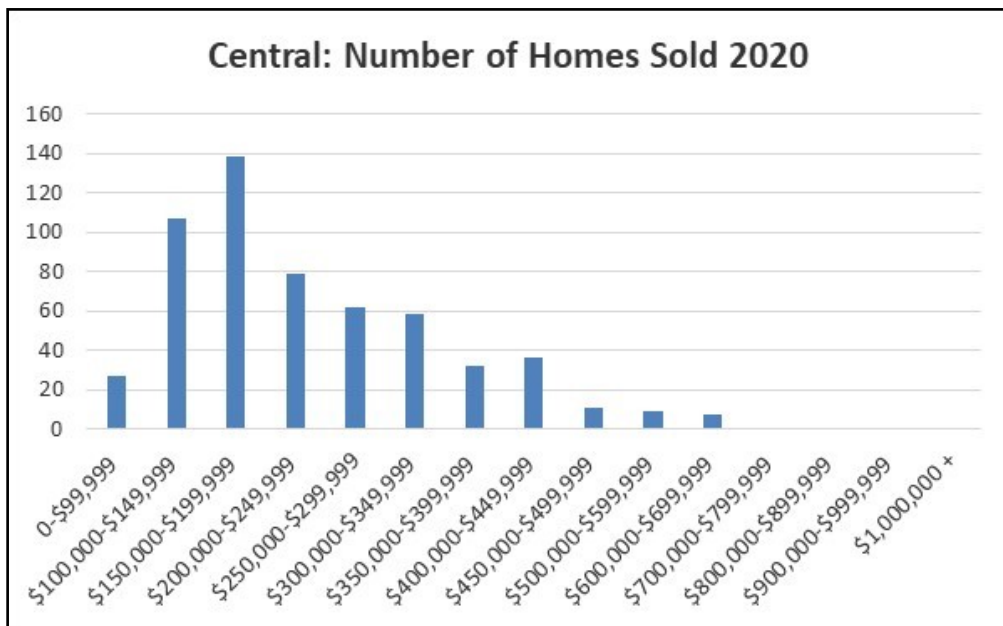
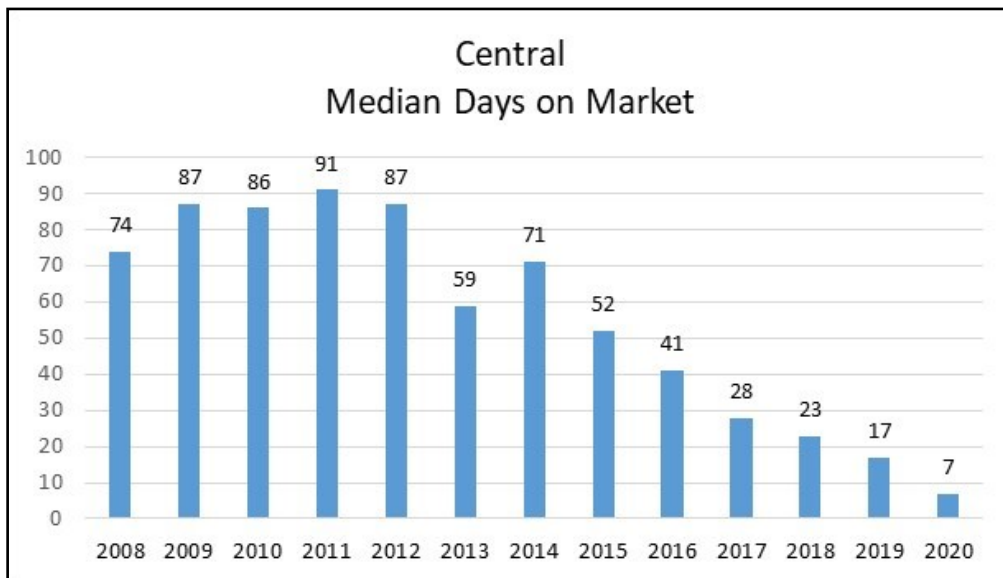
The median home sale price was \$204,950 in 2020. This home sale price reflects a 9% increase compared to 2019 sales, a 32% increase over 5 years, and a 21% increase over 10 years.



Central York School District

Type	No. Sold	Median Price	Median Days on Market
Detached	425	\$ 249,900	7
Twin/Semi-Detached	20	\$ 119,450	8
Townhouse/Row Home	119	\$ 144,000	6
Mobile Home w/ Land	2	\$ 132,500	6
Grand Total	566	\$ 204,950	7

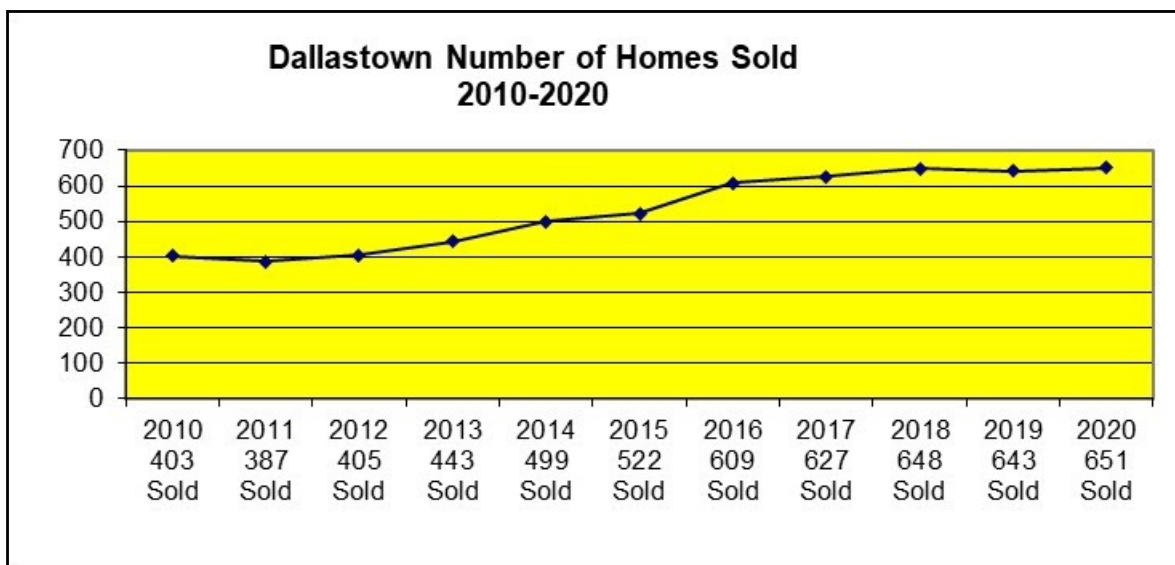
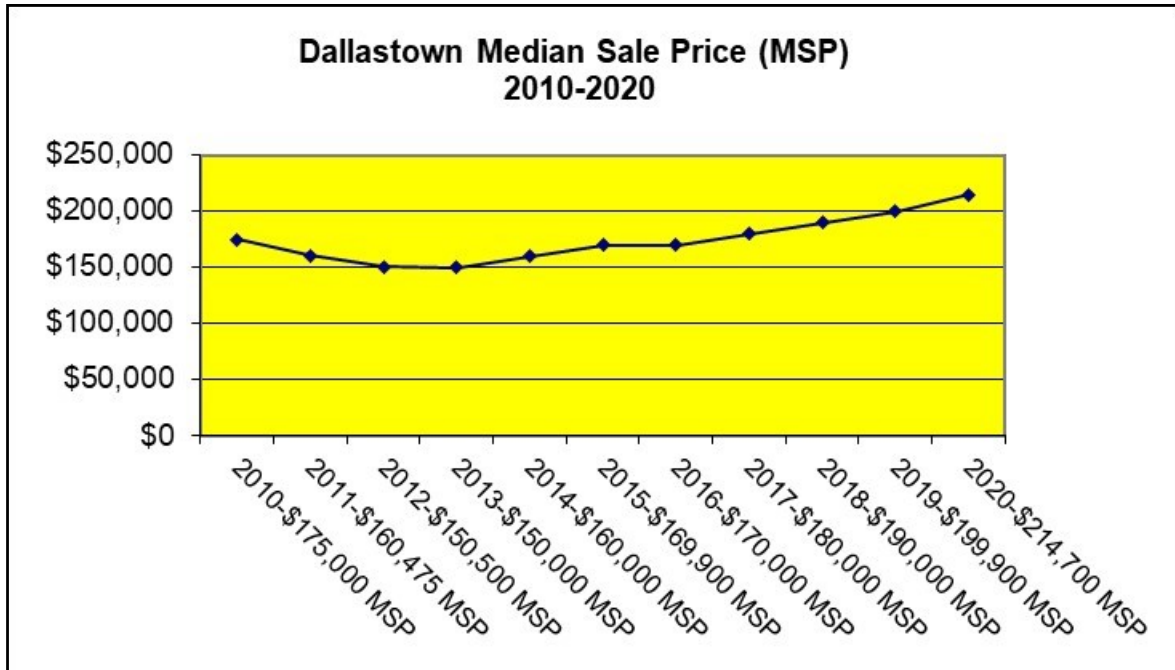
The charts below reflect the median days on market and the number of units sold in each price range.



Dallastown Area School District

In the Dallastown Area School District there were 651 homes sold in 2020 for a total dollar volume of \$156.5 million. The number of homes sold in 2020 increased by 1% from 2019.

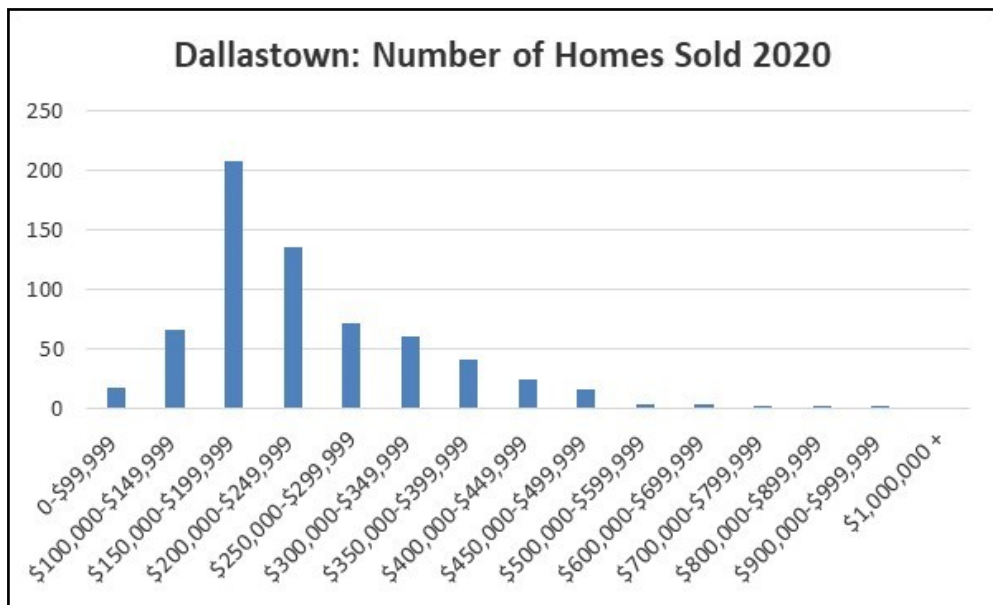
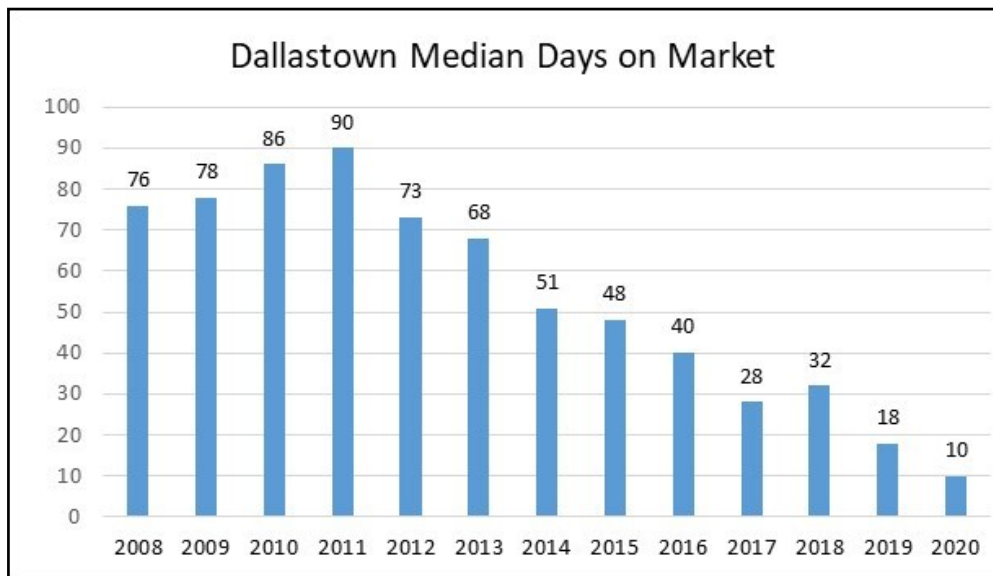
The median home sale price was \$214,700 in 2020. This home sale price reflects a 7% increase compared to 2019 sales, a 26% increase over 5 years and a 23% increase over 10 years.



Dallastown Area School District

Type	No. Sold	Median Price	Median Days on Market
Detached	465	\$ 238,000	9
Twin/Semi-Detached	53	\$ 161,000	9
Townhouse/Row Home	129	\$ 167,500	16
Mobile Home w/ Land	4	\$ 61,450	4
Grand Total	651	\$ 214,700	10

The charts below reflect the median days on market and the number of units sold in each price range.

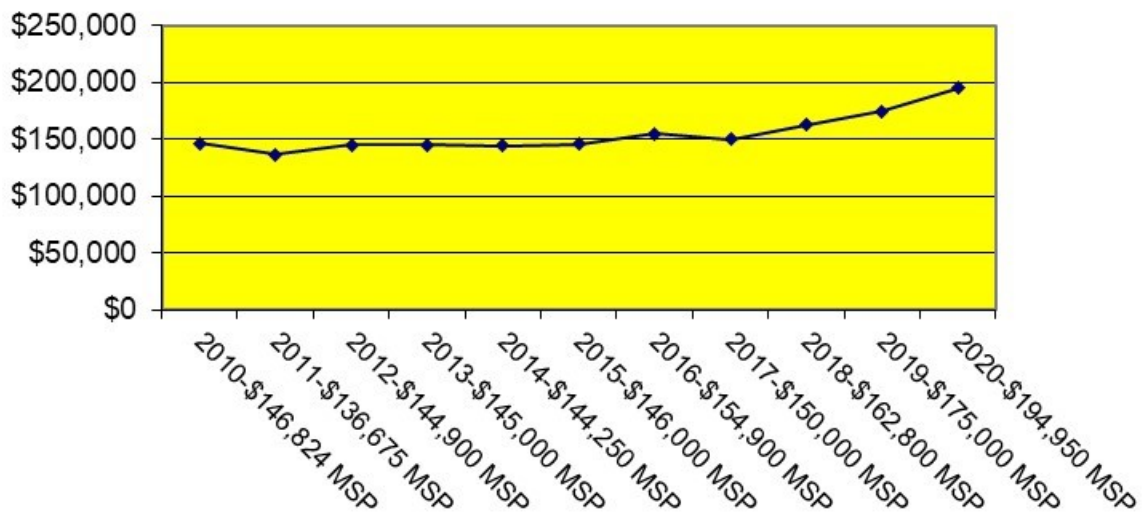


Dover Area School District

In the Dover Area School District there were 402 homes sold in 2020 for a total dollar volume of \$80.6 million. The number of homes sold in 2020 decreased by 4% compared to 2019.

The median home sale price was \$194,950 in 2020. This home sale price reflects an 11% increase compared to 2019 sales, a 34% increase over 5 years and a 33% increase over 10 years.

