



RAYAC Housing Snapshot

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

June 2021 Housing Statistics

The REALTORS® Association of York & Adams Counties (RAYAC) reports that a total of 589 homes were sold in Adams County through the end of June 2021, a 27% increase from 2020. In York County 3,243 homes were sold during the first six months of 2021, a 31% increase from last year.

The median sales price in Adams County was \$240,000 a 12% increase from 2020. The median sales price in York County was \$213,900, a 13% increase from last year.

“June is typically one of the busiest home buying months of the year. 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 Elle Hale, 2021 RAYAC Vice-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-June 30) 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	\$236,900	-1%	66	57	16%
Conewago Valley	\$210,000	\$164,900	27%	155	114	36%
Fairfield	\$270,000	\$224,900	20%	51	44	16%
Gettysburg	\$269,900	\$243,300	11%	157	118	33%
Littlestown	\$250,750	\$222,000	13%	106	87	22%
Upper Adams	\$227,450	\$179,900	26%	54	43	26%
Total Adams County	\$240,000	\$214,900	12%	589	463	27%
York County						
Central York	\$227,000	\$187,900	21%	267	209	28%
Dallastown	\$239,950	\$205,000	17%	278	223	25%
Dover	\$198,450	\$189,900	5%	184	163	13%
Eastern York	\$178,000	\$178,950	-1%	117	88	33%
Hanover	\$185,000	\$158,450	17%	161	92	75%
Northeastern	\$244,900	\$203,000	21%	185	162	14%
Northern York	\$275,000	\$256,100	7%	146	88	66%
Red Lion	\$210,000	\$186,000	13%	228	170	34%
South Eastern	\$264,490	\$235,000	13%	131	101	30%
South Western	\$240,500	\$222,350	8%	326	198	65%
Southern York	\$269,500	\$273,900	-2%	144	160	-10%
Spring Grove	\$235,800	\$189,900	24%	202	178	13%
West Shore	\$241,500	\$225,500	7%	180	159	13%
West York	\$165,000	\$148,000	11%	173	131	32%
York City	\$95,600	\$80,000	20%	302	193	56%
York Suburban	\$219,900	\$194,450	13%	219	166	32%
Total York County	\$213,900	\$189,900	13%	3243	2481	31%

Statistics compiled from Bright MLS.

June 2021 Housing Statistics

The REALTORS® Association of York & Adams Counties (RAYAC) reports that a total of 125 homes were sold in Adams County in June 2021, which is a 105% increase from last year. In York County 667 homes were sold in June 2021, which is a 38% increase from last year.

The median sales price in Adams County was \$265,000, an 18% increase from last year. The median sale price in York County was \$228,000, an 11% increase from last year.

RAYAC MLS Statistics by School District						
2021-2020 (June) Comparison						
School District	2021 Median Sale Price	2020 Median Sale Price	% Change	2021 Number Sold	2020 Number Sold	% Change
Adams County						
Bermudian Springs	\$257,200	\$179,900	43%	14	5	180%
Conewago Valley	\$239,900	\$159,950	50%	27	16	69%
Fairfield	\$270,000	\$224,900	20%	11	5	120%
Gettysburg	\$335,000	\$315,000	6%	41	9	356%
Littlestown	\$239,000	\$229,500	4%	27	15	80%
Upper Adams	\$232,500	\$197,500	18%	5	11	-55%
Total Adams County	\$265,000	\$224,900	18%	125	61	105%
York County						
Central York	\$254,000	\$190,000	34%	53	47	13%
Dallastown	\$257,500	\$224,900	14%	60	43	40%
Dover	\$195,000	\$196,500	-1%	41	36	14%
Eastern York	\$240,000	\$184,400	30%	15	16	-6%
Hanover	\$179,900	\$176,000	2%	33	18	83%
Northeastern	\$256,000	\$219,900	16%	47	25	88%
Northern York	\$310,400	\$276,500	12%	26	15	73%
Red Lion	\$225,000	\$168,500	34%	56	26	115%
South Eastern	\$271,000	\$230,000	18%	25	19	32%
South Western	\$265,000	\$224,500	18%	68	42	62%
Southern York	\$295,000	\$280,000	5%	36	35	3%
Spring Grove	\$222,450	\$189,900	17%	34	35	-3%
West Shore	\$280,000	\$247,500	13%	42	26	62%
West York	\$195,000	\$184,200	6%	41	24	71%
York City	\$106,000	\$80,000	33%	55	39	41%
York Suburban	\$210,000	\$215,000	-2%	35	37	-5%
Total York County	\$228,000	\$205,000	11%	667	483	38%

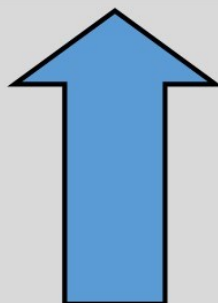
REALTORS® Association of York & Adams Counties

June 2021 Market Update for York County

Median Sold Price Year to Date

\$213,900

June 2020: \$189,900

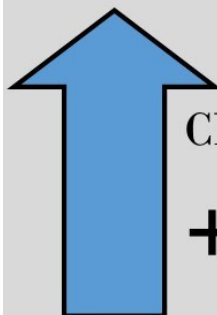


Sales Price
Change Y/Y

+ 13%

Number of
Homes Sold Year to
Date

3,243



Sales #
Change Y/Y
+ 31%

New Listings

840



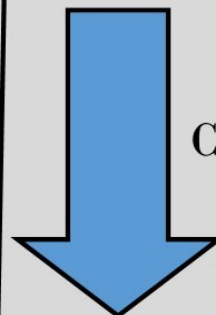
All Active Listings

591

June 2020: 879

Number of
Pending Home
Sales

1,195



Pending #
Change Y/Y
-16%

% of List Price
Received

101.3%

SOLD

Days on Market

5

Months Supply
of Inventory

.97 months

For a report by School District please visit
www.RAYAC.com/statistics/



Statistics Source Bright MLS

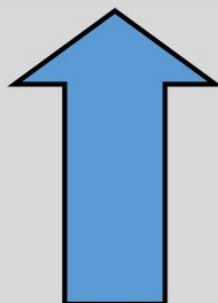
REALTORS® Association of York & Adams Counties

June 2021 Market Update for Adams County

Median Sold Price Year to Date

\$240,000

June 2020: \$214,900



Sales Price
Change Y/Y

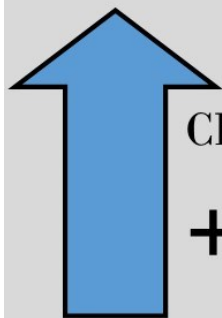
+ 12%

Number of
Homes Sold Year to
Date

589

Sales #
Change Y/Y

+ 27%



New Listings

145



All Active Listings

141

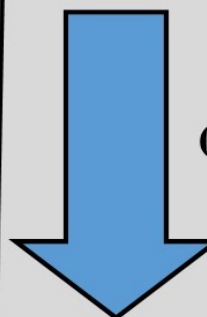
June 2020: 243

Number of
Pending Home
Sales

207

Pending #
Change Y/Y

-26%



% of List Price
Received

100%

SOLD

Days on Market

6

Months Supply
of Inventory

1.23 months

For a report by School District please visit
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Statistics Source Bright MLS