



# RAYAC Housing Snapshot

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

## February 2021 Housing Statistics

The REALTORS® Association of York & Adams Counties (RAYAC) reports that a total of 165 homes were sold in Adams County through the end of February 2021, an 11% increase from 2020. In York County 855 homes were sold during the first two months of 2021, a 15% increase from last year.

The median sales price in Adams County was \$231,000 a 7% increase from 2020. The median sales price in York County was \$204,900, a 17% increase from last year.

“The first two months of 2021 are off to an incredible start for the real estate market, with both counties experiencing a double digit increase in the number of home sales compared to last year. Our biggest issue continues to be a shortage of housing inventory. In February 2021 York County has had the lowest levels of inventory we have ever seen at just under a 1 month supply” said Tina Llorente, 2021 RAYAC President.

RAYAC Statistics by School District						
2021-2020 (January 1-February 28) Comparison						
School District	2021 Median Sale Price	2020 Median Sale Price	% Change	2021 Number Sold	2020 Number Sold	% Change
<b>Adams County</b>						
Bermudian Springs	\$256,000	\$246,000	4%	14	19	-26%
Conewago Valley	\$206,100	\$159,000	30%	50	32	56%
Fairfield	\$250,000	\$255,000	-2%	13	13	0%
Gettysburg	\$242,500	\$253,500	-4%	40	43	-7%
Littlestown	\$235,000	\$165,500	42%	25	24	4%
Upper Adams	\$215,000	\$169,900	27%	23	17	35%
<b>Total Adams County</b>	<b>\$231,000</b>	<b>\$215,500</b>	<b>7%</b>	<b>165</b>	<b>148</b>	<b>11%</b>
<b>York County</b>						
Central York	\$223,500	\$173,950	28%	70	74	-5%
Dallastown	\$227,500	\$188,000	21%	76	59	29%
Dover	\$195,000	\$178,450	9%	49	48	2%
Eastern York	\$165,500	\$140,000	18%	38	25	52%
Hanover	\$185,000	\$144,450	28%	41	32	28%
Northeastern York	\$235,000	\$200,000	18%	61	48	27%
Northern York	\$245,000	\$210,000	17%	46	30	53%
Red Lion	\$194,450	\$175,000	11%	60	54	11%
South Eastern	\$239,900	\$256,450	-6%	26	30	-13%
South Western	\$239,900	\$202,450	18%	84	56	50%
Southern York	\$269,000	\$244,900	10%	33	41	-20%
Spring Grove	\$252,500	\$187,000	35%	50	47	6%
West Shore	\$220,000	\$237,500	-7%	53	48	10%
West York	\$139,450	\$151,900	-8%	36	34	6%
York City	\$93,450	\$57,500	63%	72	68	6%
York Suburban	\$211,700	\$182,000	16%	60	51	18%
<b>Total York County</b>	<b>\$204,900</b>	<b>\$175,000</b>	<b>17%</b>	<b>855</b>	<b>746</b>	<b>15%</b>

Statistics compiled from Bright MLS.

## *February 2021 Housing Statistics*

The REALTORS® Association of York & Adams Counties (RAYAC) reports that a total of 75 homes were sold in Adams County in February 2021, a 1% increase. In York County 395 homes were sold in February 2021, a 1% decrease from 2020.

The median sales price in Adams County was \$234,900, an 18% increase since last year. The median sale price in York County was \$195,400, a 12% increase from last year.