**Dover Median Sale Price (MSP)
2010-2020**



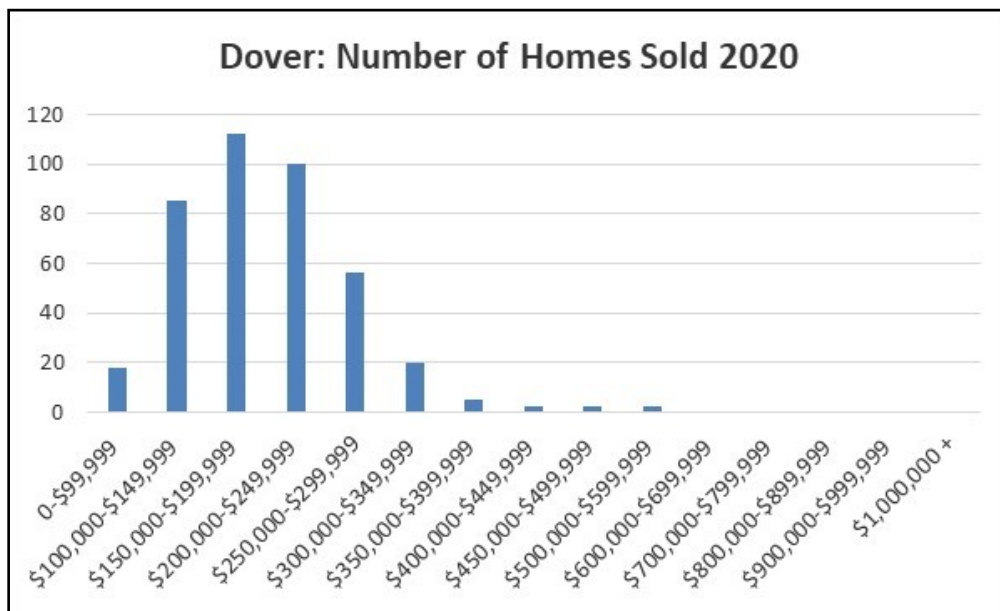
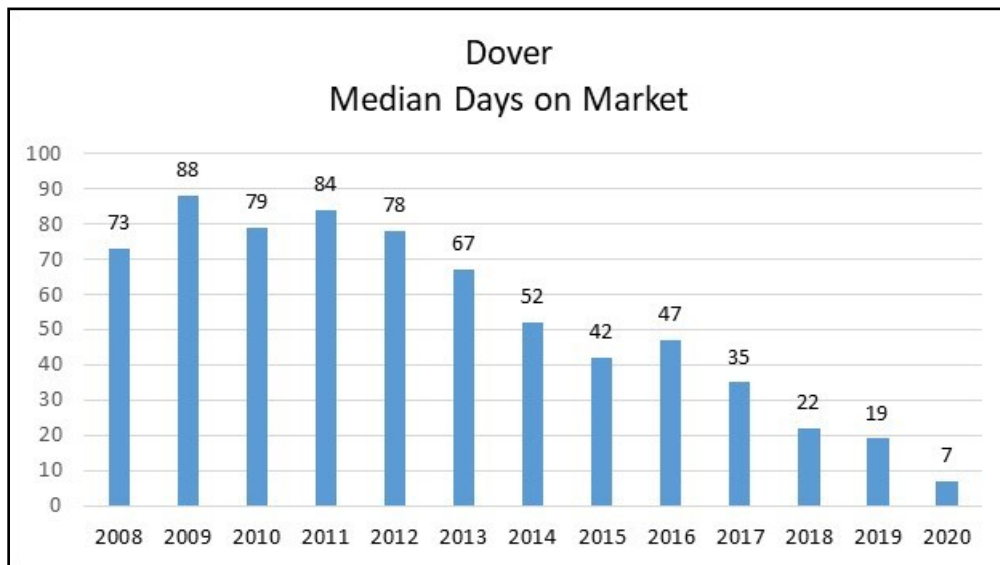
**Dover Number of Homes Sold
2010-2020**



Dover Area School District

Type	No. Sold	Median Price	Median Days on Market
Detached	282	\$ 214,500	7
Twin/Semi-Detached	64	\$ 149,450	4
Townhouse/Row Home	43	\$ 143,000	12
Mobile Home w/ Land	13	\$ 25,000	21
Grand Total	402	\$ 194,950	7

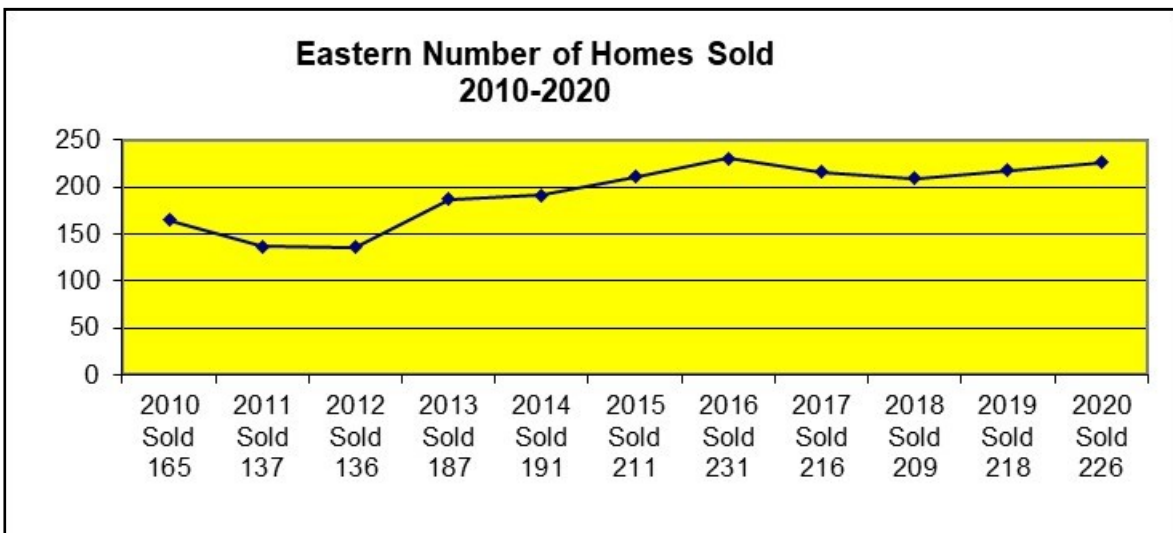
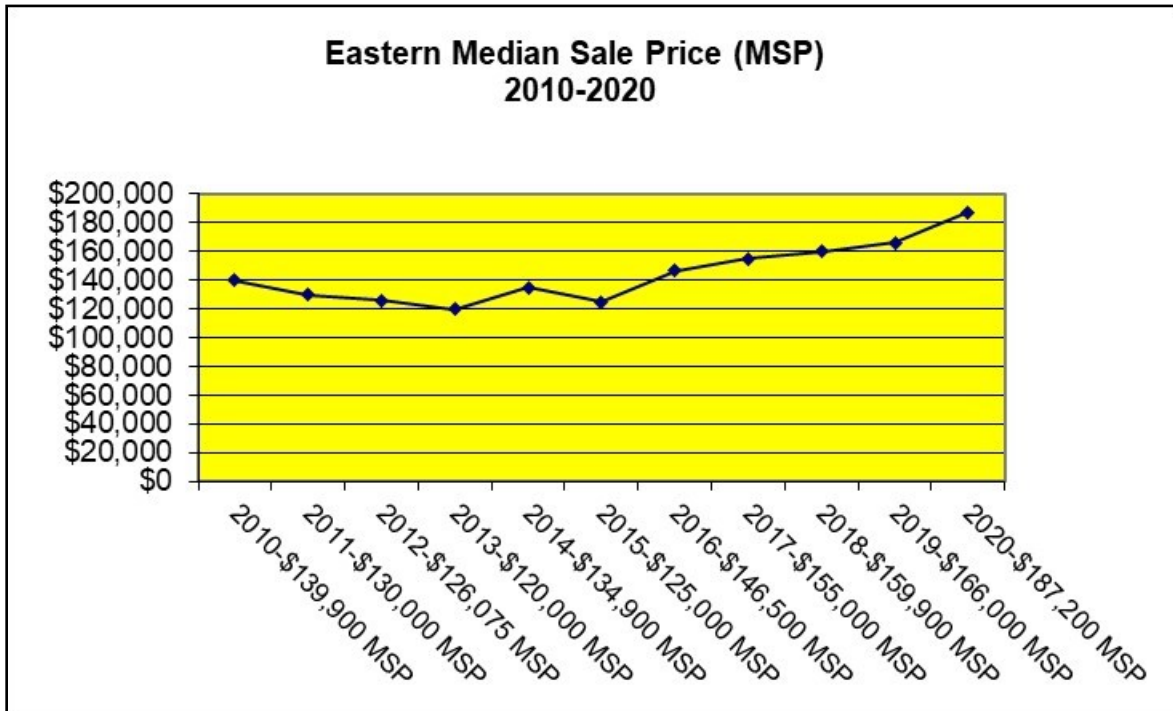
The charts below reflect the median days on market and the number of units sold in each price range.



Eastern York School District

In the Eastern York School District there were 226 homes sold in 2020 for a total dollar volume of \$49.6 million. The number of homes sold in 2020 increased by 4% from 2019.

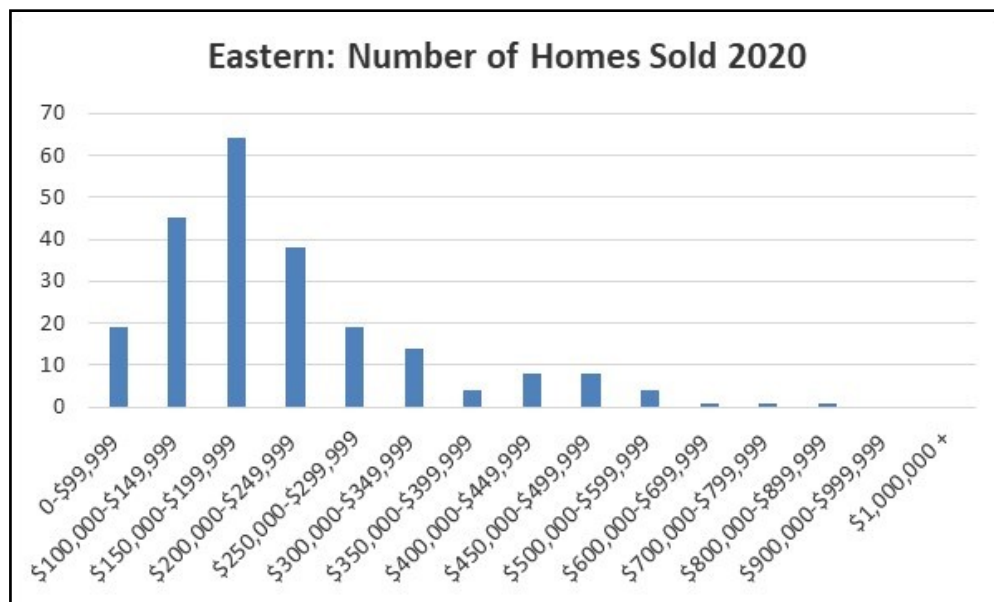
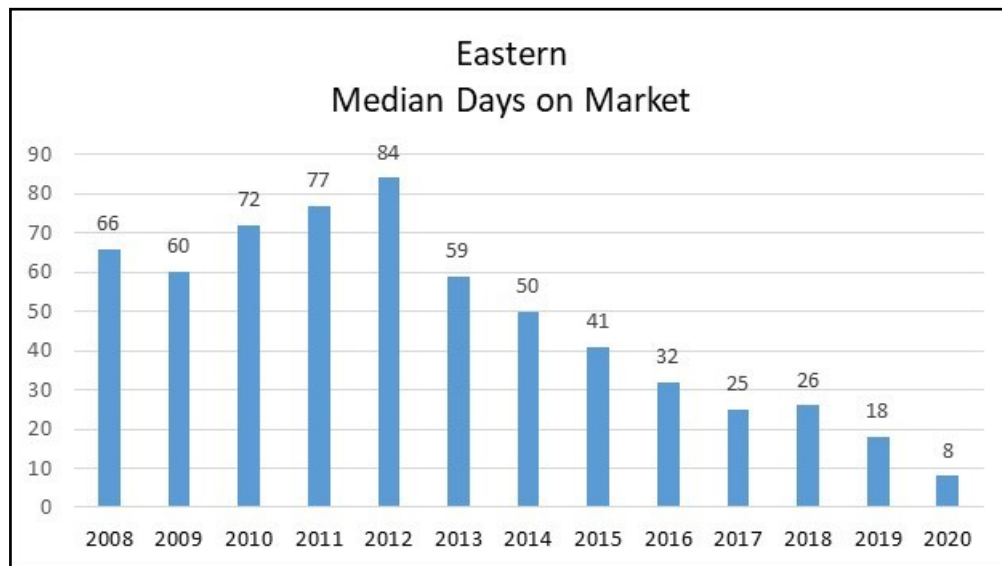
The median home sale price was \$187,200 in 2020. This home sale price reflects a 13% increase compared to 2019 sales, a 50% increase over 5 years and a 34% increase over 10 years.



Eastern York School District

Type	No. Sold	Median Price	Median Days on Market
Detached	176	\$ 209,950	8
Twin/Semi-Detached	15	\$ 117,000	7
Townhouse/Row Home	27	\$ 136,000	5
Mobile Home w/ Land	8	\$ 77,500	15
Grand Total	226	\$ 187,200	8

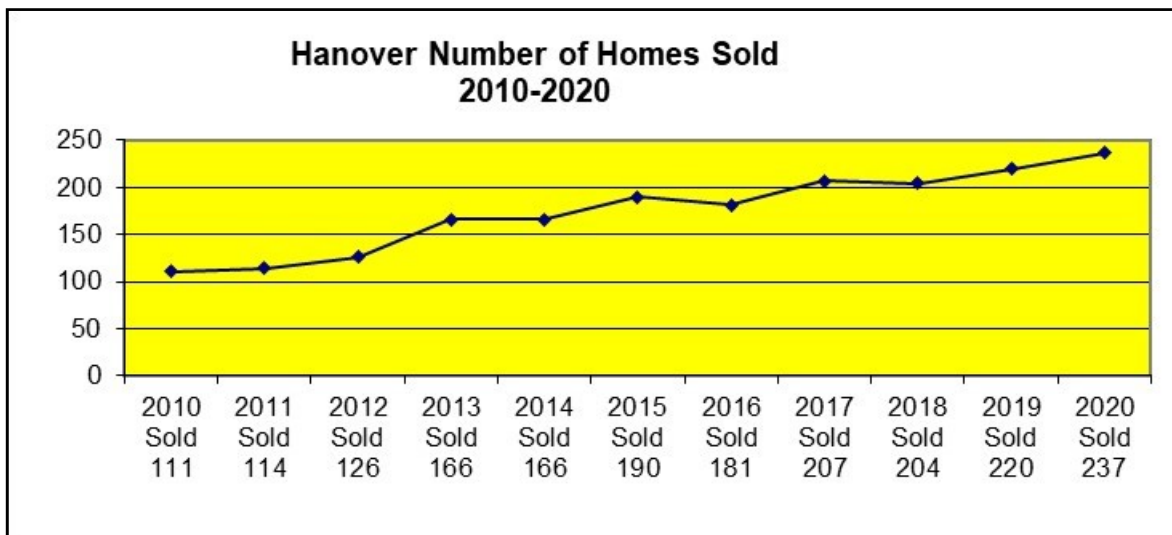
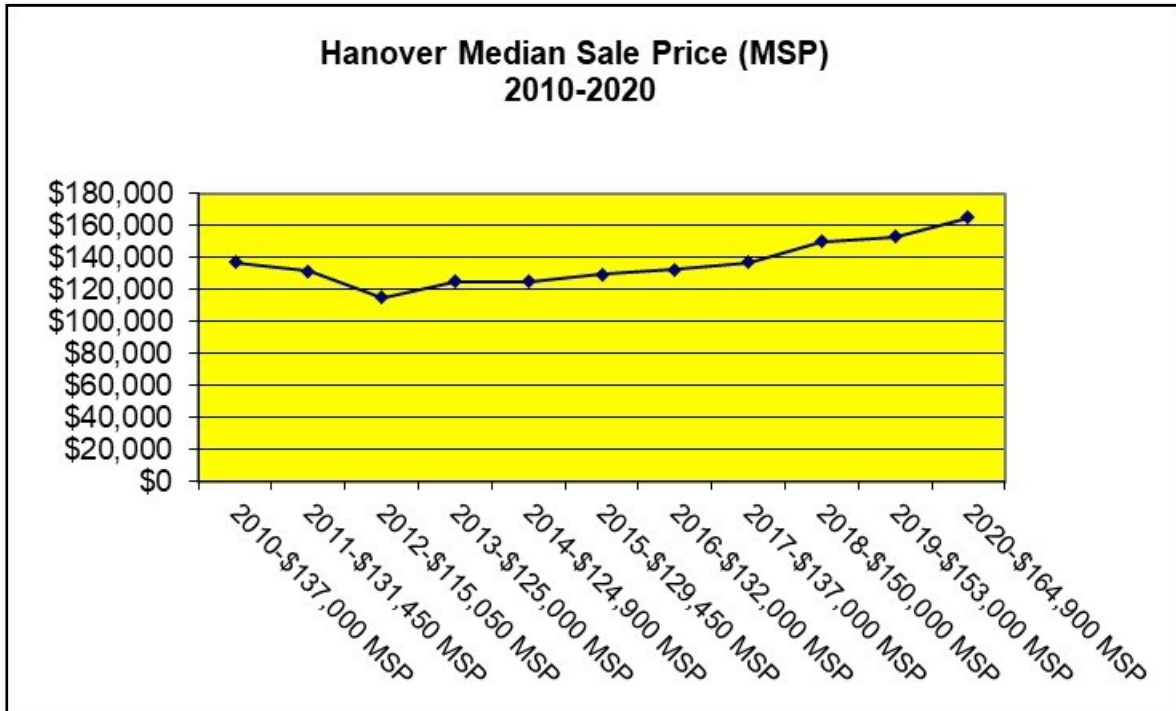
The charts below reflect the median days on market and the number of units sold in each price range.



