



# RAYAC Housing Snapshot

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

## April 2021 Housing Statistics

The REALTORS® Association of York & Adams Counties (RAYAC) reports that a total of 349 homes were sold in Adams County through the end of April 2021, a 3% increase from 2020. In York County 1,960 homes were sold during the first four months of 2021, a 14% increase from last year.

The median sales price in Adams County was \$235,000 a 9% increase from 2020. The median sales price in York County was \$209,250, a 13% increase from last year.

“The spring real estate market for 2021 is red hot. 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.” said Tina Llorente, 2021 RAYAC President. “As a result of the buyer demand, coupled with a continued lack of supply, we are seeing an increase in median home sale prices.”

*\*\*Please note - Last year at this time the Pennsylvania Administration had shut down in-person real estate activity through mid-May. Some of the big jumps in the month to month are a reflection of that shut down.*

RAYAC Statistics by School District						
2021-2020 (January 1-April 30) 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	\$234,900	\$223,450	5%	33	46	-28%
Conewago Valley	\$193,000	\$165,500	17%	103	82	26%
Fairfield	\$262,000	\$225,000	16%	35	33	6%
Gettysburg	\$255,000	\$250,700	2%	84	92	-9%
Littlestown	\$250,750	\$204,500	23%	56	60	-7%
Upper Adams	\$227,450	\$179,900	26%	38	27	41%
<b>Total Adams County</b>	<b>\$235,000</b>	<b>\$215,000</b>	<b>9%</b>	<b>349</b>	<b>340</b>	<b>3%</b>
<b>York County</b>						
Central York	\$217,450	\$187,700	16%	164	146	12%
Dallastown	\$230,000	\$195,000	18%	164	155	6%
Dover	\$195,000	\$185,000	5%	99	109	-9%
Eastern York	\$165,500	\$184,900	-10%	76	57	33%
Hanover	\$177,500	\$152,450	16%	93	64	45%
Northeastern	\$242,200	\$191,100	27%	120	113	6%
Northern York	\$260,100	\$239,000	9%	100	61	64%
Red Lion	\$204,900	\$184,750	11%	137	120	14%
South Eastern	\$249,900	\$243,000	3%	66	73	-10%
South Western	\$236,500	\$210,000	13%	200	132	52%
Southern York	\$257,400	\$264,500	-3%	81	105	-23%
Spring Grove	\$240,000	\$192,450	25%	127	118	8%
West Shore	\$240,000	\$224,950	7%	109	116	-6%
West York	\$155,000	\$144,950	7%	91	94	-3%
York City	\$90,000	\$79,950	13%	186	136	37%
York Suburban	\$224,900	\$194,000	16%	147	113	30%
<b>Total York County</b>	<b>\$209,250</b>	<b>\$184,900</b>	<b>13%</b>	<b>1960</b>	<b>1712</b>	<b>14%</b>

Statistics compiled from Bright MLS.

## *April 2021 Housing Statistics*

The REALTORS® Association of York & Adams Counties (RAYAC) reports that a total of 95 homes were sold in Adams County in April 2021, which is an 8% decrease from last year. In York County 568 homes were sold in April 2021, which is a 33% increase from last year.

The median sales price in Adams County was \$249,000, a 13% increase from last year. The median sale price in York County was \$217,500, a 6% increase from last year.

<b>RAYAC MLS Statistics by School District</b>						
<b>2021-2020 (April) 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	\$225,500	\$223,400	1%	9	16	-44%
Conewago Valley	\$195,000	\$192,000	2%	27	27	0%
Fairfield	\$293,750	\$218,000	35%	12	7	71%
Gettysburg	\$244,450	\$291,750	-16%	20	26	-23%
Littlestown	\$278,250	\$220,000	26%	20	18	11%
Upper Adams	\$289,900	\$179,900	61%	7	9	-22%
<b>Total Adams County</b>	<b>\$249,000</b>	<b>\$219,900</b>	<b>13%</b>	<b>95</b>	<b>103</b>	<b>-8%</b>
<b>York County</b>						
Central York	\$210,000	\$250,000	-16%	46	31	48%
Dallastown	\$255,000	\$208,950	22%	46	54	-15%
Dover	\$197,000	\$164,700	20%	27	26	4%
Eastern York	\$151,500	\$219,950	-31%	23	16	44%
Hanover	\$187,500	\$157,450	19%	22	8	175%
Northeastern	\$277,800	\$195,000	42%	30	30	0%
Northern York	\$217,000	\$259,400	-16%	27	15	80%
Red Lion	\$246,000	\$222,500	11%	43	26	65%
South Eastern	\$260,000	\$246,200	6%	21	20	5%
South Western	\$241,900	\$198,000	22%	60	40	50%
Southern York	\$281,000	\$269,450	4%	25	22	14%
Spring Grove	\$251,000	\$235,500	7%	36	24	50%
West Shore	\$240,000	\$220,000	9%	31	37	-16%
West York	\$171,000	\$149,250	15%	27	22	23%
York City	\$93,500	\$92,500	1%	58	28	107%
York Suburban	\$215,000	\$215,250	0%	46	28	64%
<b>Total York County</b>	<b>\$217,500</b>	<b>\$205,000</b>	<b>6%</b>	<b>568</b>	<b>427</b>	<b>33%</b>

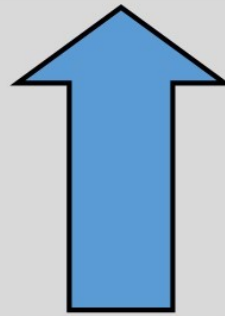
# REALTORS® Association of York & Adams Counties

## April 2021 Market Update for York County

Median Sold Price Year to Date

**\$209,250**

April 2020: \$184,900



Sales Price  
Change Y/Y

**+ 13%**

Number of  
Homes Sold Year  
to Date

**1,960**

Sales #

Change Y/Y

**+ 14%**

New Listings

**815**



All Active Listings

**516**

April 2020: 894

Number of  
Pending Home  
Sales

**1,138**

Pending #

Change Y/Y

**+85%**

% of List Price  
Received

**100.6%**

**SOLD**

Days on Market

**5**

Months Supply  
of Inventory

**.91 months**

For a report by School District please visit

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



Statistics Source Bright MLS

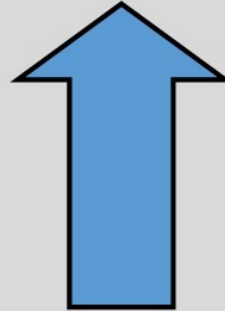
# REALTORS® Association of York & Adams Counties

## April 2021 Market Update for Adams County

Median Sold Price Year to Date

**\$235,000**

April 2020: \$215,000



Sales Price  
Change Y/Y

**+ 9%**

Number of  
Homes Sold Year  
to Date

**349**

Sales #  
Change Y/Y  
**+ 3%**

New Listings

**146**



All Active Listings

**122**

April 2020: 240

Number of  
Pending Home  
Sales

**221**

Pending #  
Change Y/Y  
**+102%**

% of List Price  
Received  
**100%**

**SOLD**

Days on Market  
**14**

Months Supply  
of Inventory  
**1.16 months**

For a report by School District please visit

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Statistics Source Bright MLS