



RAYAC Housing Snapshot

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

July 2021 Housing Statistics

The REALTORS® Association of York & Adams Counties (RAYAC) reports that a total of 706 homes were sold in Adams County through the end of July 2021, a 14% increase from 2020. In York County 3,999 homes were sold during the first seven months of 2021, a 22% 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 \$217,000, a 12% increase from last year.

“Despite persistently low inventory levels of homes for sale, consumers are continuing to push the housing market forward with brisk sales activity and rising prices as they take advantage of low interest rates,” said Tina Llorente, 2021 RAYAC President.

RAYAC Statistics by School District						
2021-2020 (January 1-July 31) Comparison						
School District	2021 Median Sale Price	2020 Median Sale Price	% Change	2021 Number Sold	2020 Number Sold	% Change
Adams County						
Bermudian Springs	\$230,500	\$224,950	2%	76	78	-3%
Conewago Valley	\$215,000	\$169,950	27%	187	150	25%
Fairfield	\$277,500	\$224,900	23%	58	61	-5%
Gettysburg	\$265,500	\$241,500	10%	190	157	21%
Littlestown	\$245,000	\$224,900	9%	135	116	16%
Upper Adams	\$227,450	\$179,750	27%	60	56	7%
Total Adams County	\$240,000	\$215,000	12%	706	618	14%
York County						
Central York	\$230,000	\$187,700	23%	328	274	20%
Dallastown	\$244,000	\$209,900	16%	337	306	10%
Dover	\$200,000	\$192,450	4%	230	216	6%
Eastern York	\$182,000	\$182,600	0%	139	107	30%
Hanover	\$186,000	\$157,000	18%	190	115	65%
Northeastern	\$249,900	\$204,000	23%	227	207	10%
Northern York	\$275,000	\$256,000	7%	176	119	48%
Red Lion	\$216,000	\$194,000	11%	286	233	23%
South Eastern	\$266,250	\$239,900	11%	170	131	30%
South Western	\$246,000	\$220,000	12%	389	289	35%
Southern York	\$270,000	\$269,900	0%	171	197	-13%
Spring Grove	\$239,950	\$195,500	23%	250	233	7%
West Shore	\$250,000	\$228,950	9%	230	204	13%
West York	\$170,000	\$154,450	10%	227	182	25%
York City	\$95,290	\$79,900	19%	373	244	53%
York Suburban	\$220,000	\$194,000	13%	276	225	23%
Total York County	\$217,000	\$193,450	12%	3999	3282	22%

Statistics compiled from Bright MLS.

July 2021 Housing Statistics

The REALTORS® Association of York & Adams Counties (RAYAC) reports that a total of 114 homes were sold in Adams County in July 2021, which is a 26% decrease from last year. In York County 741 homes were sold in July 2021, which is a 6% decrease from last year.

The median sales price in Adams County was \$248,250, a 13% increase from last year. The median sale price in York County was \$234,900, a 16% increase from last year.

RAYAC MLS Statistics by School District						
2021-2020 (July) Comparison						
School District	2021 Median Sale Price	2020 Median Sale Price	% Change	2021 Number Sold	2020 Number Sold	% Change
Adams County						
Bermudian Springs	\$213,250	\$199,900	7%	10	21	-52%
Conewago Valley	\$266,000	\$209,950	27%	31	36	-14%
Fairfield Area	\$413,500	\$215,000	92%	7	17	-59%
Gettysburg	\$257,450	\$240,000	7%	32	39	-18%
Littlestown	\$239,450	\$225,000	6%	28	28	0%
Upper Adams	\$217,500	\$220,000	-1%	6	13	-54%
Total Adams County	\$248,250	\$220,000	13%	114	154	-26%
York County						
Central York	\$242,450	\$184,900	31%	60	65	-8%
Dallastown	\$266,950	\$218,000	22%	56	83	-33%
Dover	\$230,000	\$195,000	18%	45	53	-15%
Eastern York	\$190,000	\$190,000	0%	22	19	16%
Hanover	\$200,000	\$159,600	25%	29	22	32%
Northeastern	\$255,000	\$205,000	24%	41	45	-9%
Northern York	\$276,000	\$251,000	10%	30	31	-3%
Red Lion	\$249,000	\$215,000	16%	58	61	-5%
South Eastern	\$269,740	\$241,500	12%	37	30	23%
South Western	\$265,000	\$217,750	22%	60	90	-33%
Southern York	\$312,000	\$260,000	20%	29	36	-19%
Spring Grove	\$246,000	\$224,600	10%	47	54	-13%
West Shore	\$263,000	\$235,000	12%	49	43	14%
West York	\$188,500	\$180,000	5%	53	49	8%
York City	\$94,900	\$71,000	34%	69	50	38%
York Suburban	\$225,000	\$189,900	18%	56	59	-5%
Total York County	\$234,900	\$203,000	16%	741	790	-6%

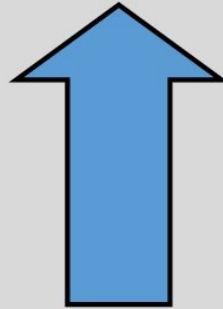
REALTORS® Association of York & Adams Counties

July 2021 Market Update for York County

Median Sold Price Year to Date

\$217,000

July 2020: \$193,450



Sales Price
Change Y/Y

+ 12%

Number of
Homes Sold Year to
Date

3,999

Sales #

Change Y/Y

+ 22%

New Listings

837



All Active Listings

519

July 2020: 757

Number of
Pending Home
Sales

1,066

Pending #

Change Y/Y

-18%

% of List Price
Received

100.5%

SOLD

Days on Market

6

Months Supply
of Inventory

.86 months

For a report by School District please visit

www.RAYAC.com/statistics/



Statistics Source Bright MLS

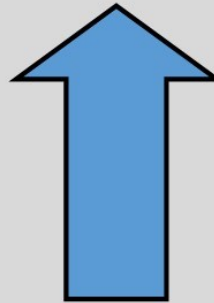
REALTORS® Association of York & Adams Counties

July 2021 Market Update for Adams County

Median Sold Price Year to Date

\$240,000

July 2020: \$215,000

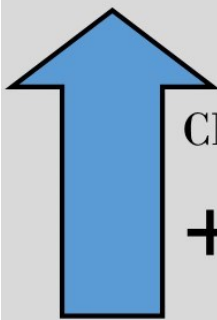


Sales Price
Change Y/Y

+ 12%

Number of
Homes Sold Year to
Date

706



Sales #
Change Y/Y
+ 14%

New Listings

145



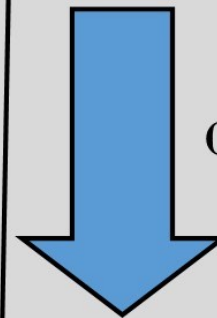
All Active Listings

114

July 2020: 213

Number of
Pending Home
Sales

187



Pending #
Change Y/Y
-27%

% of List Price
Received

100%

SOLD

Days on Market

7

Months Supply
of Inventory

1.02 months

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