Hanover Public School District

In the Hanover Public School District there were 237 homes sold in 2020 for a total dollar volume of \$41.5 million. The number of homes sold in 2020 increased by 8% from 2019.

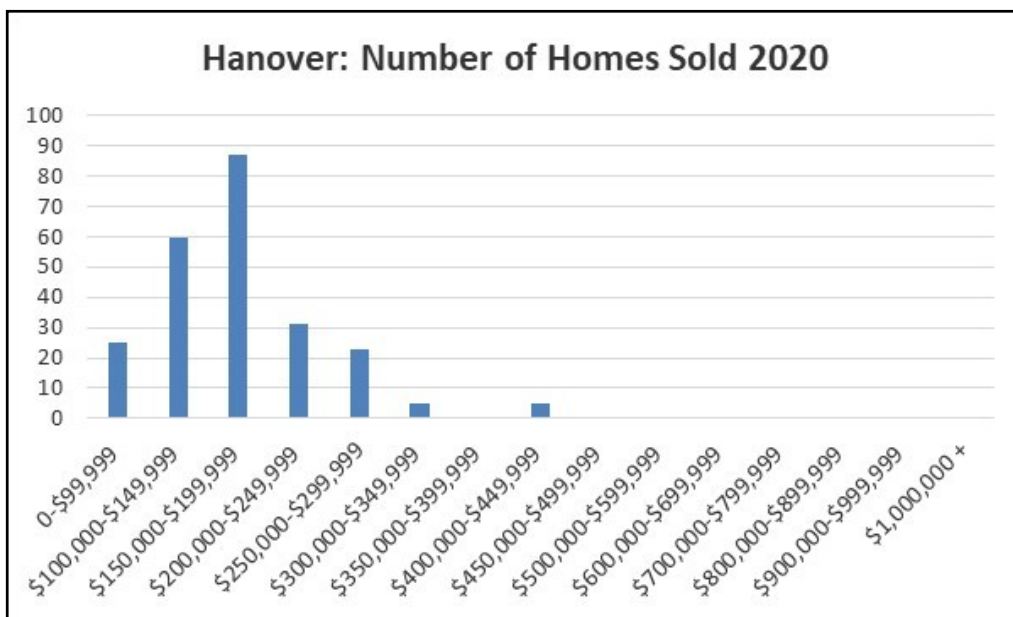
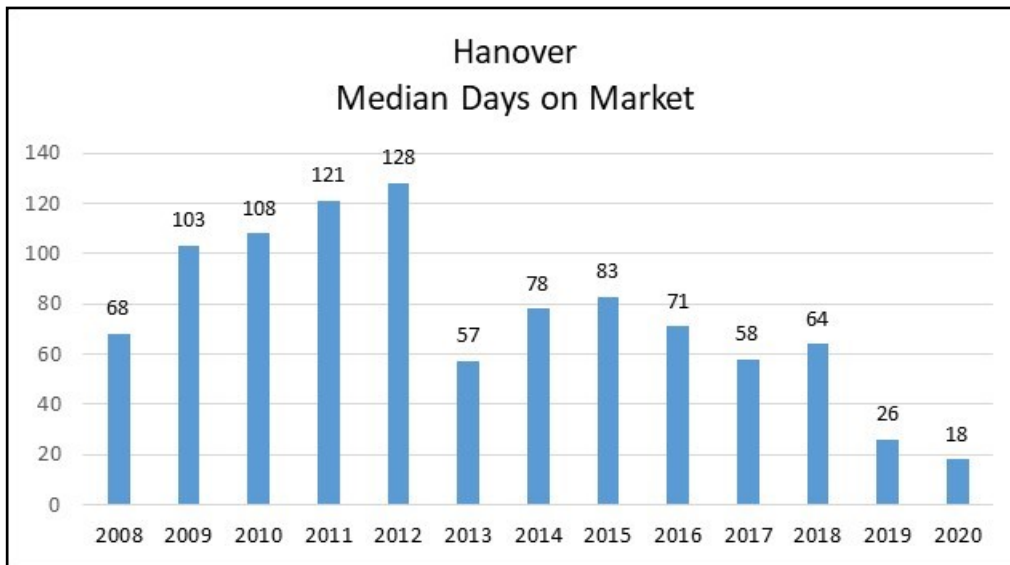
The median home sale price was \$164,900 in 2020. This home sale price reflects an 8% increase compared to 2019 sales, a 27% increase over 5 years and a 20% increase over 10 years.



Hanover Public School District

Type	No. Sold	Median Price	Median Days on Market
Detached	147	\$ 168,950	22
Twin/Semi-Detached	60	\$ 128,500	12
Townhouse/Row Home	30	\$ 164,900	25
Mobile Home w/ Land	0	\$ -	0
Grand Total	237	\$ 164,900	18

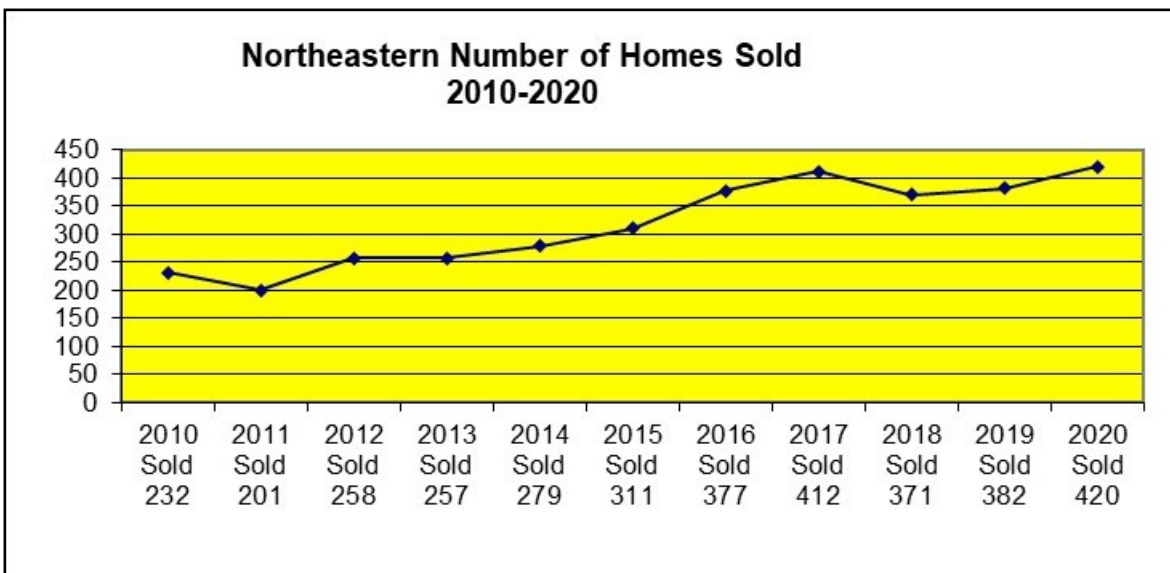
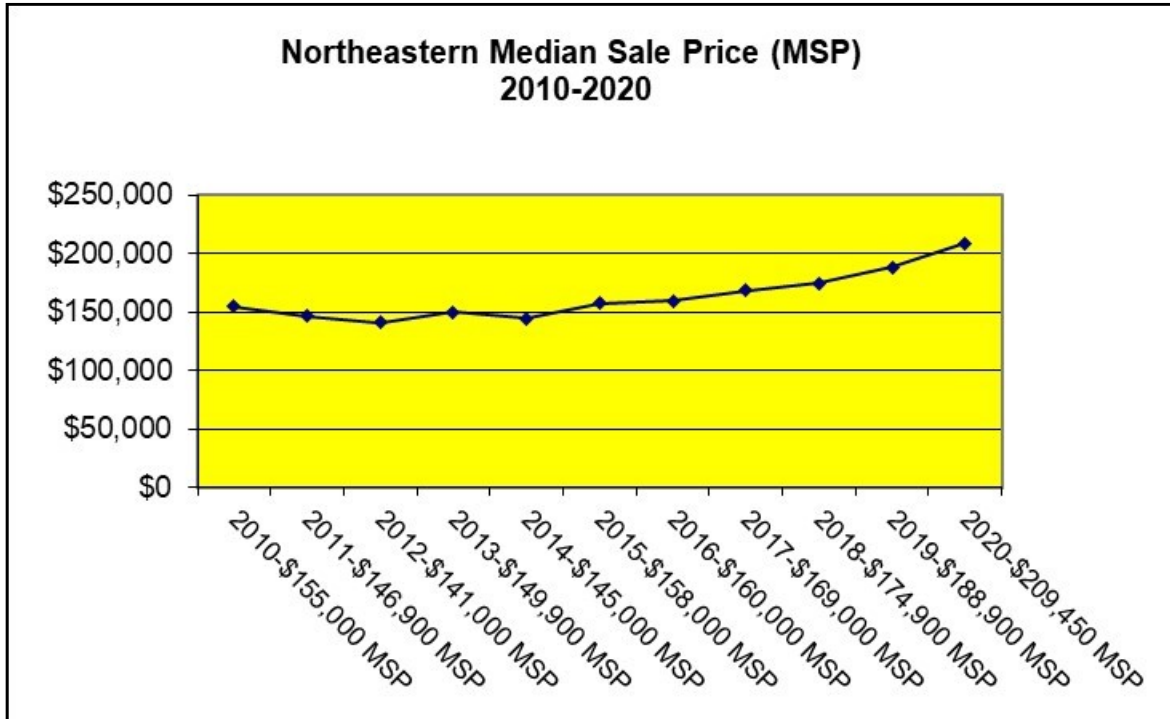
The charts below reflect the median days on market and the number of units sold in each price range.



Northeastern School District

In the Northeastern School District there were 420 homes sold in 2020 for a total dollar volume of \$89.9 million. The number of homes sold in 2020 increased by 10% compared to 2019 sales.

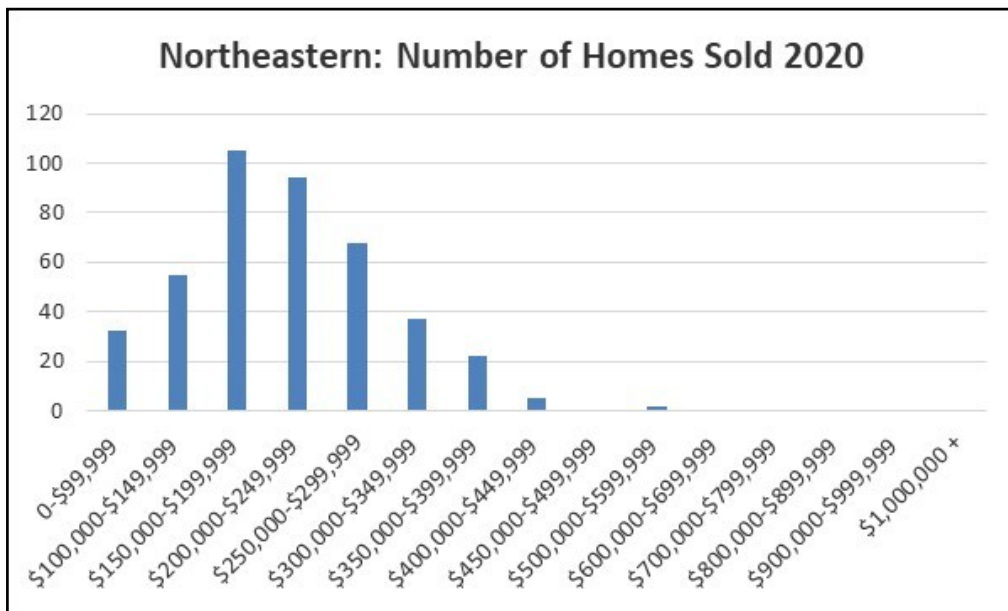
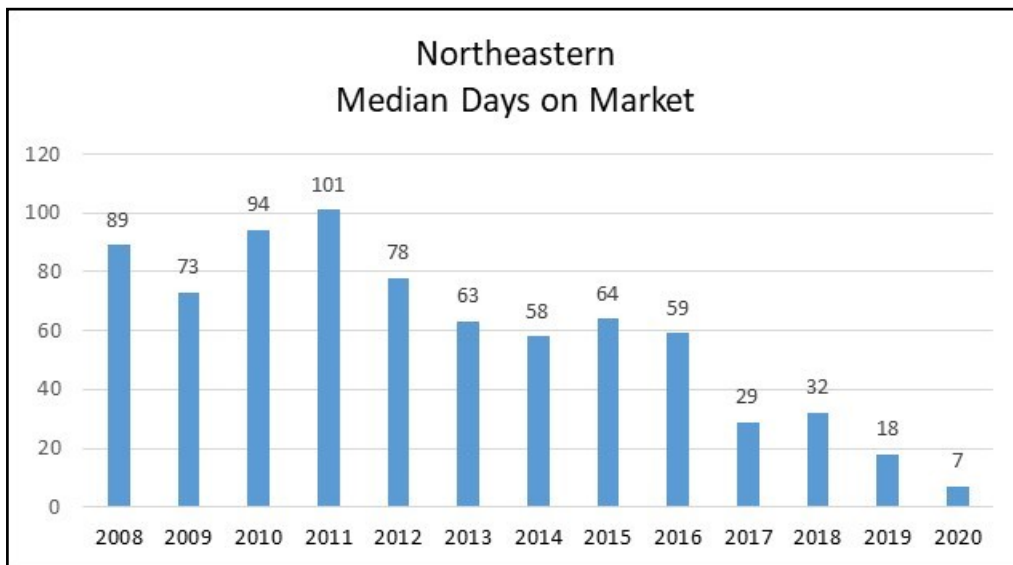
The median home sale price was \$209,450 in 2020. This home sale price reflects an 11% increase compared to 2019 sales, a 33% increase over 5 years and a 35% increase over 10 years.



Northeastern School District

Type	No. Sold	Median Price	Median Days on Market
Detached	352	\$ 233,900	7
Twin/Semi-Detached	16	\$ 142,200	4
Townhouse/Row Home	39	\$ 150,000	5
Mobile Home w/ Land	13	\$ 49,900	25
Grand Total	420	\$ 209,450	7

The charts below reflect the median days on market in each price range and the number of units sold in each price range.

