



RAYAC Housing Snapshot

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

August 2021 Housing Statistics

The REALTORS® Association of York & Adams Counties (RAYAC) reports that a total of 822 homes were sold in Adams County through the end of August 2021, a 6% increase from 2020. In York County 4,743 homes were sold during the first eight months of 2021, an 18% increase from last year.

The median sales price in Adams County was \$245,000 an 11% increase from 2020. The median sales price in York County was \$220,000, a 12% increase from last year.

“In August, real estate sales remained strong. Inventory is beginning to rise ever so slightly. In York County the July months supply of inventory was .86 months and in August it increased to 1.04 months. That is good news for consumers which will hopefully provide them with more choices in their housing search.” said Tina Llorente, 2021 RAYAC President.

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

School District	2021 Median Sale Price	2020 Median Sale Price	% Change	2021 Number Sold	2020 Number Sold	% Change
Adams County						
Bermudian Springs	\$235,000	\$228,900	3%	91	94	-3%
Conewago Valley	\$219,000	\$173,000	27%	219	193	13%
Fairfield	\$275,000	\$224,900	22%	68	73	-7%
Gettysburg	\$279,900	\$251,000	12%	216	201	7%
Littlestown	\$250,000	\$224,900	11%	161	137	18%
Upper Adams	\$225,000	\$204,550	10%	67	76	-12%
Total Adams County	\$245,000	\$219,900	11%	822	774	6%
York County						
Central York	\$229,000	\$193,000	19%	418	335	25%
Dallastown	\$245,250	\$214,950	14%	402	390	3%
Dover	\$202,000	\$189,900	6%	275	253	9%
Eastern York	\$184,900	\$182,250	1%	157	134	17%
Hanover	\$190,690	\$163,150	17%	217	138	57%
Northeastern	\$252,500	\$205,000	23%	278	252	10%
Northern York	\$276,450	\$256,000	8%	202	143	41%
Red Lion	\$219,900	\$204,000	8%	345	299	15%
South Eastern	\$266,250	\$235,000	13%	200	162	23%
South Western	\$249,900	\$220,000	14%	453	351	29%
Southern York	\$269,500	\$265,000	2%	214	244	-12%
Spring Grove	\$242,500	\$200,000	21%	290	275	5%
West Shore	\$250,000	\$235,000	6%	279	255	9%
West York	\$170,000	\$159,250	7%	261	224	17%
York City	\$98,500	\$78,500	25%	427	293	46%
York Suburban	\$219,900	\$195,000	13%	325	277	17%
Total York County	\$220,000	\$195,800	12%	4743	4027	18%

August 2021 Housing Statistics

The REALTORS® Association of York & Adams Counties (RAYAC) reports that a total of 114 homes were sold in Adams County in August 2021, which is a 26% decrease from last year. In York County 731 homes were sold in August 2021, which is a 1% decrease from last year.

The median sales price in Adams County was \$271,365, a 13% increase from last year. The median sale price in York County was \$233,000, a 12% increase from last year.

