



# RAYAC Housing Snapshot

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

## September 2021 Housing Statistics

The REALTORS® Association of York & Adams Counties (RAYAC) reports that a total of 943 homes were sold in Adams County through the end of September 2021, a 5% increase from 2020. In York County 5,449 homes were sold during the first nine months of 2021, a 16% increase from last year.

The median sales price in Adams County was \$247,000 a 12% increase from 2020. The median sales price in York County was \$223,100, a 12% increase from last year.

“Finishing out the third quarter of the year, the real estate market continued a strong quick performance,” said Tina Llorente, 2021 RAYAC President. “The theme of the year continues to be a lack of inventory. For the majority of 2021 the months supply inventory was under one month. In August and September the months supply of inventory rose slightly to 1.04 months providing an ever so slight increase.”

### RAYAC Statistics by School District 2021-2020 (January 1-September 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	\$237,900	\$236,900	0%	102	109	-6%
Conewago Valley	\$219,000	\$175,000	25%	249	221	13%
Fairfield	\$275,000	\$224,950	22%	83	92	-10%
Gettysburg	\$280,750	\$248,900	13%	243	232	5%
Littlestown	\$245,000	\$224,900	9%	187	157	19%
Upper Adams	\$225,000	\$208,450	8%	79	88	-10%
<b>Total Adams County</b>	<b>\$247,000</b>	<b>\$220,000</b>	<b>12%</b>	<b>943</b>	<b>899</b>	<b>5%</b>
<b>York County</b>						
Central	\$230,150	\$196,500	17%	498	389	28%
Dallastown	\$248,750	\$218,250	14%	446	448	0%
Dover	\$205,000	\$190,275	8%	315	296	6%
Eastern York	\$185,000	\$182,250	2%	179	150	19%
Hanover	\$195,000	\$164,900	18%	253	164	54%
Northeastern	\$250,000	\$204,950	22%	317	292	9%
Northern York	\$284,900	\$256,250	11%	231	173	34%
Red Lion	\$221,750	\$205,500	8%	406	354	15%
South Eastern	\$265,000	\$239,900	10%	229	191	20%
South Western	\$249,900	\$217,100	15%	521	407	28%
Southern York	\$275,500	\$265,000	4%	254	288	-12%
Spring Grove	\$239,950	\$207,000	16%	344	321	7%
West Shore	\$250,000	\$235,000	6%	320	300	7%
West York	\$174,500	\$159,900	9%	289	270	7%
York City	\$95,140	\$79,900	19%	486	343	42%
York Suburban	\$220,000	\$199,000	11%	361	321	12%
<b>Total York County</b>	<b>\$223,100</b>	<b>\$199,150</b>	<b>12%</b>	<b>5449</b>	<b>4710</b>	<b>16%</b>

## *September 2021 Housing Statistics*

The REALTORS® Association of York & Adams Counties (RAYAC) reports that a total of 121 homes were sold in Adams County in September 2021, which is a 2% decrease from last year. In York County 695 homes were sold in September 2021, which is a 7% increase from last year.

The median sales price in Adams County was \$255,900, an 11% increase from last year. The median sale price in York County was \$241,000, an 18% increase from last year.