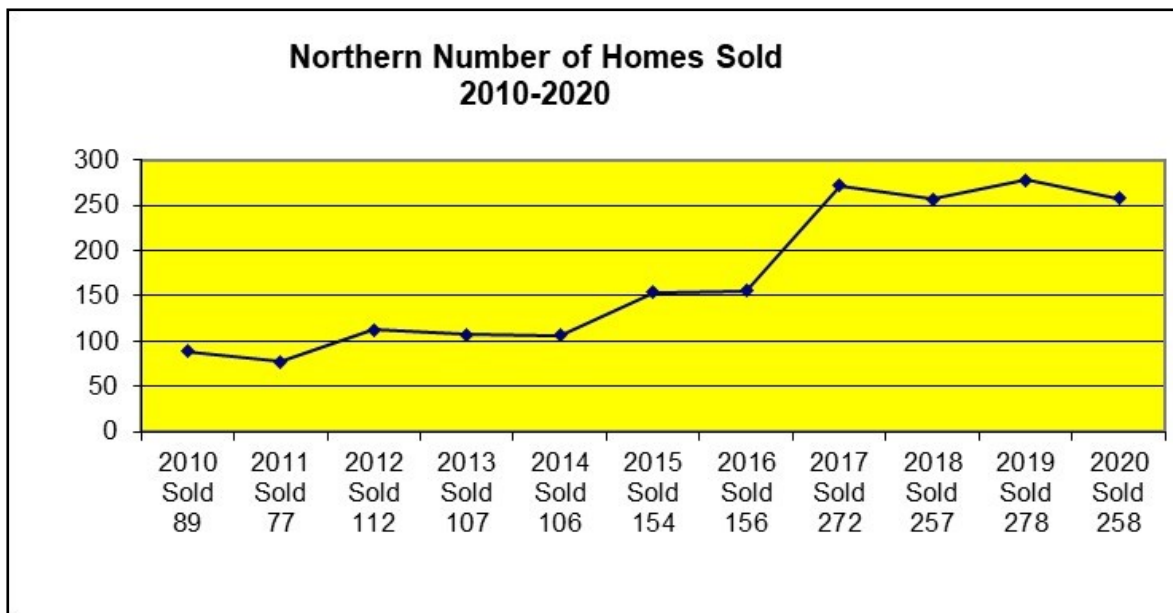
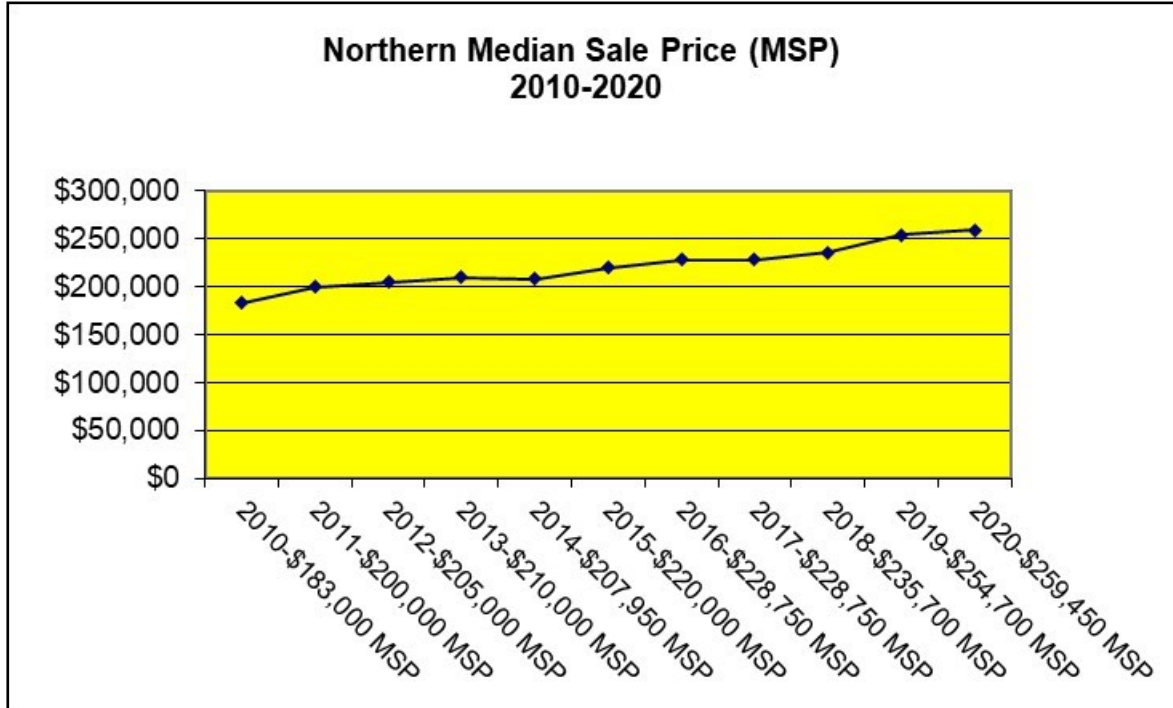


Northern York County School District

In the Northern York County School District there were 258 homes sold in 2020 for a total dollar volume of \$71.3 million. The number of homes sold in 2020 decreased by 7% from 2019.

The median home sale price was \$259,450 in 2020. This home sale price reflects a 2% increase over 2019 sales, an 18% increase over 5 years and a 42% increase over 10 years.*

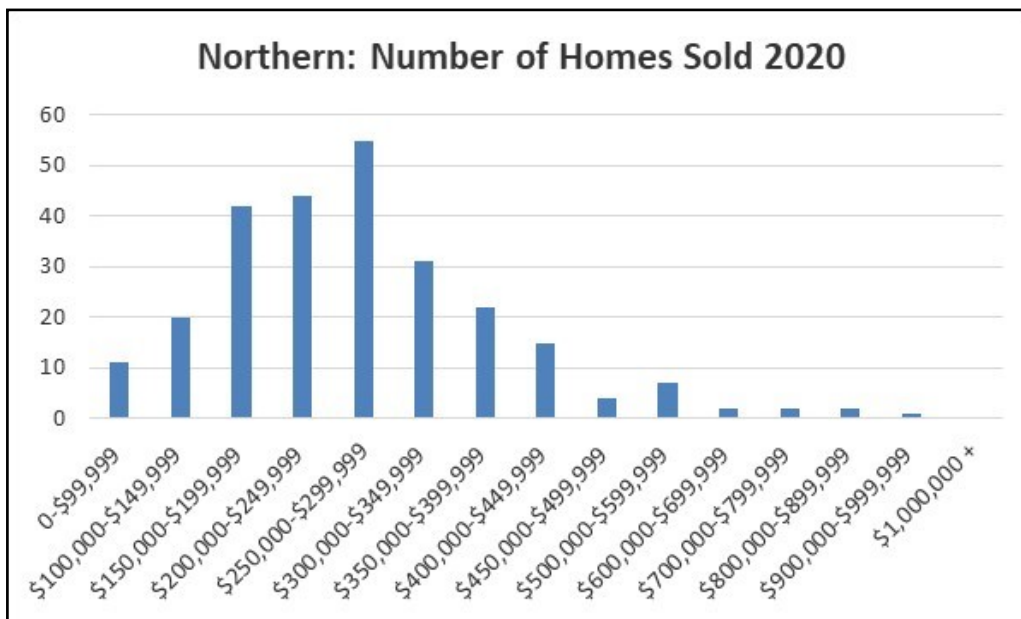
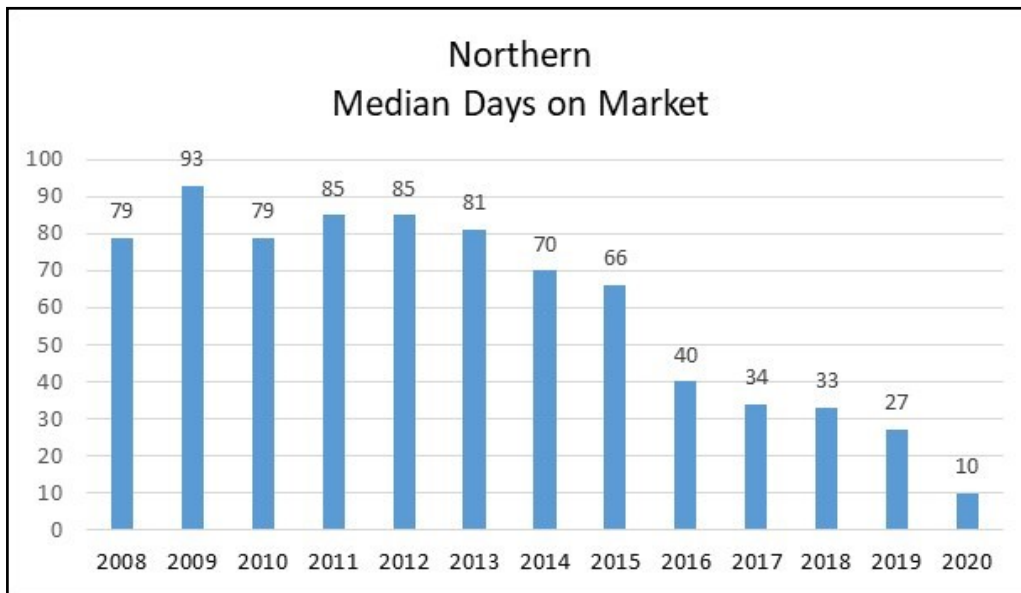
*Prior to 2017 Northern School District was covered by two separate MLS systems; therefore, the number reported prior to 2016 was only a fraction of what truly sold.



Northern York County School District

Type	No. Sold	Median Price	Median Days on Market
Detached	226	\$ 277,000	10
Twin/Semi-Detached	7	\$ 147,000	5
Townhouse/Row Home	21	\$ 155,000	6
Mobile Home w/ Land	4	\$ 99,950	7
Grand Total	258	\$ 259,450	10

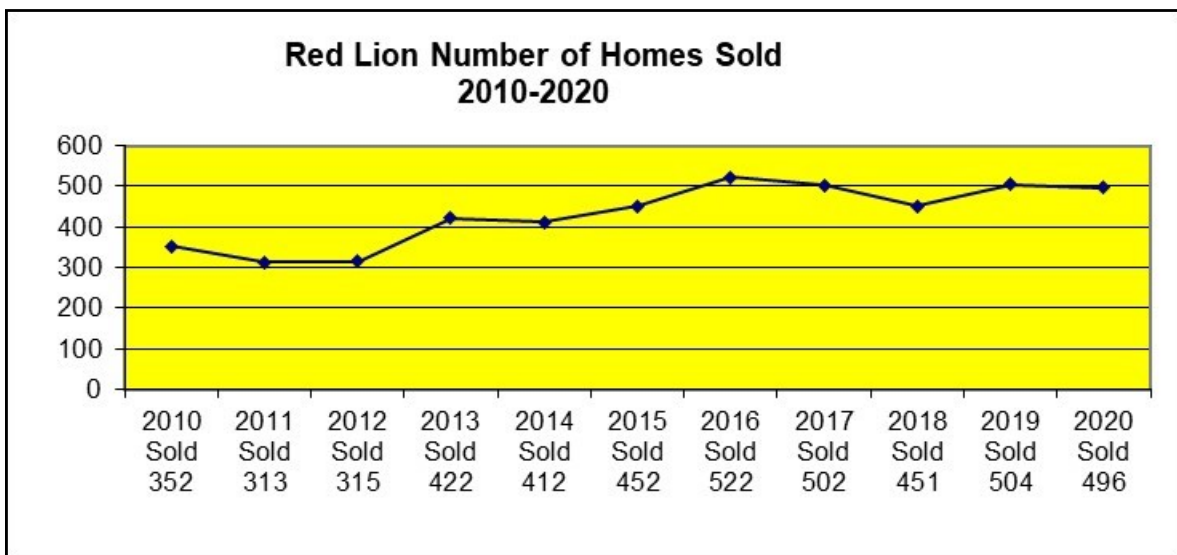
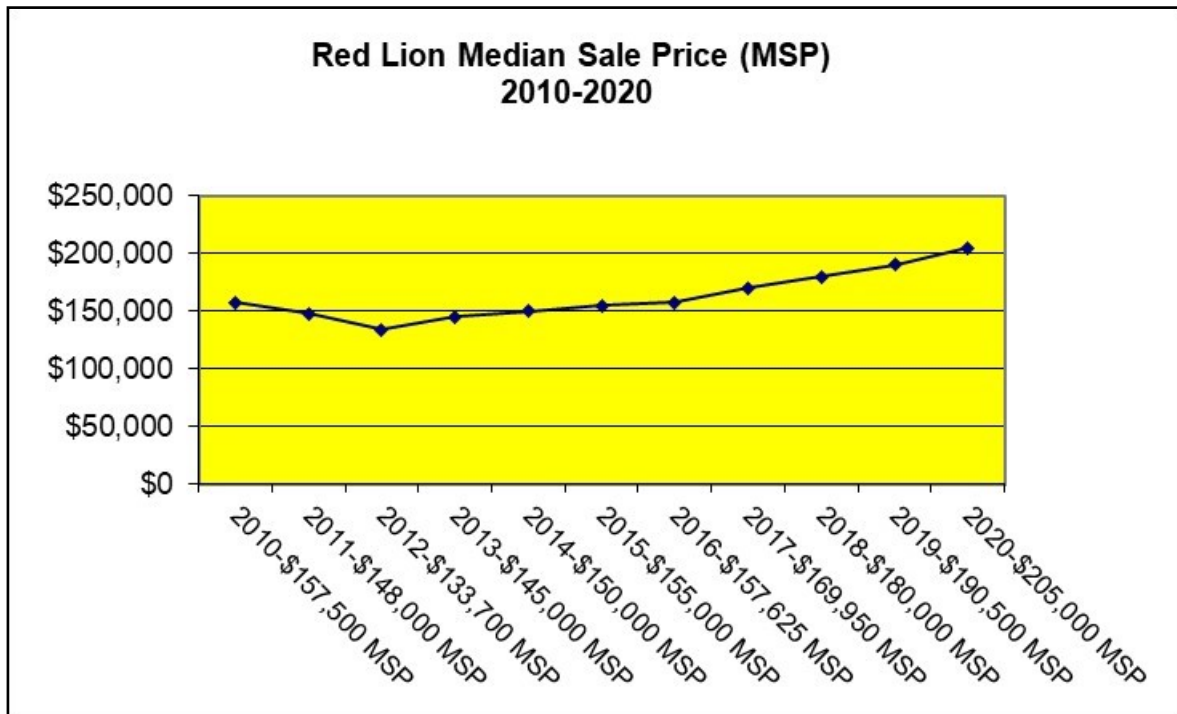
The charts below reflect the median days on market and the number of units sold in each price range.



Red Lion Area School District

In the Red Lion Area School District there were 496 homes sold in 2020 for a total dollar volume of \$105.9 million. The number of homes sold in 2020 was a 2% decrease from 2019.

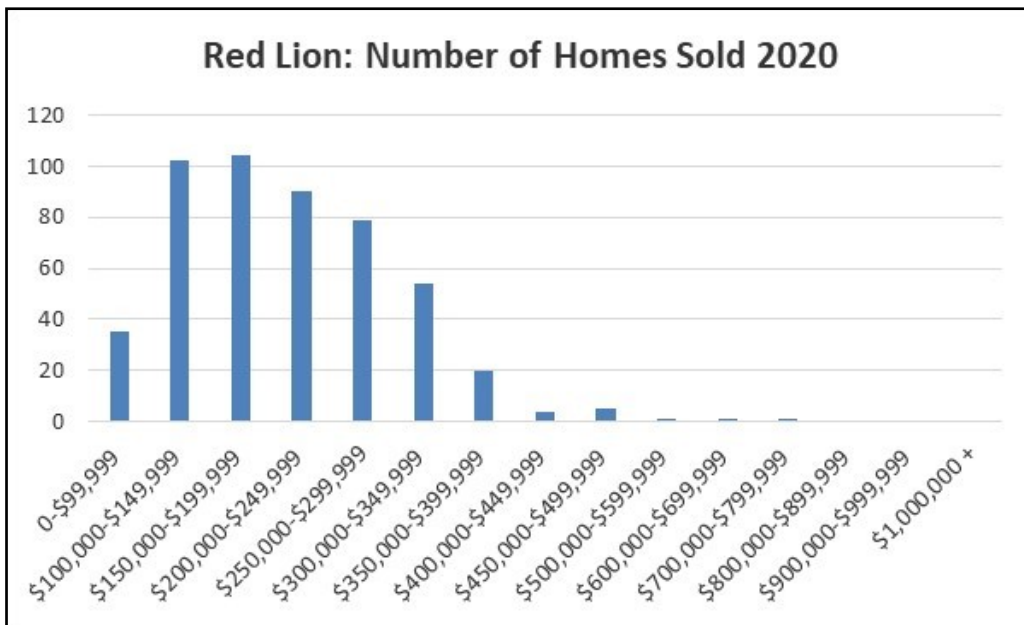
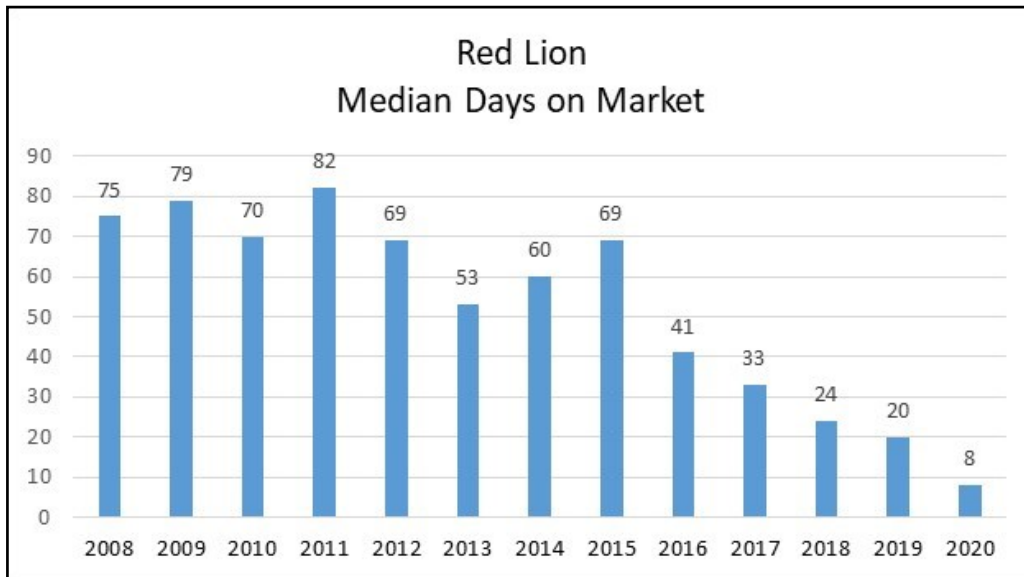
The median home sale price was \$205,000 in 2020. This home sale price reflects an 8% increase compared to 2019 sales, a 32% increase over 5 years and a 30% increase over 10 years.



