



# RAYAC Housing Snapshot

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

## May 2021 Housing Statistics

The REALTORS® Association of York & Adams Counties (RAYAC) reports that a total of 464 homes were sold in Adams County through the end of May 2021, a 15% increase from 2020. In York County 2,573 homes were sold during the first five months of 2021, a 29% increase from last year.

The median sales price in Adams County was \$235,000 a 10% increase from 2020. The median sales price in York County was \$210,000, a 12% increase from last year.

“The spring real estate market for 2021 continues to be a fast moving market. The demand for a home purchase is widespread. That combined with historically low inventory levels has led to multiple offers on properties and increases in home sale prices,” said Tina Llorente, 2021 RAYAC President.

*\*\*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-May 31) 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	\$232,950	\$238,200	-2%	52	52	0%
Conewago Valley	\$198,500	\$167,950	18%	128	100	28%
Fairfield	\$271,000	\$224,900	20%	40	39	3%
Gettysburg	\$252,000	\$237,000	6%	116	109	6%
Littlestown	\$256,500	\$211,950	21%	79	72	10%
Upper Adams	\$225,000	\$174,900	29%	49	32	53%
<b>Total Adams County</b>	<b>\$235,000</b>	<b>\$213,450</b>	<b>10%</b>	<b>464</b>	<b>404</b>	<b>15%</b>
<b>York County</b>						
Central York	\$225,450	\$186,200	21%	214	162	32%
Dallastown	\$233,500	\$199,900	17%	218	179	22%
Dover	\$199,900	\$185,000	8%	141	125	13%
Eastern York	\$173,500	\$175,000	-1%	102	71	44%
Hanover	\$185,000	\$155,950	19%	128	74	73%
Northeastern York	\$240,250	\$195,000	23%	138	136	1%
Northern York	\$274,950	\$256,000	7%	120	73	64%
Red Lion	\$204,800	\$188,950	8%	172	144	19%
South Eastern	\$261,000	\$238,500	9%	106	82	29%
South Western	\$235,000	\$221,000	6%	258	156	65%
Southern York	\$263,200	\$265,250	-1%	108	124	-13%
Spring Grove	\$239,950	\$195,000	23%	168	141	19%
West Shore	\$236,000	\$220,000	7%	138	133	4%
West York	\$156,000	\$145,000	8%	132	107	23%
York City	\$94,700	\$80,000	18%	246	152	62%
York Suburban	\$219,950	\$189,900	16%	184	129	43%
<b>Total York County</b>	<b>\$210,000</b>	<b>\$187,000</b>	<b>12%</b>	<b>2573</b>	<b>1988</b>	<b>29%</b>

Statistics compiled from Bright MLS.

## *May 2021 Housing Statistics*

The REALTORS® Association of York & Adams Counties (RAYAC) reports that a total of 115 homes were sold in Adams County in May 2021, which is an 80% increase from last year. In York County 608 homes were sold in May 2021, which is a 129% increase from last year.

The median sales price in Adams County was \$230,000, a 17% increase from last year. The median sale price in York County was \$215,000, a 6% increase from last year.

