



RAYAC Housing Snapshot

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

March 2021 Housing Statistics

The REALTORS® Association of York & Adams Counties (RAYAC) reports that a total of 254 homes were sold in Adams County through the end of March 2021, a 7% increase from 2020. In York County 1,387 homes were sold during the first three months of 2021, a 9% increase from last year.

The median sales price in Adams County was \$234,450 a 15% increase from 2020. The median sales price in York County was \$202,500, a 13% increase from last year.

“The first quarter of 2021, real estate continues to be the fastest paced market in our history. The demand for a home purchase is widespread, multiple offers are prevalent and days on market are swift. But the continued story surrounding real estate is a lack of inventory. A balanced market is about a 6 months supply of inventory. In both York & Adams County the months supply of inventory is about 1 month.” said Tina Llorente, 2021 RAYAC President.

RAYAC Statistics by School District 2021-2020 (January 1-March 31) Comparison

School District	2021 Median Sale Price	2020 Median Sale Price	% Change	2021 Number Sold	2020 Number Sold	% Change
Adams County						
Bermudian Springs	\$234,950	\$235,000	0%	24	30	-20%
Conewago Valley	\$191,500	\$164,900	16%	76	55	38%
Fairfield	\$250,000	\$233,000	7%	23	26	-12%
Gettysburg	\$255,000	\$233,450	9%	64	66	-3%
Littlestown	\$235,000	\$197,450	19%	36	42	-14%
Upper Adams	\$215,000	\$174,900	23%	31	18	72%
Total Adams County	\$234,450	\$203,000	15%	254	237	7%
York County						
Central	\$207,450	\$174,000	19%	114	115	-1%
Dallastown	\$221,000	\$188,950	17%	116	101	15%
Dover	\$193,000	\$189,500	2%	72	83	-13%
Eastern York	\$172,000	\$145,500	18%	53	41	29%
Hanover	\$175,000	\$149,950	17%	71	56	27%
Northeastern	\$240,000	\$190,000	26%	90	83	8%
Northern York	\$274,900	\$226,500	21%	73	46	59%
Red Lion	\$194,450	\$179,450	8%	94	92	2%
South Eastern	\$249,990	\$242,000	3%	45	53	-15%
South Western	\$233,770	\$215,000	9%	140	92	52%
Southern York	\$238,000	\$255,500	-7%	56	80	-30%
Spring Grove	\$239,900	\$185,000	30%	91	94	-3%
West Shore	\$238,500	\$239,000	0%	79	79	0%
West York	\$146,000	\$144,900	1%	64	72	-11%
York City	\$90,000	\$71,750	25%	128	106	21%
York Suburban	\$227,130	\$188,000	21%	101	84	20%
Total York County	\$202,500	\$179,500	13%	1387	1277	9%

Statistics compiled from Bright MLS.

March 2021 Housing Statistics

The REALTORS® Association of York & Adams Counties (RAYAC) reports that a total of 88 homes were sold in Adams County in March 2021, which remains the same as this time last year. In York County 523 homes were sold in March 2021, which also remains the same as this time last year.

The median sales price in Adams County was \$235,950, an 18% increase since last year. The median sale price in York County was \$200,000, a 10% increase from last year.