Red Lion Area School District

Type	No. Sold	Median Price	Median Days on Market
Detached	391	\$ 229,900	9
Twin/Semi-Detached	61	\$ 128,500	8
Townhouse/Row Home	32	\$ 123,900	7
Mobile Home w/ Land	12	\$ 102,900	11
Grand Total	496	\$ 205,000	8

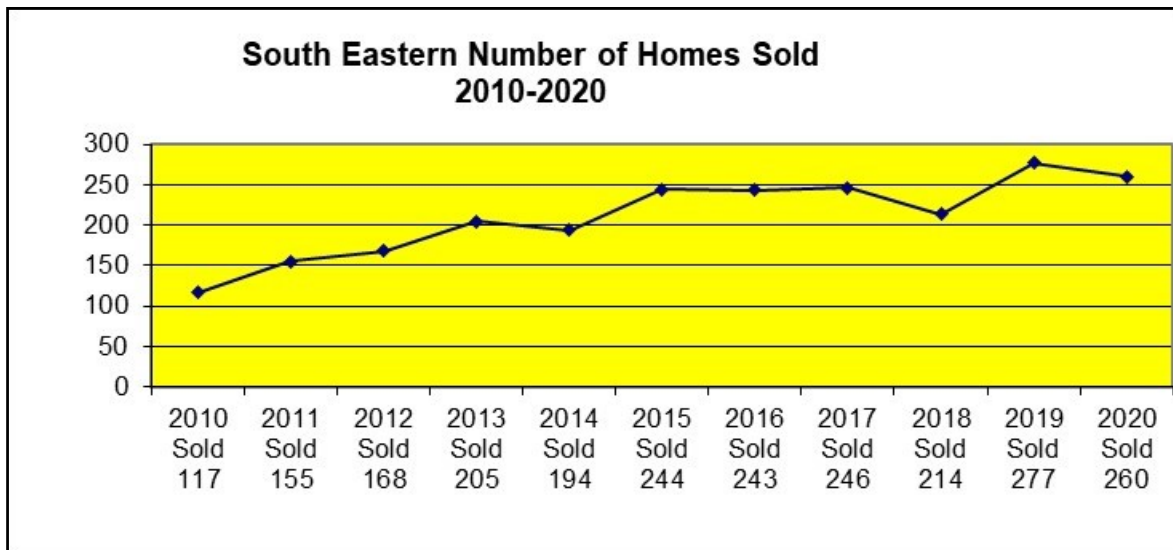
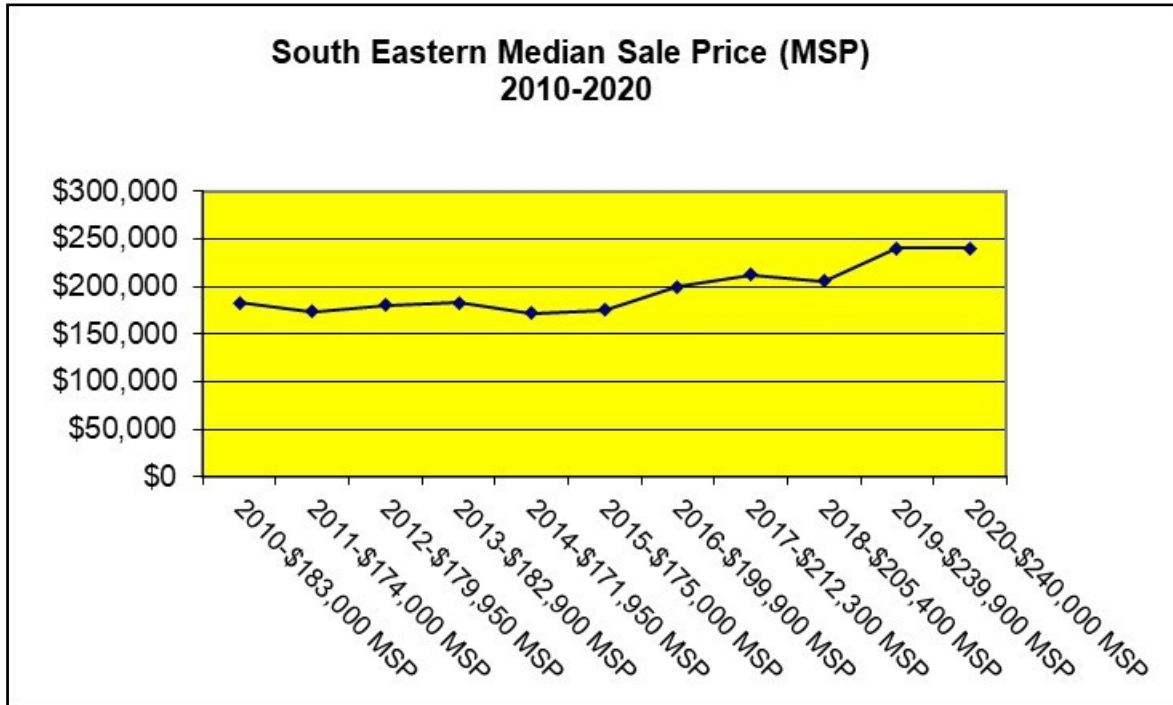
The charts below reflect the median days on market in each price range and the number of units sold in each price range.



South Eastern School District

In the South Eastern School District there were 260 homes sold in 2020 for a total dollar volume of \$62.3 million. The number of homes sold in 2020 reflects a 6% decrease compared to 2019.

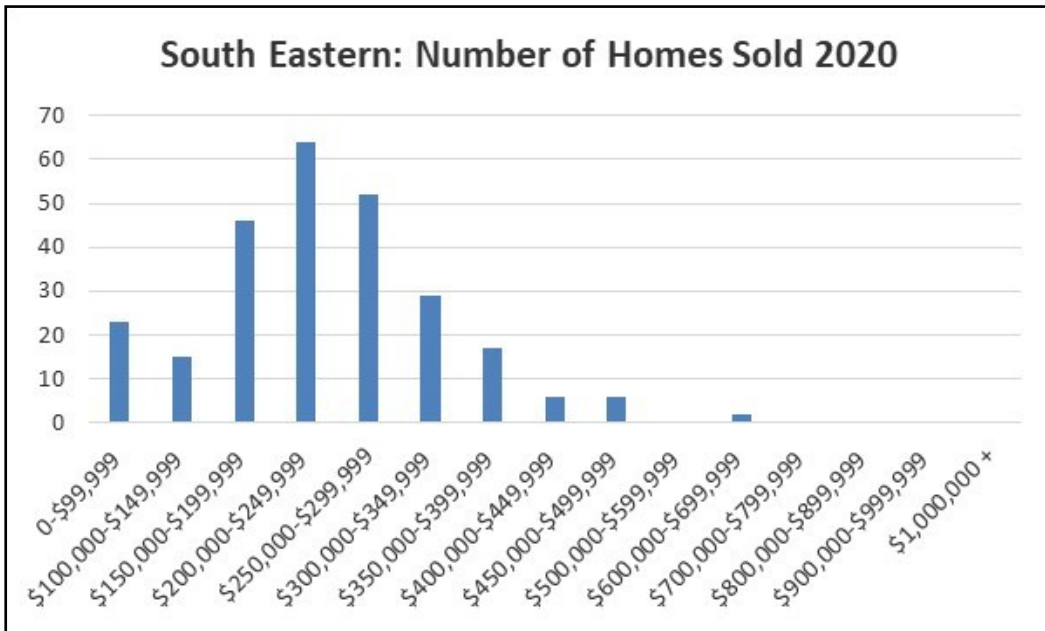
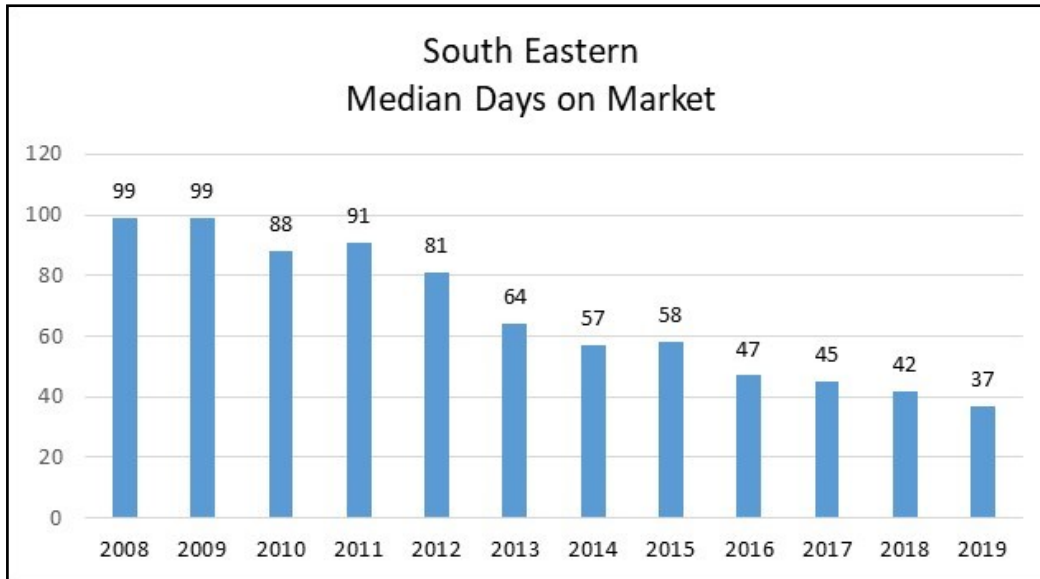
The median home sale price was \$240,000 in 2020. This home sale price is unchanged compared to 2019 sales, a 37% increase over 5 years and a 31% increase over 10 years.



South Eastern School District

Type	No. Sold	Median Price	Median Days on Market
Detached	231	\$ 249,900	16
Twin/Semi-Detached	3	\$ 175,000	35
Townhouse/Row Home	19	\$ 202,900	44
Mobile Home w/ Land	7	\$ 84,000	60
Grand Total	260	\$ 240,000	18

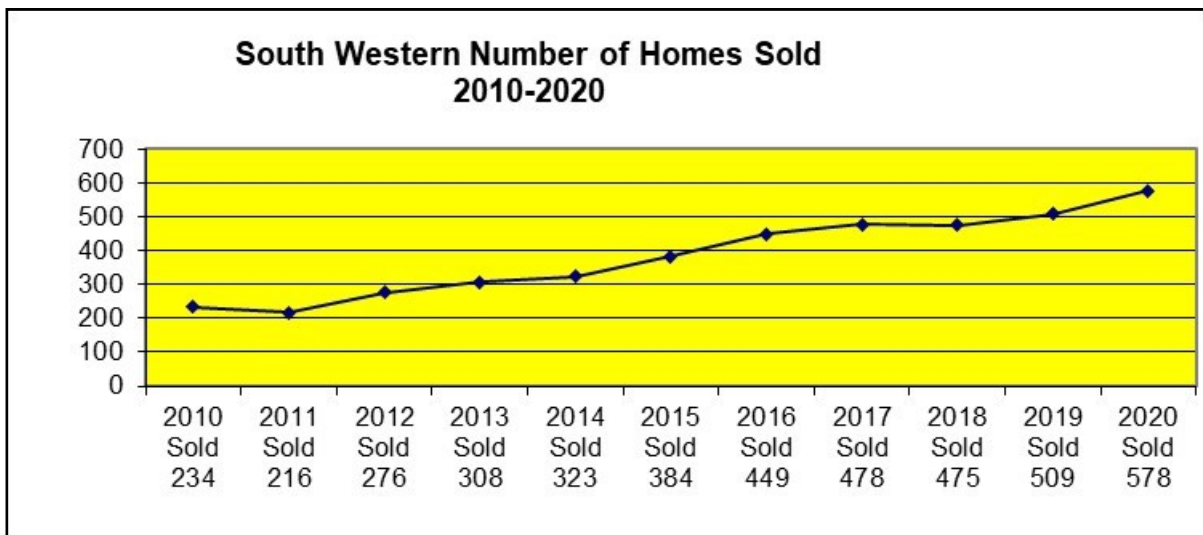
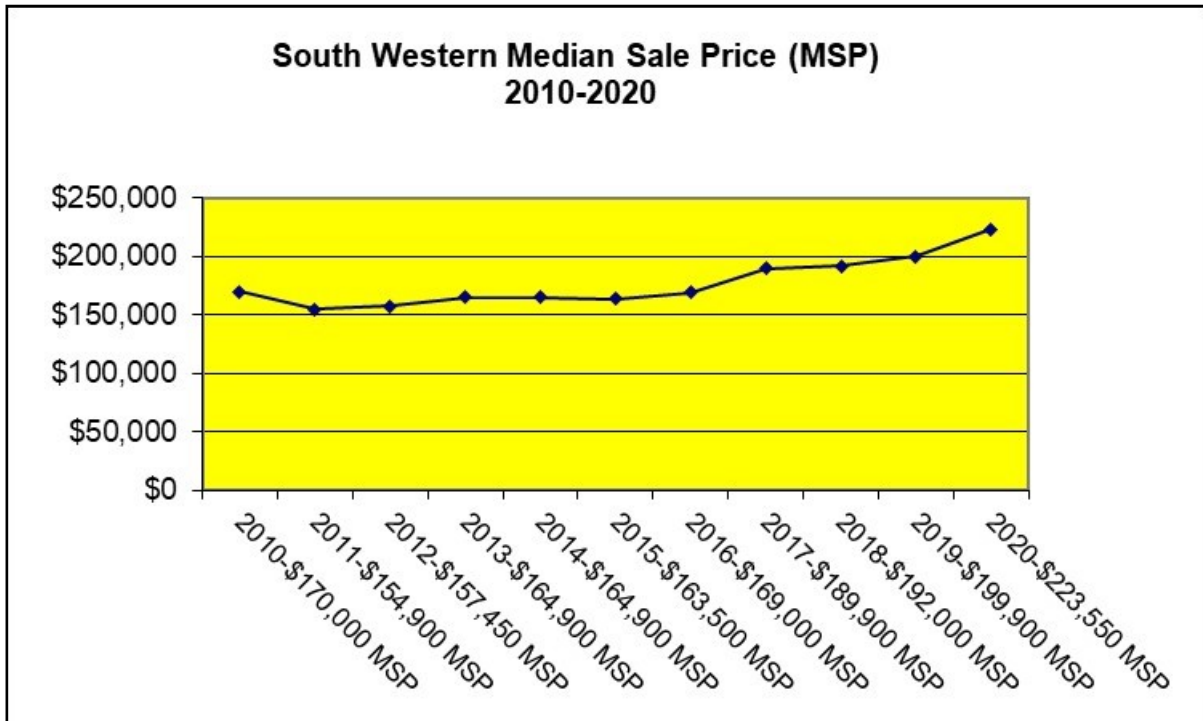
The charts below reflect the average days on market and the number of units sold in each price range.



South Western School District

In the South Western School District there were 578 homes sold in 2020 for a total dollar volume of \$139.2 million. The number of homes sold in 2020 increased by 14% from 2019.