### RAYAC MLS Statistics by School District 2021-2020 (May) 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	\$210,000	\$272,450	-23%	19	6	217%
Conewago Valley	\$247,500	\$172,500	43%	25	18	39%
Fairfield	\$287,000	\$184,300	56%	5	6	-17%
Gettysburg	\$225,000	\$209,000	8%	32	17	88%
Littlestown	\$260,900	\$258,950	1%	23	12	92%
Upper Adams	\$225,000	\$150,000	50%	11	5	120%
<b>Total Adams County</b>	<b>\$230,000</b>	<b>\$195,750</b>	<b>17%</b>	<b>115</b>	<b>64</b>	<b>80%</b>
<b>York County</b>						
Central York	\$256,000	\$177,000	45%	50	16	213%
Dallastown	\$247,500	\$216,350	14%	53	24	121%
Dover	\$235,000	\$201,000	17%	42	15	180%
Eastern York	\$182,500	\$170,000	7%	26	13	100%
Hanover	\$192,500	\$171,775	12%	35	10	250%
Northeastern	\$235,000	\$231,900	1%	18	21	-14%
Northern York	\$282,000	\$307,400	-8%	19	10	90%
Red Lion	\$189,500	\$210,250	-10%	35	24	46%
South Eastern	\$279,600	\$224,000	25%	40	9	344%
South Western	\$234,950	\$259,950	-10%	58	24	142%
Southern York	\$294,900	\$271,450	9%	27	18	50%
Spring Grove	\$245,100	\$196,000	25%	40	23	74%
West Shore	\$226,500	\$169,900	33%	29	17	71%
West York	\$175,000	\$167,500	4%	40	12	233%
York City	\$104,900	\$97,450	8%	59	16	269%
York Suburban	\$215,000	\$179,500	20%	37	13	185%
<b>Total York County</b>	<b>\$215,000</b>	<b>\$203,500</b>	<b>6%</b>	<b>608</b>	<b>265</b>	<b>129%</b>

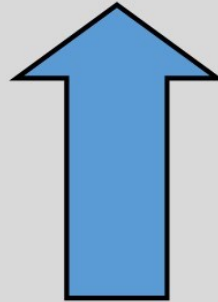
# REALTORS® Association of York & Adams Counties

## May 2021 Market Update for York County

Median Sold Price Year to Date

**\$210,000**

May 2020: \$187,000



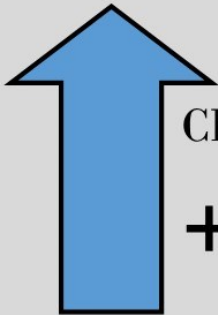
Sales Price  
Change Y/Y

**+ 12%**

Number of  
Homes Sold Year to  
Date

**2,573**

Sales #  
Change Y/Y  
**+ 29%**



New Listings

**754**



All Active Listings

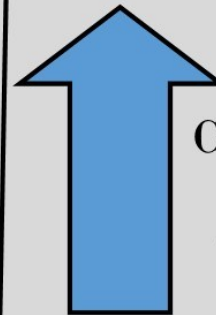
**515**

May 2020: 997

Number of  
Pending Home  
Sales

**1,197**

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



% of List Price  
Received

**101.3%**

**SOLD**

Days on Market

**5**

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

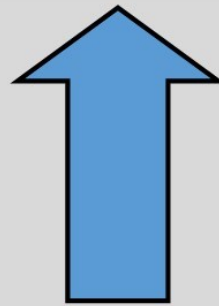
# REALTORS® Association of York & Adams Counties

## May 2021 Market Update for Adams County

Median Sold Price Year to Date

**\$235,000**

May 2020: \$213,450



Sales Price  
Change Y/Y

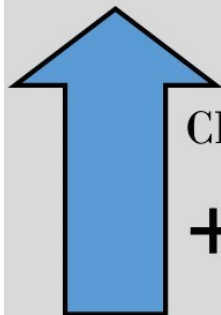
**+ 10%**

Number of  
Homes Sold Year to  
Date

**464**

Sales #  
Change Y/Y

**+ 15%**



New Listings

**151**



All Active Listings

**121**

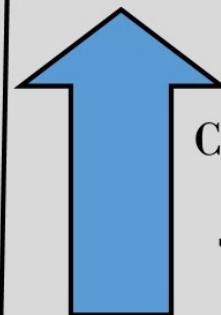
May 2020: 271

Number of  
Pending Home  
Sales

**236**

Pending #  
Change Y/Y

**+52%**



% of List Price  
Received

**100%**

**SOLD**

Days on Market

**6**

Months Supply  
of Inventory

**1.14**

For a report by School District please visit

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Statistics Source Bright MLS