RAYAC MLS Statistics by School District						
2021-2020 (August) Comparison						
School District	2021 Median Sale Price	2020 Median Sale Price	% Change	2021 Number Sold	2020 Number Sold	% Change
Adams County						
Bermudian Springs	\$310,000	\$238,450	30%	15	16	-6%
Conewago Valley	\$240,000	\$224,250	7%	31	42	-26%
Fairfield	\$273,500	\$217,400	26%	10	12	-17%
Gettysburg	\$368,000	\$266,000	38%	25	44	-43%
Littlestown	\$260,450	\$220,000	18%	26	22	18%
Upper Adams	\$179,900	\$210,000	-14%	7	19	-63%
Total Adams County	\$271,365	\$239,900	13%	114	155	-26%
York County						
Central York	\$226,000	\$222,000	2%	87	61	43%
Dallastown	\$264,500	\$224,750	18%	64	84	-24%
Dover	\$205,000	\$180,000	14%	44	37	19%
Eastern York	\$240,750	\$160,000	50%	18	27	-33%
Hanover	\$220,750	\$174,900	26%	26	23	13%
Northeastern	\$273,450	\$230,000	19%	50	45	11%
Northern York	\$365,000	\$251,400	45%	25	24	4%
Red Lion	\$245,000	\$225,000	9%	59	65	-9%
South Eastern	\$258,910	\$215,150	20%	29	30	-3%
South Western	\$279,900	\$220,500	27%	63	64	-2%
Southern York	\$262,950	\$240,000	10%	42	47	-11%
Spring Grove	\$265,000	\$224,950	18%	41	42	-2%
West Shore	\$246,000	\$240,000	3%	49	51	-4%
West York	\$187,500	\$177,900	5%	33	40	-18%
York City	\$113,500	\$68,100	67%	53	48	10%
York Suburban	\$207,500	\$200,500	3%	48	50	-4%
Total York County	\$233,000	\$208,500	12%	731	738	-1%

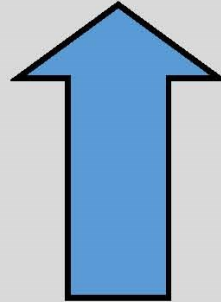
REALTORS® Association of York & Adams Counties

August 2021 Market Update for York County

Median Sold Price Year to Date

\$220,000

August 2020: \$195,800



Sales Price
Change Y/Y

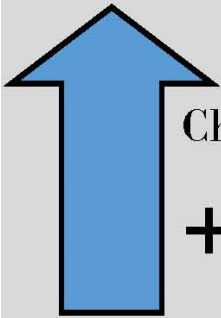
+ 12%

Number of
Homes Sold Year to
Date

4,743

Sales #
Change Y/Y

+ 12%



New Listings

721



All Active Listings

630

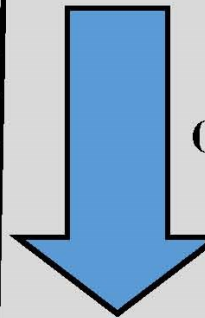
August 2020: 708

Number of
Pending Home
Sales

1,019

Pending #
Change Y/Y

-24%



% of List Price
Received

100%

SOLD

Days on Market

6

Months Supply
of Inventory

1.04 months

For a report by School District please visit

www.RAYAC.com/statistics/



Statistics Source Bright MLS

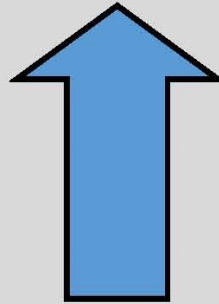
REALTORS® Association of York & Adams Counties

August 2021 Market Update for Adams County

Median Sold Price Year to Date

\$245,000

August 2020: \$215,000



Sales Price
Change Y/Y

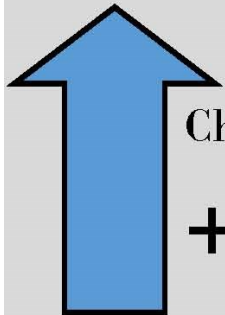
+ 11%

Number of
Homes Sold Year to
Date

822

Sales #
Change Y/Y

+ 6%



New Listings

133



All Active Listings

149

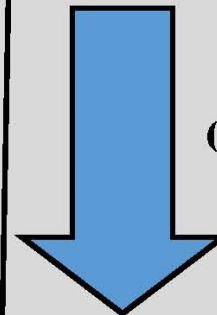
August 2020: 208

Number of
Pending Home
Sales

183

Pending #
Change Y/Y

-25%



% of List Price
Received

100%

SOLD

Days on Market

8

Months Supply
of Inventory

1.38 months

For a report by School District please visit

www.RAYAC.com/statistics/



Statistics Source Bright MLS