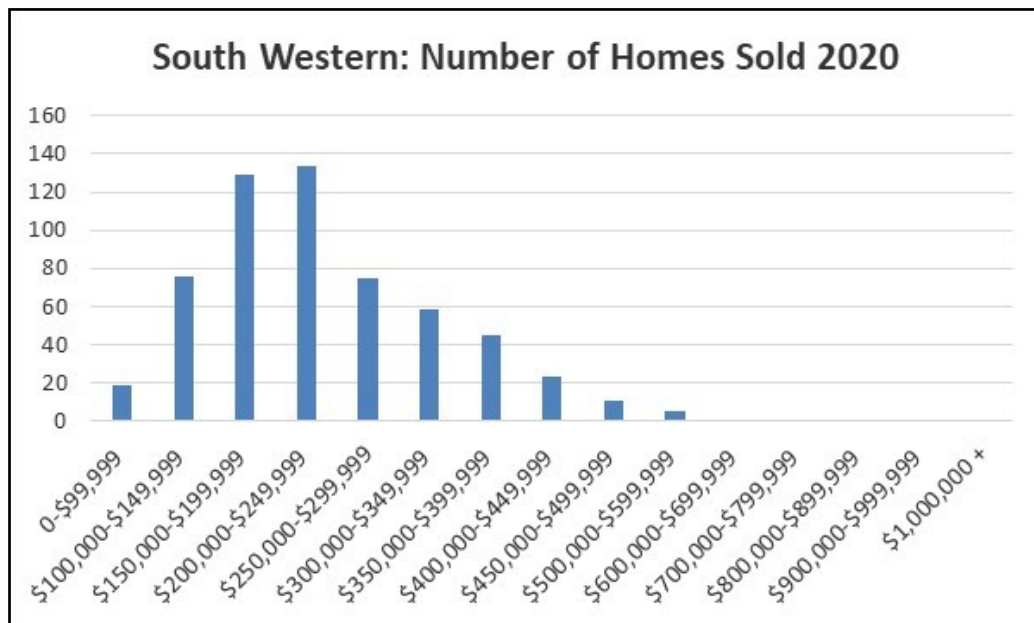
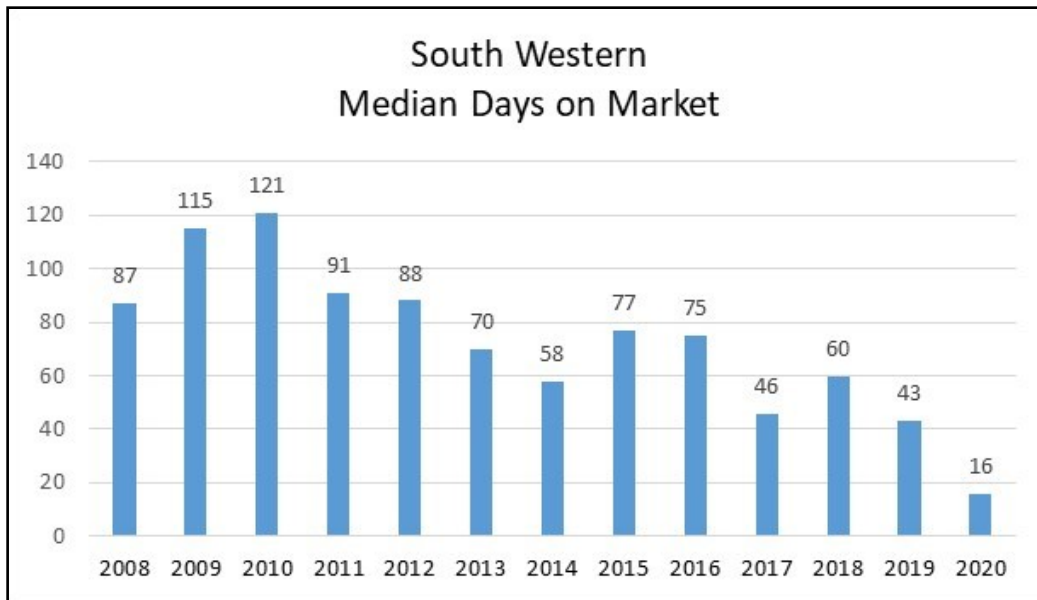
The median home sale price was \$223,550 in 2020. This home sale price reflects a 12% increase compared to 2019 sales, a 37% increase over 5 years and a 32% increase over 10 years.



South Western School District

Type	No. Sold	Median Price	Median Days on Market
Detached	429	\$ 250,000	15
Twin/Semi-Detached	52	\$ 145,450	19
Townhouse/Row Home	92	\$ 183,950	20
Mobile Home w/ Land	5	\$ 78,850	15
Grand Total	578	\$ 223,550	16

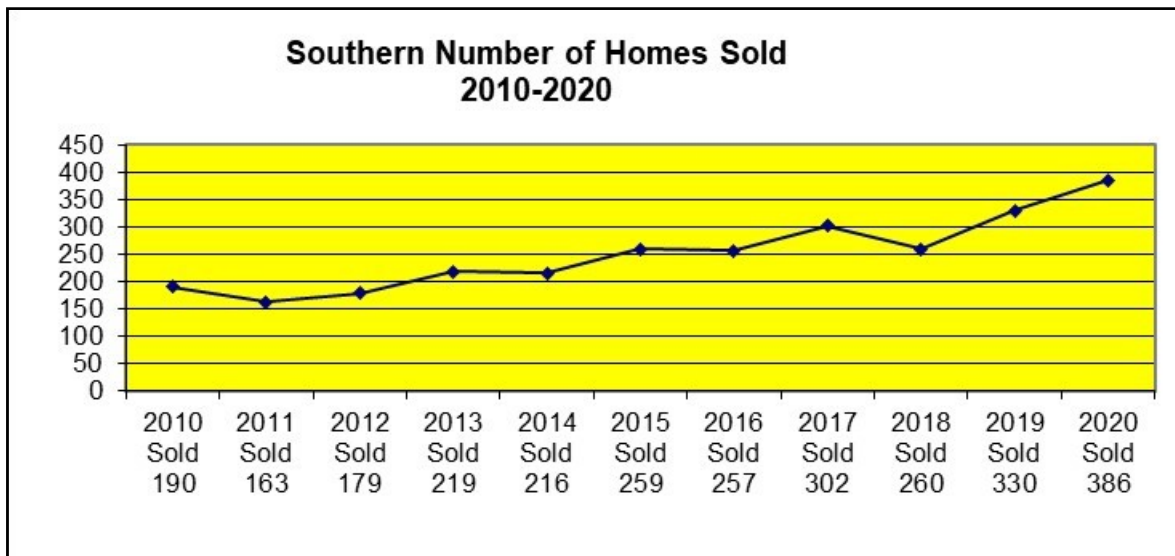
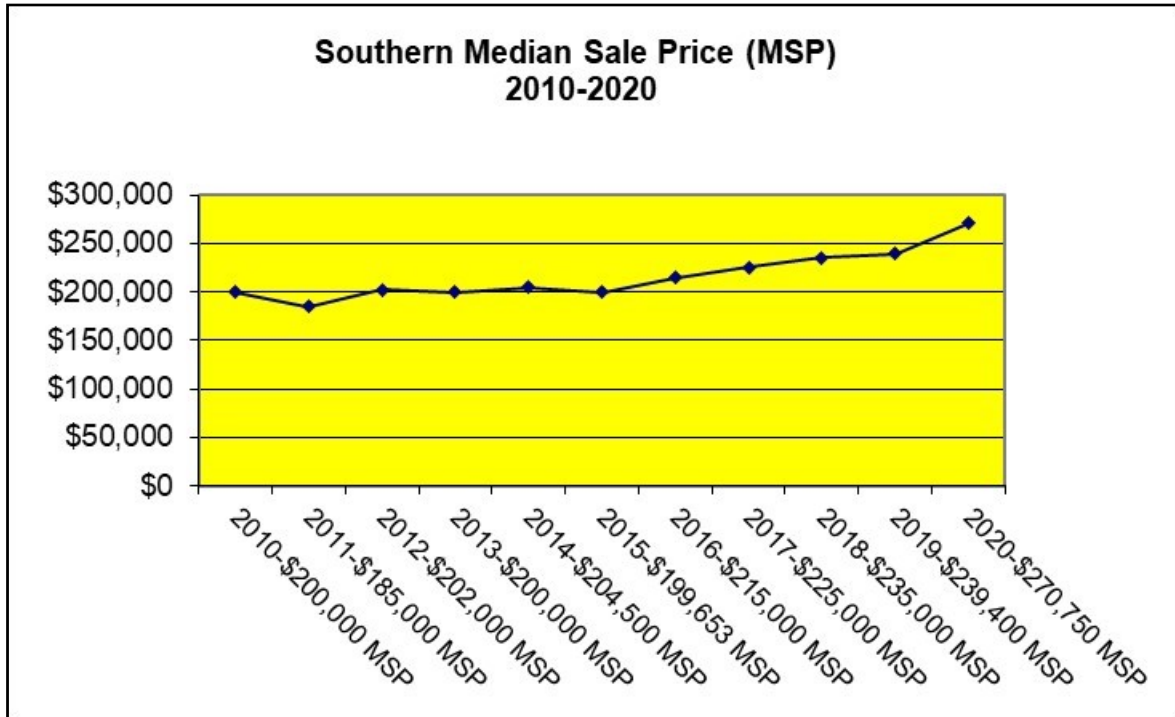
The charts below reflect the median days on market and the number of units sold in each price range.



Southern York County School District

In the Southern York County School District there were 386 homes sold in 2020 for a total dollar volume of \$111.3 million. The number of homes sold in 2020 increased by 17% from 2019.

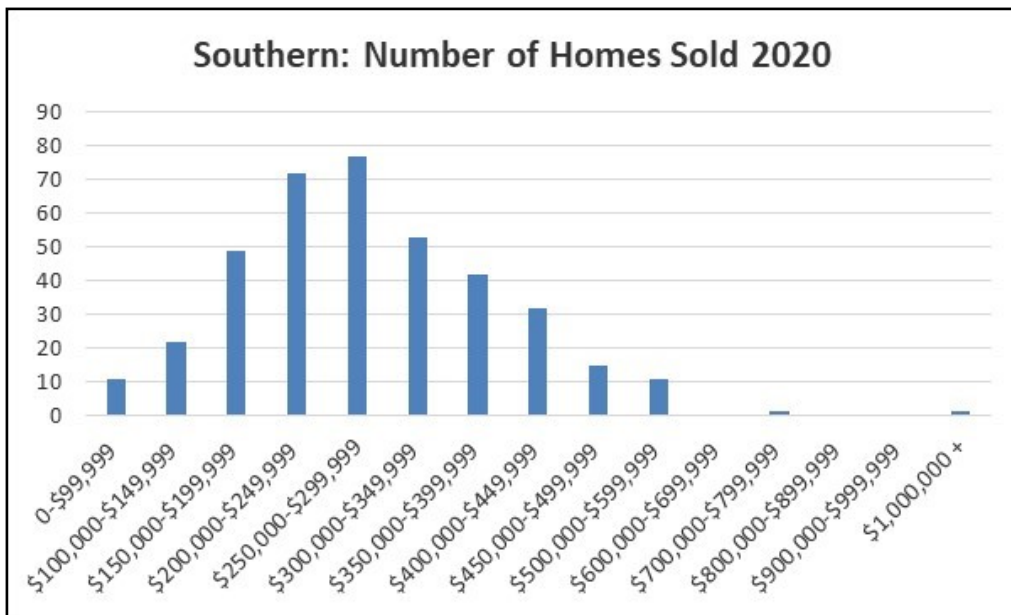
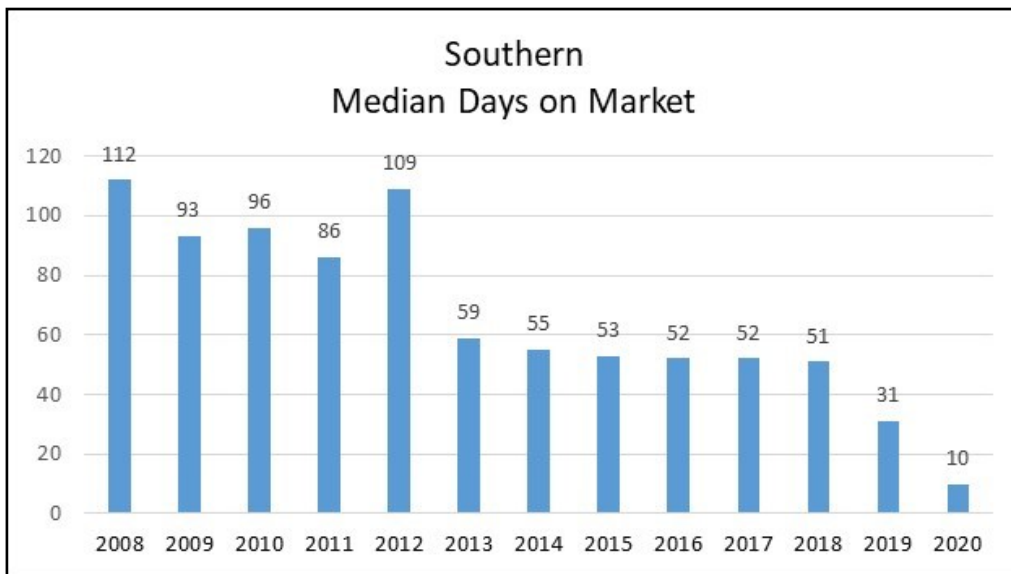
The median home sale price was \$270,750 in 2020. This home sale price reflects a 13% increase compared to 2019 sales, a 36% increase over 5 years and a 35% increase over 10 years.



Southern York County School District

Type	No. Sold	Median Price	Median Days on Market
Detached	340	\$ 285,500	9
Twin/Semi-Detached	17	\$ 136,500	58
Townhouse/Row Home	26	\$ 204,950	10
Mobile Home w/ Land	3	\$ 235,000	10
Grand Total	386	\$ 270,750	10

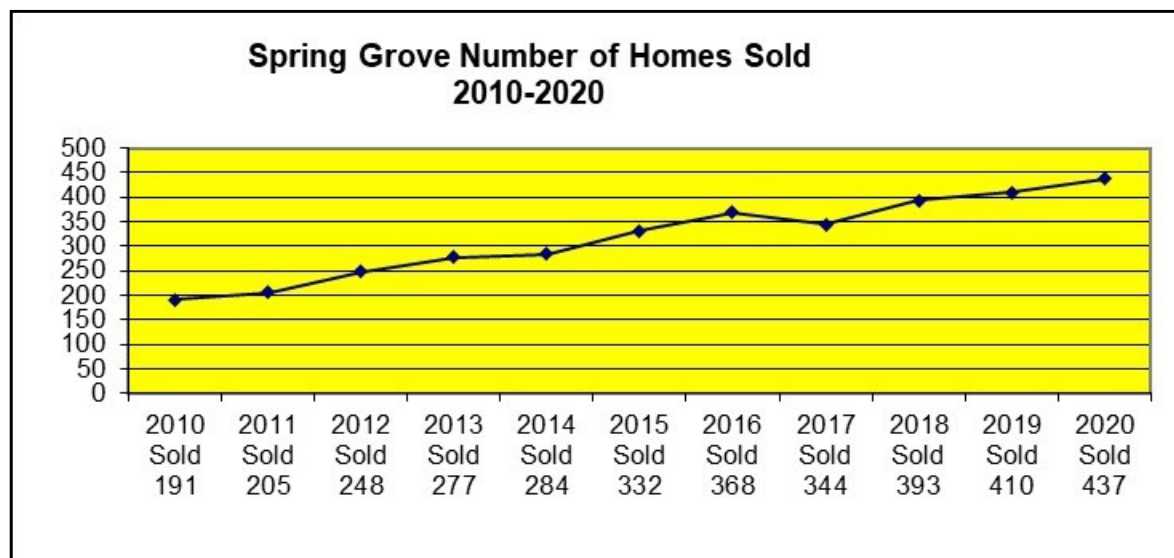
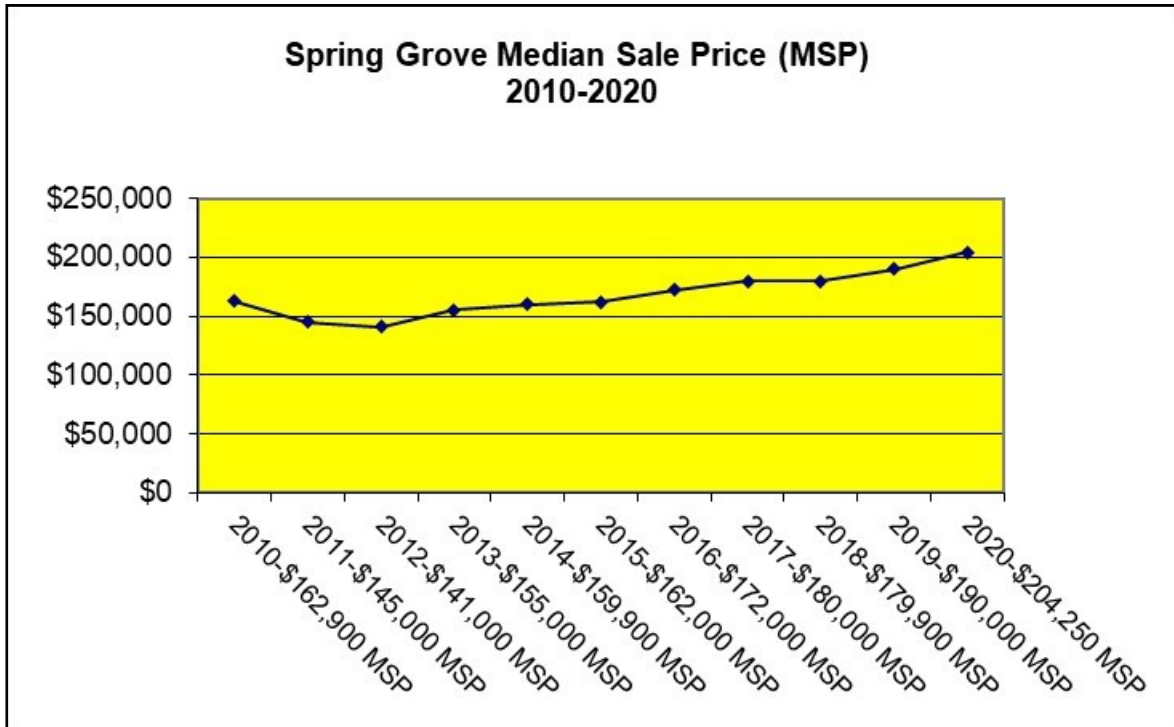
The charts below reflect the median days on market and the number of units sold in each price range.