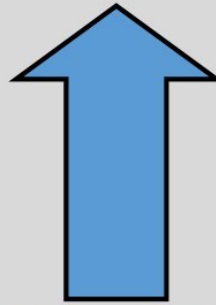
<b>RAYAC MLS Statistics by School District</b>						
<b>2021-2020 (September) Comparison</b>						
School District	2021 Median Sale Price	2020 Median Sale Price	% Change	2021 Number Sold	2020 Number Sold	% Change
<b>Adams County</b>						
Bermudian Springs	\$276,000	\$264,000	5%	11	15	-27%
Conewago Valley	\$222,500	\$182,900	22%	30	28	7%
Fairfield	\$273,000	\$235,000	16%	15	19	-21%
Gettysburg	\$305,000	\$235,000	30%	27	31	-13%
Littlestown	\$229,700	\$225,000	2%	26	19	37%
Upper Adams	\$198,030	\$225,000	-12%	12	12	0%
<b>Total Adams County</b>	<b>\$255,900</b>	<b>\$229,950</b>	<b>11%</b>	<b>121</b>	<b>124</b>	<b>-2%</b>
<b>York County</b>						
Central	\$261,000	\$210,000	24%	79	51	55%
Dallastown	\$270,000	\$236,000	14%	43	58	-26%
Dover	\$235,000	\$185,000	27%	39	39	0%
Eastern York	\$205,000	\$197,300	4%	20	15	33%
Hanover	\$219,950	\$174,900	26%	36	26	38%
Northeastern York	\$240,000	\$194,950	23%	39	38	3%
Northern York	\$360,000	\$275,000	31%	28	30	-7%
Red Lion	\$245,000	\$220,650	11%	60	54	11%
South Eastern	\$260,000	\$256,500	1%	29	28	4%
South Western	\$240,000	\$200,000	20%	67	57	18%
Southern York	\$310,000	\$255,000	22%	41	39	5%
Spring Grove	\$229,900	\$226,800	1%	53	45	18%
West Shore	\$270,550	\$232,700	16%	40	39	3%
West York	\$230,100	\$163,400	41%	27	43	-37%
York City	\$79,200	\$79,900	-1%	58	47	23%
York Suburban	\$255,000	\$202,500	26%	36	40	-10%
<b>Total York County</b>	<b>\$241,000</b>	<b>\$205,000</b>	<b>18%</b>	<b>695</b>	<b>649</b>	<b>7%</b>

REALTORS® Association of York & Adams Counties  
September 2021 Market Update for York County

Median Sold Price Year to Date

**\$223,100**

September 2020: \$199,150



Sales Price  
Change Y/Y

**+ 12%**

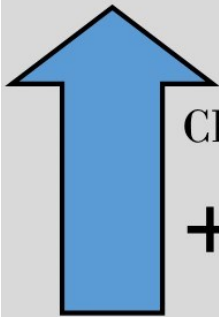
Number of  
Homes Sold Year to  
Date

**5,449**

Sales #

Change Y/Y

**+ 16%**



New Listings

**633**



All Active Listings

**634**

September 2020: 718

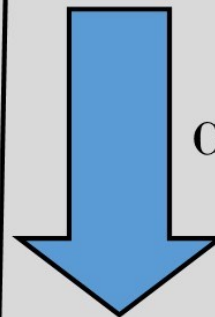
Number of  
Pending Home  
Sales

**1,028**

Pending #

Change Y/Y

**-4%**



% of List Price  
Received

**100%**

**SOLD**

Days on Market

**7**

Months Supply  
of Inventory

**1.04 months**

For a report by School District please visit

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



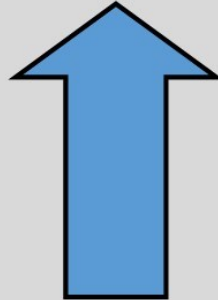
Statistics Source Bright MLS

REALTORS® Association of York & Adams Counties  
September 2021 Market Update for Adams County

Median Sold Price Year to Date

**\$247,000**

September 2020: \$220,000



Sales Price  
Change Y/Y

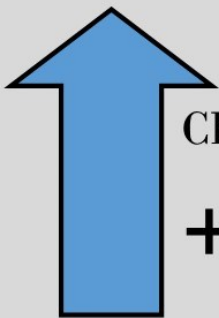
**+ 5%**

Number of  
Homes Sold Year to  
Date

**943**

Sales #  
Change Y/Y

**+ 5%**



New Listings

**114**



All Active Listings

**151**

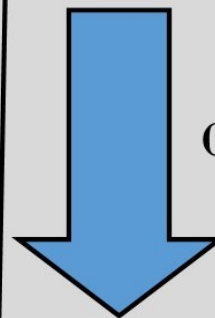
September 2020 : 208

Number of  
Pending Home  
Sales

**178**

Pending #  
Change Y/Y

**-6%**



% of List Price  
Received

**100%**

**SOLD**

Days on Market

**8**

Months Supply  
of Inventory

**1.40 months**

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