



RAYAC Housing Snapshot

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

October 2021 Housing Statistics

The REALTORS® Association of York & Adams Counties (RAYAC) reports that a total of 1,052 homes were sold in Adams County through the end of October 2021, a 3% increase from 2020. In York County 6,104 homes were sold during the first ten months of 2021, a 13% increase from last year.

The median sales price in Adams County was \$249,250 a 12% increase from 2020. The median sales price in York County was \$224,900, a 13% increase from last year.

“October continued to be a strong real estate market in York & Adams Counties with both counties reporting double digit price increases year over date. Inventory remains a large factor influencing the market with York County down to less than a month’s supply of inventory. A balanced market is considered to be 4-6 months of supply. We are hearing reports from our members that they are starting to feel a slight deceleration of market activity as we are approaching the holiday season. Some buyers are temporarily pausing their home search waiting for more inventory”, said RAYAC President, Tina Lorente.

RAYAC Statistics by School District 2021-2020 (January 1-October 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	\$237,000	-1%	115	124	-7%
Conewago Valley	\$220,900	\$182,950	21%	273	256	7%
Fairfield	\$275,000	\$227,500	21%	98	104	-6%
Gettysburg	\$279,900	\$246,500	14%	273	264	3%
Littlestown	\$250,000	\$220,000	14%	208	177	18%
Upper Adams	\$219,900	\$205,000	7%	85	99	-14%
Total Adams County	\$249,250	\$221,950	12%	1052	1024	3%
York County						
Central	\$230,000	\$199,900	15%	551	447	23%
Dallastown	\$246,500	\$215,900	14%	508	523	-3%
Dover	\$208,500	\$190,775	9%	346	330	5%
Eastern York	\$185,500	\$184,900	0%	198	176	13%
Hanover Public	\$195,000	\$164,900	18%	274	187	47%
Northeastern	\$249,900	\$205,000	22%	359	341	5%
Northern York	\$284,900	\$256,125	11%	255	196	30%
Red Lion	\$223,000	\$206,000	8%	452	408	11%
South Eastern	\$267,750	\$240,490	11%	260	217	20%
South Western	\$250,000	\$221,700	13%	571	470	21%
Southern York	\$279,950	\$264,700	6%	280	322	-13%
Spring Grove	\$240,000	\$202,250	19%	388	356	9%
West Shore	\$252,500	\$232,700	9%	373	335	11%
West York	\$175,000	\$160,500	9%	323	314	3%
York City	\$98,950	\$77,700	27%	546	398	37%
York Suburban	\$221,250	\$200,000	11%	420	372	13%
Total York County	\$224,900	\$199,900	13%	6104	5396	13%

October 2021 Housing Statistics

The REALTORS® Association of York & Adams Counties (RAYAC) reports that a total of 107 homes were sold in Adams County in October 2021, which is a 14% decrease from last year. In York County 637 homes were sold in October 2021, which is a 5% decrease from last year.

The median sales price in Adams County was \$258,000, a 10% increase from last year. The median sale price in York County was \$228,400, a 12% increase from last year.

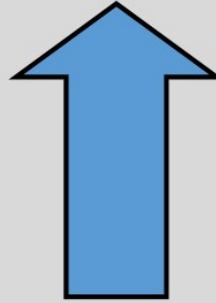
RAYAC MLS Statistics by School District						
2021-2020 (October) Comparison						
School District	2021 Median Sale Price	2020 Median Sale Price	% Change	2021 Number Sold	2020 Number Sold	% Change
Adams County						
Bermudian Springs	\$191,950	\$242,000	-21%	12	15	-20%
Conewago Valley	\$294,780	\$235,000	25%	24	35	-31%
Fairfield	\$305,000	\$267,500	14%	15	12	25%
Gettysburg	\$244,375	\$239,000	2%	30	32	-6%
Littlestown	\$261,500	\$214,250	22%	20	20	0%
Upper Adams	\$164,450	\$160,000	3%	6	11	-45%
Total Adams County	\$258,000	\$235,000	10%	107	125	-14%
York County						
Central York	\$219,900	\$210,000	5%	53	57	-7%
Dallastown	\$240,000	\$199,950	20%	61	72	-15%
Dover	\$224,950	\$201,500	12%	30	34	-12%
Eastern York	\$193,000	\$202,000	-4%	19	26	-27%
Hanover Public	\$198,550	\$172,900	15%	21	23	-9%
Northeastern	\$209,900	\$218,950	-4%	39	48	-19%
Northern York	\$285,000	\$237,900	20%	24	23	4%
Red Lion	\$235,950	\$217,450	9%	46	54	-15%
South Eastern	\$269,670	\$250,500	8%	28	26	8%
South Western	\$260,000	\$234,000	11%	50	63	-21%
Southern York	\$286,000	\$259,500	10%	24	34	-29%
Spring Grove	\$247,125	\$189,900	30%	43	35	23%
West Shore	\$260,000	\$195,000	33%	52	35	49%
West York	\$190,000	\$207,500	-8%	33	44	-25%
York City	\$125,000	\$74,900	67%	57	53	8%
York Suburban	\$227,500	\$208,950	9%	57	44	30%
Total York County	\$228,400	\$204,000	12%	637	671	-5%

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

Median Sold Price Year to Date

\$224,900

October 2020: \$199,900



Sales Price
Change Y/Y

+ 13%

Number of
Homes Sold Year to
Date

6,104

Sales #

Change Y/Y

+ 13%

New Listings

643



All Active Listings

569

October 2020: 717

Number of
Pending Home
Sales

1,073

Pending #

Change Y/Y

1%

% of List Price
Received

100%

SOLD

Days on Market

7

Months Supply
of Inventory

.94 months

For a report by School District please visit

www.RAYAC.com/statistics/



Statistics Source Bright MLS

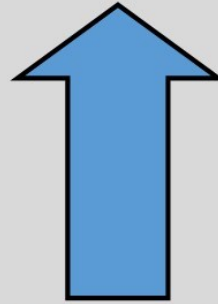
REALTORS® Association of York & Adams Counties

October 2021 Market Update for Adams County

Median Sold Price Year to Date

\$249,250

October 2020: \$221,950



Sales Price
Change Y/Y

+ 12%

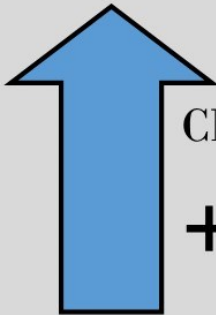
Number of
Homes Sold Year to
Date

1,052

Sales #

Change Y/Y

+ 3%



New Listings

155



All Active Listings

141

October 2020: 195

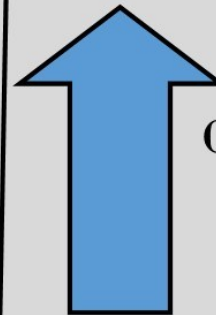
Number of
Pending Home
Sales

213

Pending #

Change Y/Y

+8%



% of List Price
Received

100%

SOLD

Days on Market

9

Months Supply
of Inventory

1.33 months

For a report by School District please visit

www.RAYAC.com/statistics/



Statistics Source Bright MLS