Spring Grove School District

In the Spring Grove School District there were 437 homes sold in 2020 for a total dollar volume of \$94.9 million. The number of homes sold in 2020 increased by 7% from 2019.

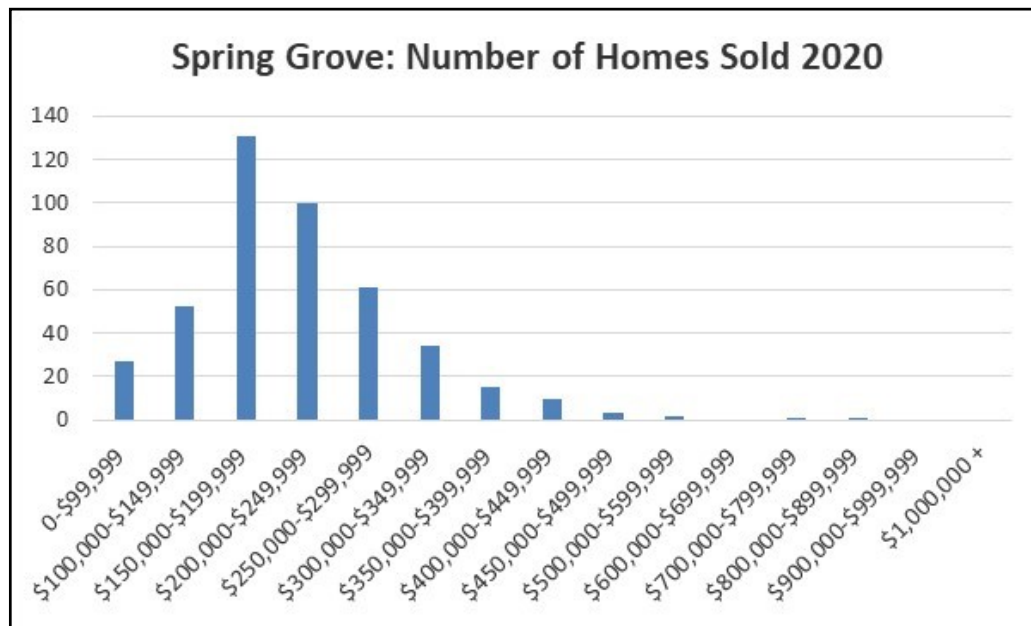
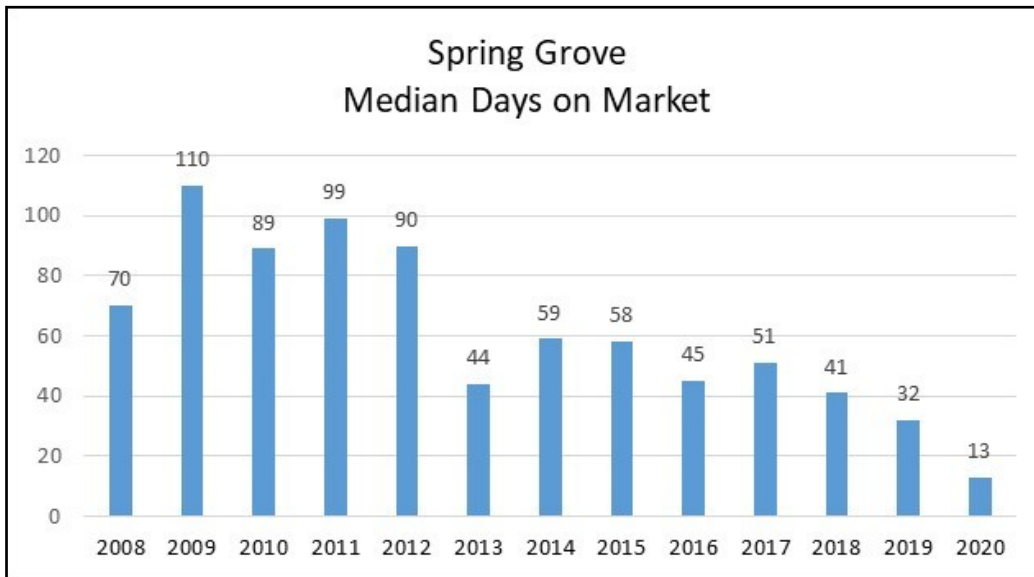
The median home sale price was \$204,250 in 2020. This home sale price reflects an 8 % increase compared to 2019 sales, a 26% increase over 5 years and a 25% increase over 10 years.



Spring Grove School District

Type	No. Sold	Median Price	Median Days on Market
Detached	338	\$ 225,000	11
Twin/Semi-Detached	20	\$ 170,000	39
Townhouse/Row Home	69	\$ 157,500	25
Mobile Home w/ Land	10	\$ 83,725	11
Grand Total	437	\$ 204,250	13

The charts below reflect the median days on market and the number of units sold in each price range.

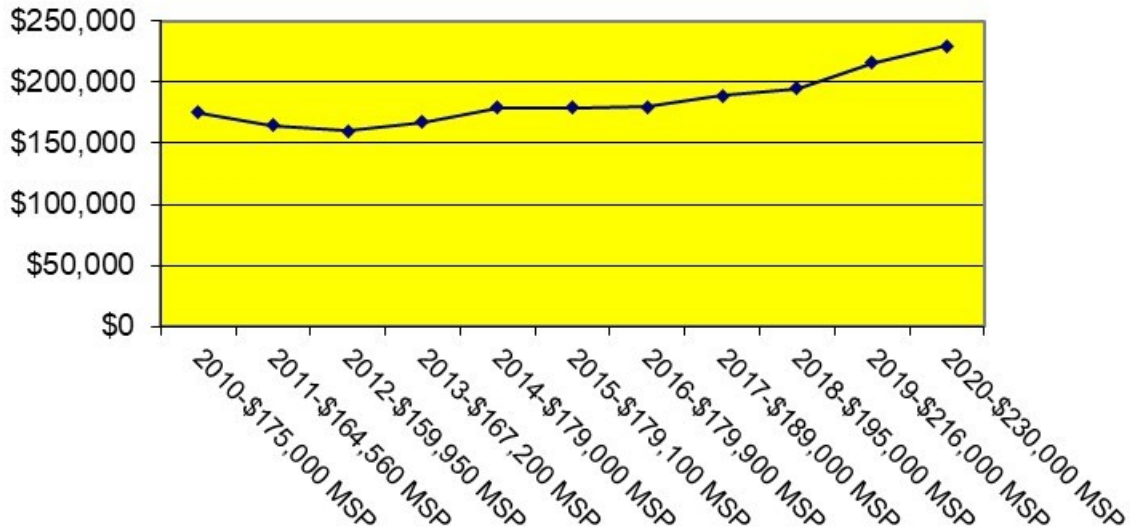


West Shore School District

In the West Shore School District there were 410 homes sold in 2020 for a total dollar volume of \$101.7 million. The number of homes sold in 2020 decreased by 5% from 2019. The median home sale price was \$230,000 in 2020. This home sale price is a 6% increase compared to 2019 sales, increased 28% over 5 years and increased 31% increase over 10 years.*

**Prior to 2017 West Shore School District was covered by two separate MLS systems; therefore, the number reported prior to 2016 was only a fraction of what truly sold.

**West Shore Median Sale Price (MSP)
2010-2020**



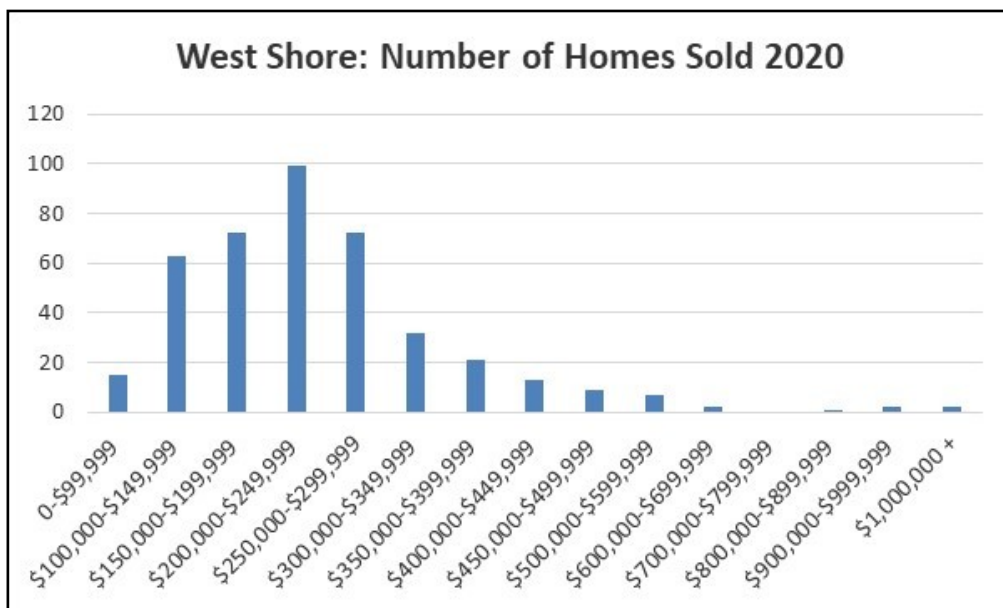
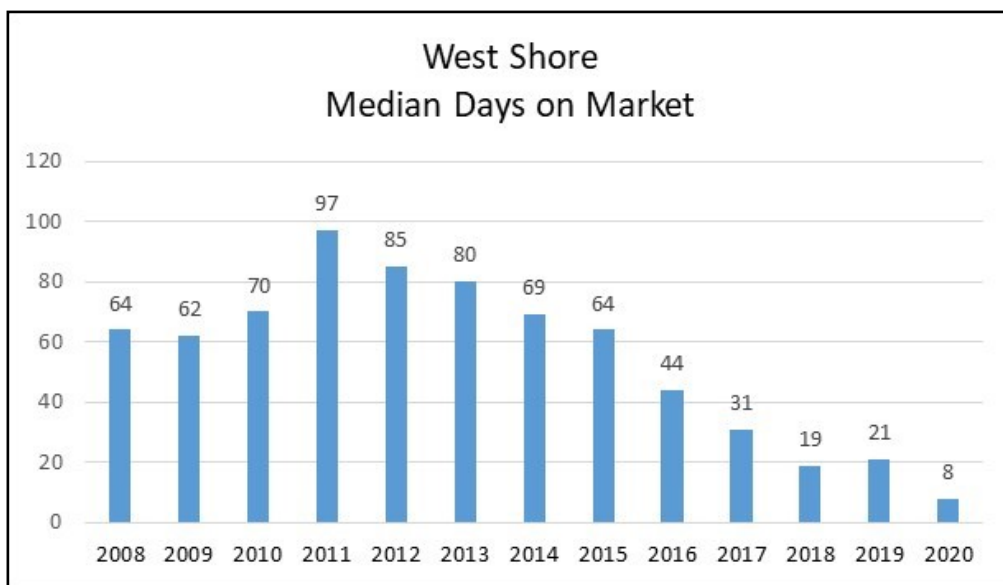
**West Shore Number of Homes Sold
2010-2020**



West Shore School District

Type	No. Sold	Median Price	Median Days on Market
Detached	349	\$ 242,000	8
Twin/Semi-Detached	6	\$ 185,500	7
Townhouse/Row Home	53	\$ 134,000	8
Mobile Home w/ Land	2	\$ 76,000	75
Grand Total	410	\$ 230,000	8

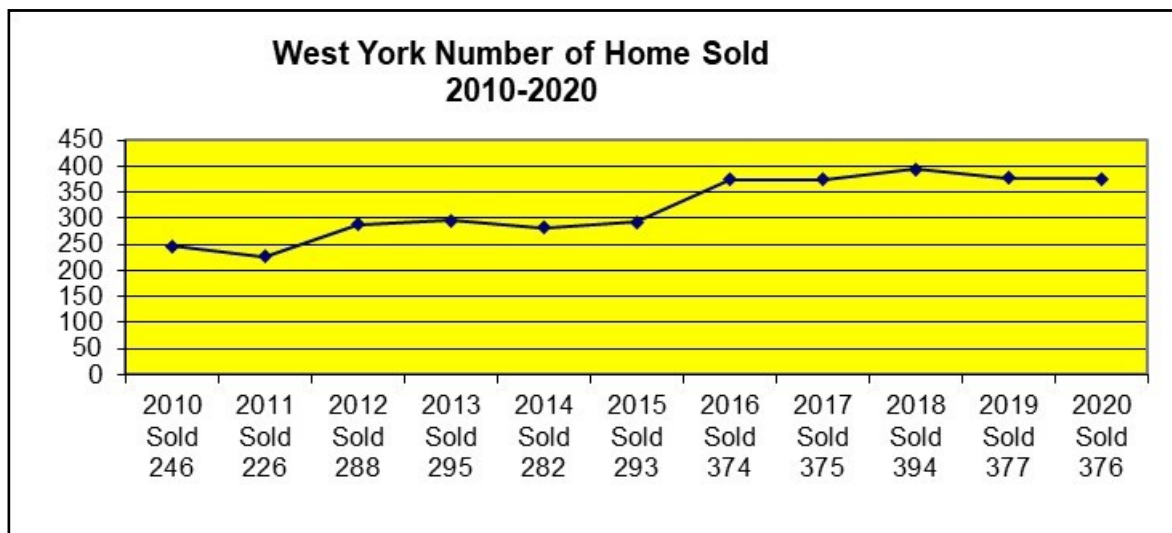
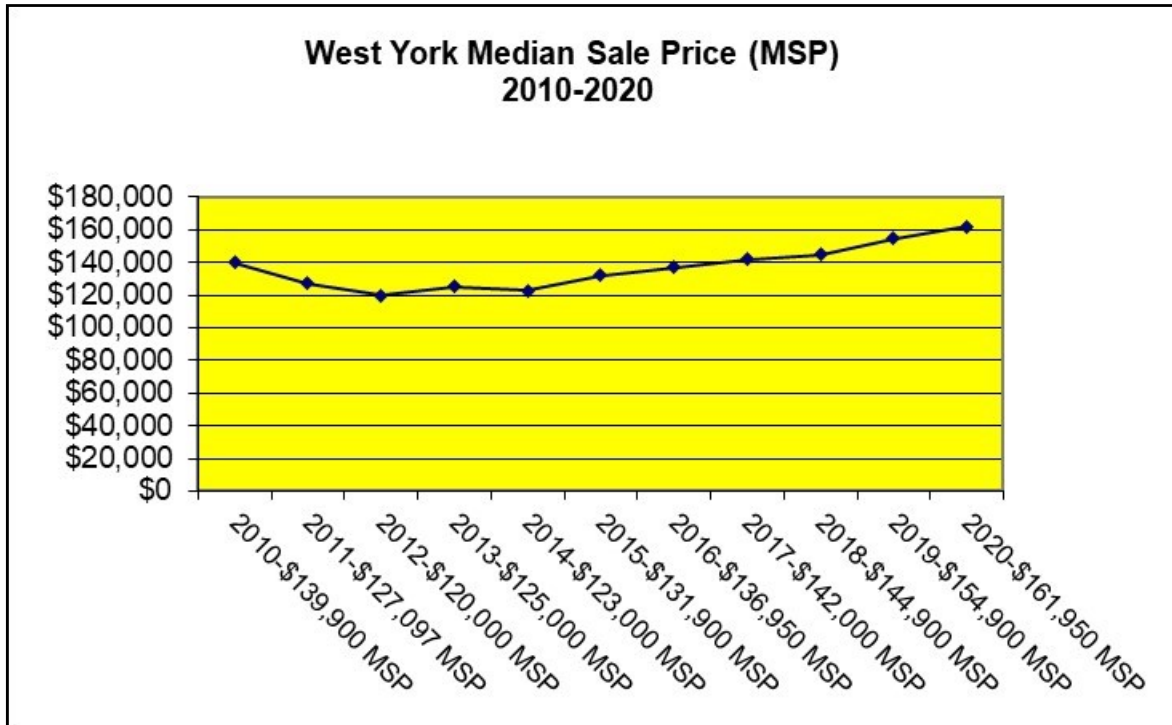
The charts below reflect the median days on market and the number of units sold in each price range.