RAYAC MLS Statistics by School District						
2021-2020 (March) Comparison						
School District	2021 Median Sale Price	2020 Median Sale Price	% Change	2021 Number Sold	2020 Number Sold	% Change
Adams County						
Bermudian Springs	\$212,000	\$220,000	-4%	9	11	-18%
Conewago Valley	\$185,200	\$170,000	9%	26	22	18%
Fairfield	\$251,000	\$189,900	32%	10	13	-23%
Gettysburg	\$257,500	\$202,400	27%	24	23	4%
Littlestown	\$235,000	\$223,500	5%	11	18	-39%
Upper Adams	\$196,000	\$229,900	-15%	8	1	700%
Total Adams County	\$235,950	\$200,000	18%	88	88	0%
York County						
Central	\$188,000	\$174,000	8%	42	41	2%
Dallastown	\$214,950	\$195,950	10%	40	42	-5%
Dover	\$191,000	\$189,950	1%	23	34	-32%
Eastern York	\$220,000	\$162,000	36%	15	17	-12%
Hanover	\$173,400	\$164,950	5%	30	24	25%
Northeastern	\$250,000	\$189,900	32%	29	35	-17%
Northern York	\$275,000	\$264,950	4%	27	16	69%
Red Lion	\$181,000	\$185,000	-2%	33	37	-11%
South Eastern	\$264,490	\$179,900	47%	19	21	-10%
South Western	\$227,000	\$223,800	1%	56	36	56%
Southern York	\$212,000	\$259,900	-18%	23	37	-38%
Spring Grove	\$199,900	\$184,900	8%	41	46	-11%
West Shore	\$243,750	\$239,000	2%	26	31	-16%
West York	\$164,550	\$140,000	18%	28	38	-26%
York City	\$80,000	\$85,950	-7%	56	38	47%
York Suburban	\$245,000	\$200,450	22%	35	32	9%
Total York County	\$200,000	\$182,350	10%	523	525	0%

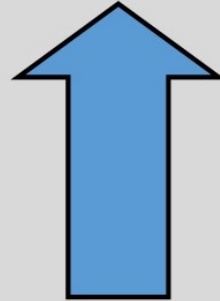
REALTORS® Association of York & Adams Counties

March 2021 Market Update for York County

Median Sold Price Year to Date

\$202,500

March 2020: \$179,500



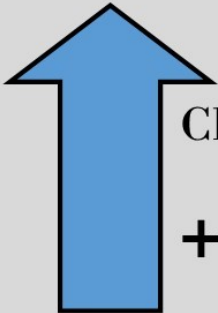
Sales Price
Change Y/Y

+ 13%

Number of
Homes Sold Year
to Date

1,387

Sales #
Change Y/Y
+ 9%



New Listings

748



All Active Listings

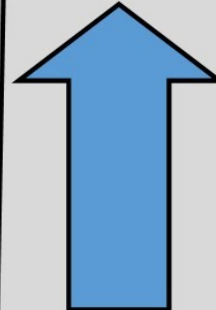
510

March 2020: 895

Number of
Pending Home
Sales

920

Pending #
Change Y/Y
+16%



% of List Price
Received
100%

SOLD

Days on Market
6

Months Supply
of Inventory
.92 months

For a report by School District please visit

www.RAYAC.com/statistics/



Statistics Source Bright MLS

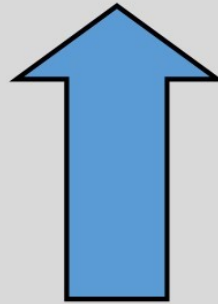
REALTORS® Association of York & Adams Counties

March 2021 Market Update for Adams County

Median Sold Price Year to Date

\$234,450

March 2020: \$203,000

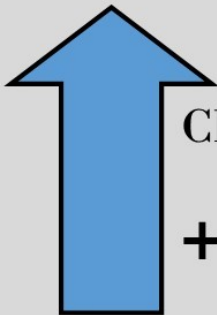


Sales Price
Change Y/Y

+ 15%

Number of
Homes Sold Year
to Date

254



Sales #
Change Y/Y
+ 7%

New Listings

134



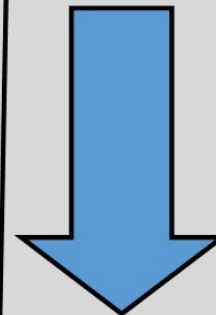
All Active Listings

128

March 2020: 255

Number of
Pending Home
Sales

159



Pending #
Change Y/Y
-1%

% of List Price
Received
100%

SOLD

Days on Market
8

Months Supply
of Inventory
1.21 months

For a report by School District please visit

www.RAYAC.com/statistics/



Statistics Source Bright MLS