



RAYAC Housing Snapshot

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

January 2021 Housing Statistics

The REALTORS® Association of York & Adams Counties (RAYAC) reports that a total of 90 homes were sold in Adams County in January 2021, a 29% increase from 2020. In York County 460 homes were sold during the first month of 2021, a 37% increase from last year.

The median sales price in Adams County was \$230,500 a 5% increase from 2020. The median sales price in York County was \$214,000, a 22% increase from last year.

“Kicking off 2021, we are still challenged by historically low inventory. In both York & Adams Counties the months supply of inventory has reached their lowest point ever recorded. The median home sale price trended upward year over year. It is important to keep in mind that this is only one month, and the numbers aren’t large enough to be statistically significant,” said Tina Llorente, 2021 RAYAC President.

RAYAC Statistics by School District 2021-2020 (January) Comparison

School District	2021 Median Sale Price	2020 Median Sale Price	% Change	2021 Number Sold	2020 Number Sold	% Change
Adams County						
Bermudian Springs	\$277,500	\$250,450	11%	6	10	-40%
Conewago Valley	\$206,200	\$155,750	32%	25	16	56%
Fairfield	\$245,000	\$252,500	-3%	5	6	-17%
Gettysburg	\$302,500	\$242,450	25%	20	20	0%
Littlestown	\$235,000	\$156,000	51%	16	9	78%
Upper Adams	\$222,450	\$167,500	33%	18	9	100%
Total Adams County	\$230,500	\$219,950	5%	90	70	29%
York County						
Central York	\$238,750	\$174,900	37%	36	33	9%
Dallastown	\$224,000	\$189,950	18%	55	34	62%
Dover	\$195,000	\$199,900	-2%	23	23	0%
Eastern York	\$208,500	\$175,000	19%	18	13	38%
Hanover	\$189,900	\$145,900	30%	19	17	12%
Northeastern York	\$232,000	\$222,000	5%	32	13	146%
Northern York	\$276,000	\$260,000	6%	29	13	123%
Red Lion	\$202,500	\$129,750	56%	30	20	50%
South Eastern York	\$264,000	\$259,900	2%	12	10	20%
South Western York	\$240,000	\$184,600	30%	39	26	50%
Southern York	\$316,000	\$215,000	47%	23	24	-4%
Spring Grove	\$255,250	\$186,000	37%	32	23	39%
West Shore	\$224,250	\$244,900	-8%	26	27	-4%
West York	\$139,900	\$159,000	-12%	17	11	55%
York City	\$98,000	\$48,000	104%	37	31	19%
York Suburban	\$212,743	\$161,000	32%	32	17	88%
Total York County	\$214,000	\$175,000	22%	460	335	37%

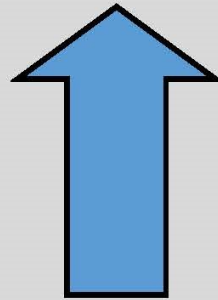
REALTORS® Association of York & Adams Counties

January 2021 Market Update for York County

Median Sold Price Year to Date

\$214,000

January 2020: \$175,000

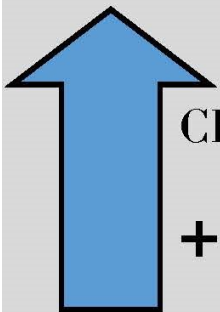


Sales Price
Change Y/Y

+ 22%

Number of
Homes Sold Year
to Date

460



Sales #
Change Y/Y
+ 37%

New Listings

450



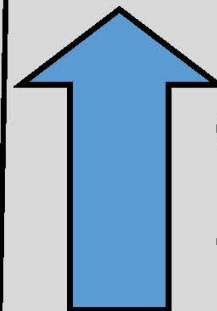
All Active Listings

484

January 2020: 1,081

Number of
Pending Home
Sales

739



Pending #
Change Y/Y
+ 3%

% of List Price
Received
100%

SOLD

Days on Market
9

Months Supply
of Inventory
.87 months

For a report by School District please visit

www.RAYAC.com/statistics/



Statistics Source Bright MLS

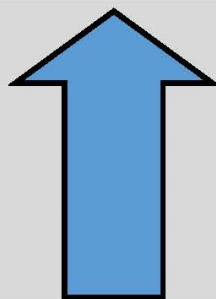
REALTORS® Association of York & Adams Counties

January 2021 Market Update for Adams County

Median Sold Price Year to Date

\$230,500

January 2020: \$219,950



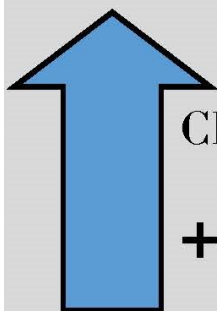
Sales Price
Change Y/Y

+ 5%

Number of
Homes Sold Year
to Date

90

Sales #
Change Y/Y
+ 29%



New Listings

108



All Active Listings

150

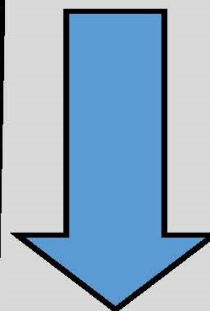
January 2020: 306

Number of
Pending Home
Sales

135

Pending #
Change Y/Y

-8%



% of List Price
Received
99.4%

SOLD

Days on Market
16

Months Supply
of Inventory
1.42 months

For a report by School District please visit

www.RAYAC.com/statistics/



Statistics Source Bright MLS