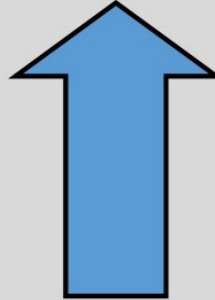
<b>RAYAC Statistics by School District 2021-2020 (February) Comparison</b>						
School District	2021 Median Sale Price	2020 Median Sale Price	% Change	2021 Number Sold	2020 Number Sold	% Change
<b>Adams County</b>						
Bermudian Springs	\$234,950	\$200,000	17%	8	9	-11%
Conewago Valley	\$195,000	\$159,950	22%	25	16	56%
Fairfield	\$251,000	\$255,000	-2%	8	6	33%
Gettysburg	\$223,950	\$245,250	-9%	20	22	-9%
Littlestown	\$272,000	\$172,000	58%	9	14	-36%
Upper Adams	\$205,000	\$179,900	14%	5	7	-29%
<b>Total Adams County</b>	<b>\$234,900</b>	<b>\$198,950</b>	<b>18%</b>	<b>75</b>	<b>74</b>	<b>1%</b>
<b>York County</b>						
Central York	\$195,500	\$172,400	13%	34	39	-13%
Dallastown	\$230,000	\$188,000	22%	21	25	-16%
Dover	\$188,700	\$159,900	18%	26	25	4%
Eastern York	\$139,950	\$126,000	11%	20	12	67%
Hanover	\$174,950	\$143,000	22%	22	15	47%
Northeastern York	\$240,500	\$185,000	30%	29	35	-17%
Northern York	\$231,500	\$179,800	29%	17	17	0%
Red Lion	\$191,875	\$205,500	-7%	30	34	-12%
South Eastern	\$219,900	\$265,250	-17%	14	20	-30%
South Western	\$239,900	\$223,500	7%	45	28	61%
Southern York	\$235,000	\$267,250	-12%	10	16	-38%
Spring Grove	\$191,300	\$189,700	1%	18	24	-25%
West Shore	\$220,000	\$199,000	11%	27	21	29%
West York	\$139,000	\$148,000	-6%	19	23	-17%
York City	\$90,000	\$60,000	50%	35	36	-3%
York Suburban	\$210,000	\$187,000	12%	28	28	0%
<b>Total York County</b>	<b>\$195,400</b>	<b>\$174,900</b>	<b>12%</b>	<b>395</b>	<b>398</b>	<b>-1%</b>

REALTORS® Association of York & Adams Counties  
February 2021 Market Update for York County

Median Sold Price Year to Date

**\$204,900**

February 2020: \$175,000

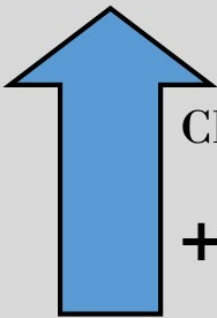


Sales Price  
Change Y/Y

**+ 17%**

Number of  
Homes Sold Year  
to Date

**855**



Sales #  
Change Y/Y  
**+ 15%**

New Listings

**442**



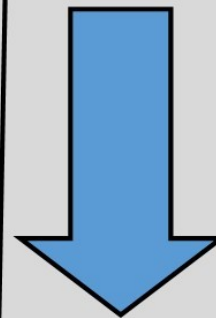
All Active Listings

**475**

February 2020: 1,062

Number of  
Pending Home  
Sales

**737**



Pending #  
Change Y/Y  
**-18%**

% of List Price  
Received  
**100%**

**SOLD**

Days on Market  
**9**

Months Supply  
of Inventory  
**.86 months**

For a report by School District please visit

[www.RAYAC.com/statistics/](http://www.RAYAC.com/statistics/)



Statistics Source Bright MLS

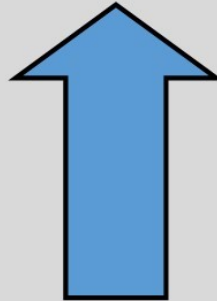
# REALTORS® Association of York & Adams Counties

## February 2021 Market Update for Adams County

Median Sold Price Year to Date

**\$231,000**

February 2020: \$215,500

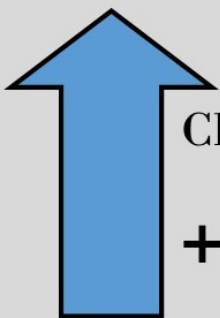


Sales Price  
Change Y/Y

**+ 7%**

Number of  
Homes Sold Year  
to Date

**165**



Sales #  
Change Y/Y  
**+ 11%**

New Listings

**93**



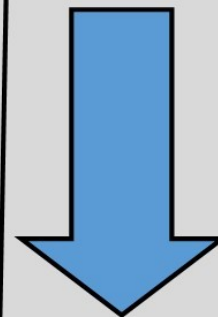
All Active Listings

**143**

February 2020: 126

Number of  
Pending Home  
Sales

**131**



Pending #  
Change Y/Y  
**-22%**

% of List Price  
Received  
**98.7%**

**SOLD**

Days on Market  
**16**

Months Supply  
of Inventory  
**1.35 months**

For a report by School District please visit

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Statistics Source Bright MLS