West York Area School District

In the West York Area School District there were 376 homes sold in 2020 for a total dollar volume of \$67.1 million. The number of homes sold in 2020 was virtually the same as 2019.

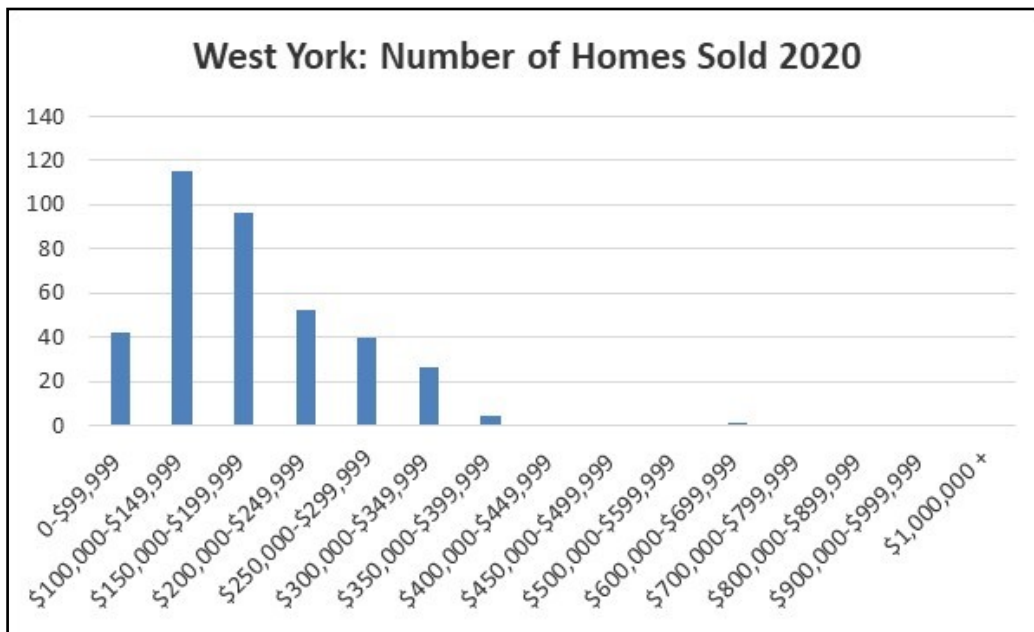
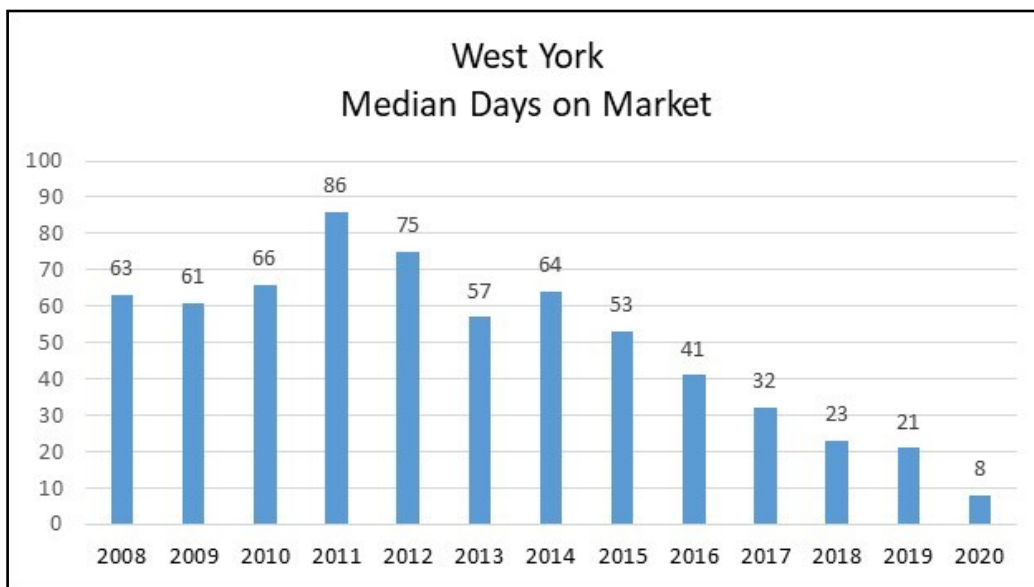
The median home sale price was \$161,950 in 2020. This home sale price reflects a 5% increase compared to 2019 sales, a 23% increase over 5 years and a 16% increase over 10 years.



West York Area School District

Type	No. Sold	Median Price	Median Days on Market
Detached	263	\$ 192,250	7
Twin/Semi-Detached	50	\$ 113,600	8
Townhouse/Row Home	62	\$ 134,250	14
Mobile Home w/ Land	1	\$ 75,000	21
Grand Total	376	\$ 161,950	8

The charts below reflect the median days on market and the number of units sold in each price range.

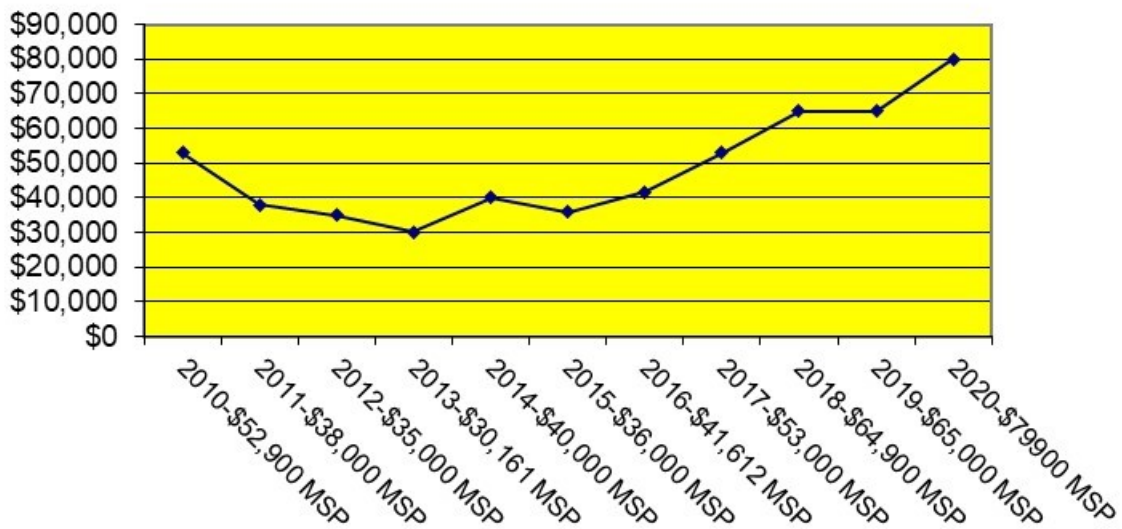


York City School District

In the York City School District there were 509 homes sold in 2020 for a total dollar volume of \$42.8 million. The number of homes sold in 2020 increased by 12% from 2019.

The median home sale price was \$79,900 in 2020. This home sale price reflects a 23% increase compared to 2019 sales, a 122% increase over 5 years and a 51% decrease over 10 years.

**York City Median Sale Price (MSP)
2010-2020**



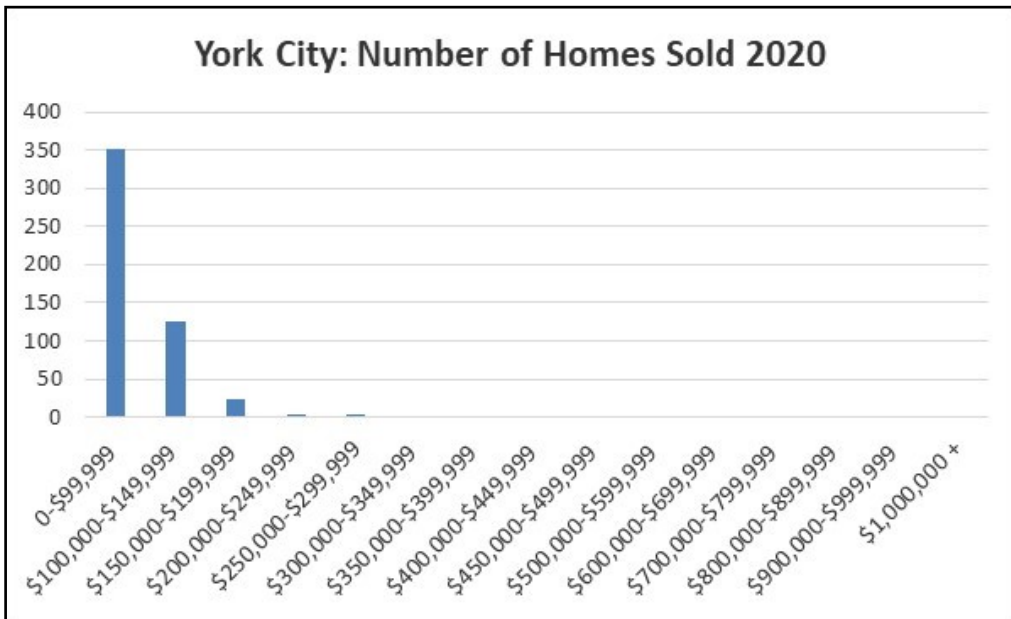
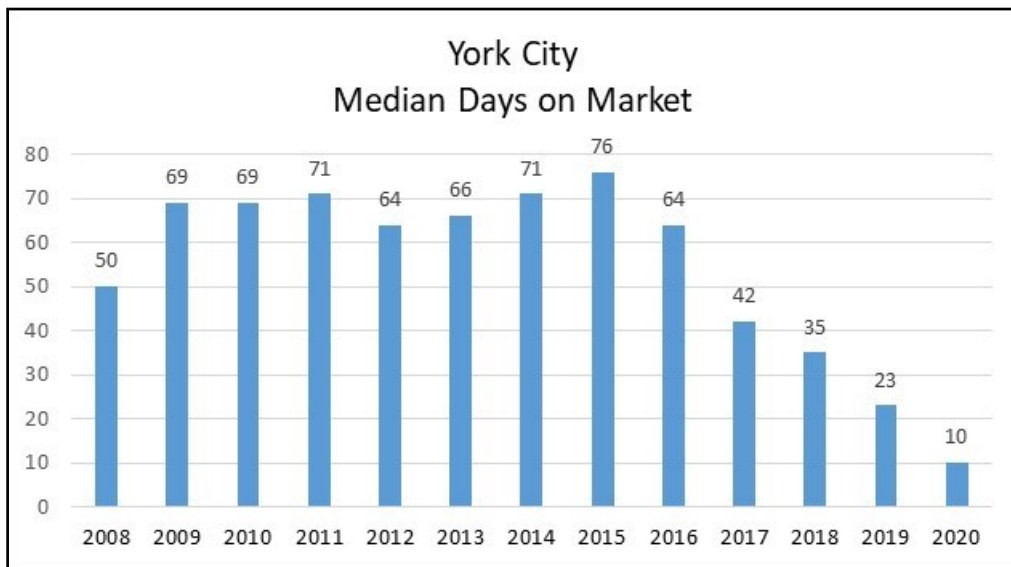
**York City Number of Homes Sold
2010-2020**



York City School District

Type	No. Sold	Median Price	Median Days on Market
Detached	153	\$ 119,900	9
Twin/Semi-Detached	146	\$ 77,200	10
Townhouse/Row Home/Unit	210	\$ 58,250	11
Mobile Home w/ Land	0	\$ -	0
Grand Total	509	\$ 79,900	10

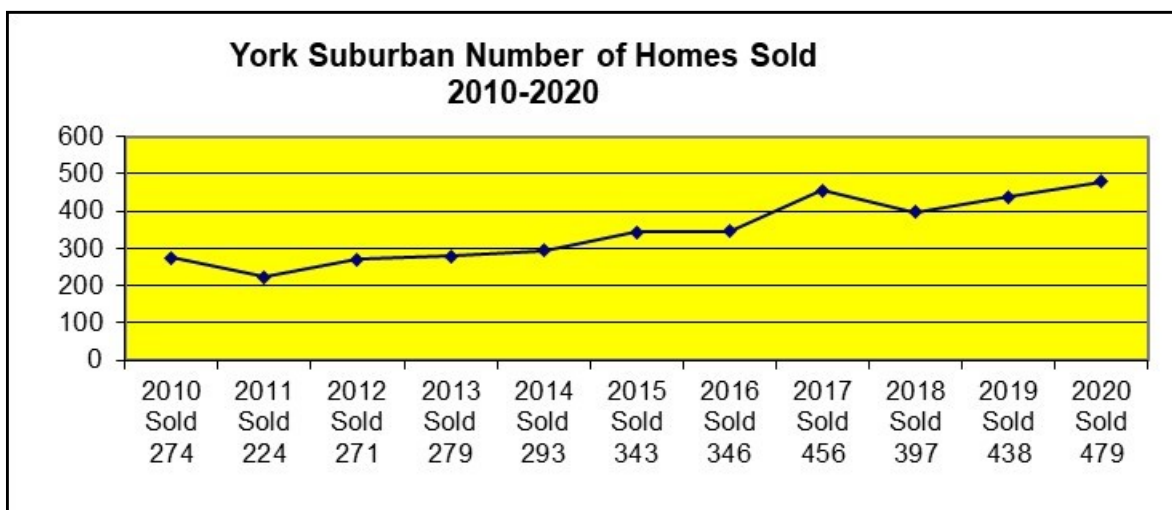
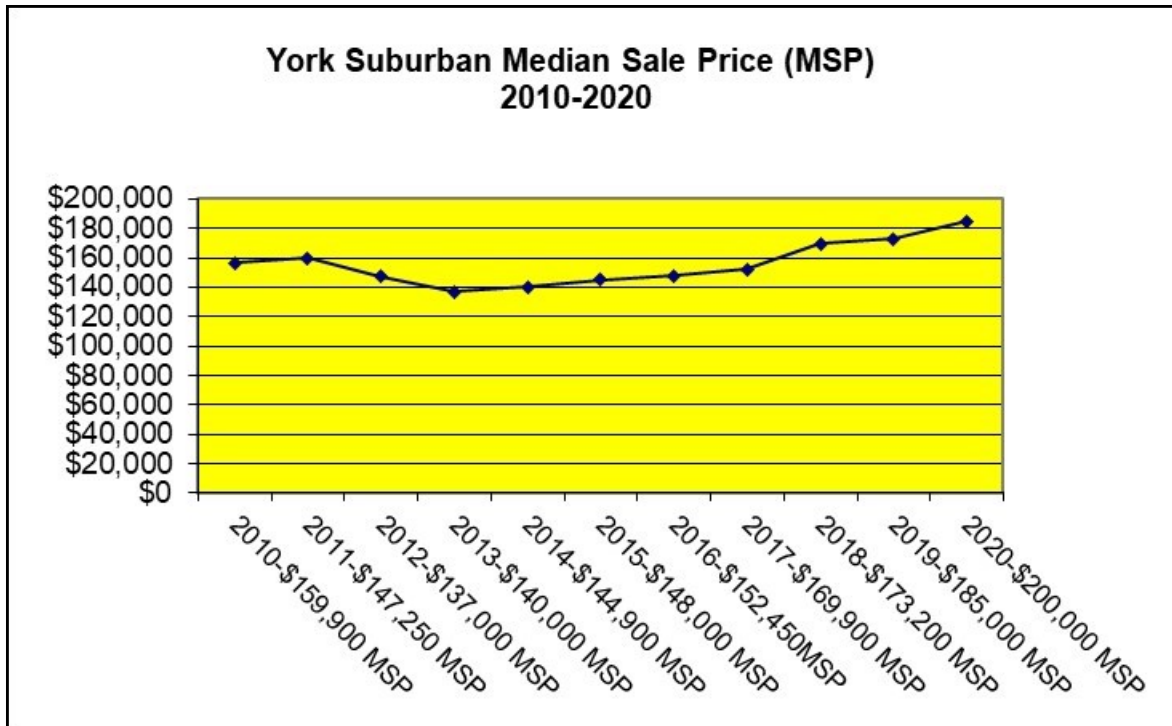
The charts below reflect the median days on market and the number of units sold in each price range.



York Suburban School District

In the York Suburban School District there were 479 homes sold in 2020 for a total dollar volume of \$110.9 million. The number of homes sold in 2020 increased by 9% from 2019.

The median home sale price was \$200,000 in 2020. This home sale price reflects an 8% increase compared to 2019 sales, a 35% increase over 5 years and a 25% increase over 10 years.



York Suburban School District

Type	No. Sold	Median Price	Median Days on Market
Detached	339	\$ 205,450	8
Twin/Semi-Detached	49	\$ 135,500	7
Townhouse/Row Home	91	\$ 227,900	19
Mobile Home w/ Land	0	\$ -	0
Grand Total	479	\$ 200,000	8

The charts below reflect the median days on market and the number of units sold in each price range.

