



# RAYAC Housing Snapshot

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

## November 2021 Housing Statistics

The REALTORS® Association of York & Adams Counties (RAYAC) reports that a total of 1,162 homes were sold in Adams County through the end of November 2021, a 2% increase from 2020. In York County 6,735 homes were sold during the first eleven months of 2021, a 12% increase from last year.

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

“The housing market remains strong as we begin to close out 2021. While 2020 was a record breaking year in the housing market for both York & Adams Counties, 2021 has proven to be an even more incredible market with double digit increases in the median home sale prices. We are particularly pleased to see the gains in home values in York City where the median home sale price is just shy of \$100,000. Just 5 years ago the median home sale price in York City was approximately \$58,000.” said RAYAC President, Tina Llorente.

### RAYAC Statistics by School District 2021-2020 (January 1-November 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	\$239,900	\$237,250	1%	132	141	-6%
Conewago Valley	\$220,450	\$185,000	19%	292	291	0%
Fairfield	\$277,500	\$230,000	21%	110	113	-3%
Gettysburg	\$279,900	\$252,000	11%	305	289	6%
Littlestown	\$250,000	\$233,450	7%	225	192	17%
Upper Adams	\$222,450	\$207,000	7%	98	109	-10%
<b>Total Adams County</b>	<b>\$249,900</b>	<b>\$223,500</b>	<b>12%</b>	<b>1162</b>	<b>1135</b>	<b>2%</b>
<b>York County</b>						
Central	\$230,000	\$202,500	14%	616	508	21%
Dallastown	\$250,000	\$215,000	16%	571	601	-5%
Dover	\$213,600	\$192,450	11%	380	360	6%
Eastern York	\$186,000	\$185,500	0%	215	201	7%
Hanover	\$195,000	\$164,900	18%	304	210	45%
Northeastern	\$250,000	\$209,000	20%	399	377	6%
Northern York	\$284,900	\$258,000	10%	279	219	27%
Red Lion	\$229,900	\$205,750	12%	493	459	7%
South Eastern	\$270,495	\$240,000	13%	292	228	28%
South Western	\$250,000	\$222,950	12%	616	532	16%
Southern York	\$279,950	\$266,000	5%	300	347	-14%
Spring Grove	\$240,000	\$206,100	16%	426	397	7%
West Shore	\$250,000	\$233,300	7%	407	374	9%
West York	\$175,000	\$160,500	9%	367	342	7%
York City	\$99,950	\$78,200	28%	610	442	38%
York Suburban	\$220,500	\$200,000	10%	460	424	8%
<b>Total York County</b>	<b>\$224,900</b>	<b>\$200,000</b>	<b>12%</b>	<b>6735</b>	<b>6026</b>	<b>12%</b>

## ***November 2021 Housing Statistics***

The REALTORS® Association of York & Adams Counties (RAYAC) reports that a total of 106 homes were sold in Adams County in November 2021, which is a 5% decrease from last year. In York County 620 homes were sold in November 2021, which remains the same as this time last year.

The median sales price in Adams County was \$264,950, a 15% increase from last year. The median sale price in York County was \$220,000, a 5% increase from last year.

<b>RAYAC MLS Statistics by School District</b>						
<b>2021-2020 (November) Comparison</b>						
<b>School District</b>	<b>2021 Median Sale Price</b>	<b>2020 Median Sale Price</b>	<b>% Change</b>	<b>2021 Number Sold</b>	<b>2020 Number Sold</b>	<b>% Change</b>
<b>Adams County</b>						
Bermudian Springs	\$300,000	\$239,000	26%	17	17	0%
Conewago Valley	\$207,000	\$190,000	9%	19	35	-46%
Fairfield	\$315,000	\$237,000	33%	11	9	22%
Gettysburg	\$250,000	\$289,900	-14%	31	25	24%
Littlestown	\$280,500	\$224,900	25%	16	15	7%
Upper Adams	\$220,250	\$220,000	0%	12	10	20%
<b>Total Adams County</b>	<b>\$264,950</b>	<b>\$230,000</b>	<b>15%</b>	<b>106</b>	<b>111</b>	<b>-5%</b>
<b>York County</b>						
Central	\$254,990	\$250,000	2%	64	61	5%
Dallastown	\$256,350	\$206,250	24%	62	76	-18%
Dover	\$255,000	\$213,000	20%	34	30	13%
Eastern York	\$205,000	\$199,950	3%	17	24	-29%
Hanover	\$206,500	\$158,000	31%	30	23	30%
Northeastern	\$273,000	\$245,800	11%	40	34	18%
Northern York	\$272,000	\$275,000	-1%	20	22	-9%
Red Lion	\$255,000	\$199,950	28%	41	50	-18%
South Eastern	\$299,950	\$233,500	28%	32	12	167%
South Western	\$255,000	\$247,450	3%	43	62	-31%
Southern York	\$275,000	\$315,000	-13%	20	23	-13%
Spring Grove	\$240,000	\$219,900	9%	37	41	-10%
West Shore	\$216,950	\$235,500	-8%	39	38	3%
West York	\$172,450	\$162,500	6%	50	28	79%
York City	\$107,000	\$81,450	31%	77	44	75%
York Suburban	\$220,000	\$199,000	11%	40	52	-23%
<b>Total York County</b>	<b>\$220,000</b>	<b>\$209,000</b>	<b>5%</b>	<b>620</b>	<b>620</b>	<b>0%</b>

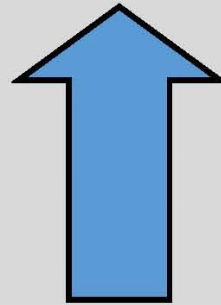
# REALTORS® Association of York & Adams Counties

## November 2021 Market Update for York County

Median Sold Price Year to Date

**\$224,900**

November 2020: \$200,000



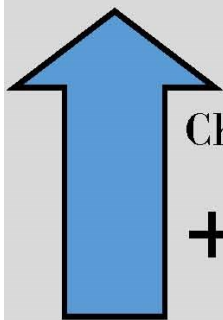
Sales Price  
Change Y/Y

**+ 12%**

Number of  
Homes Sold Year to  
Date

**6,735**

Sales #  
Change Y/Y  
**+ 12%**



New Listings

**562**



All Active Listings

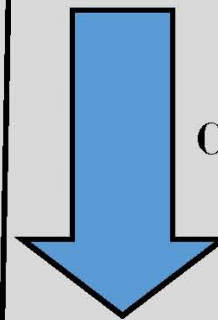
**518**

November 2020: 646

Number of  
Pending Home  
Sales

**775**

Pending #  
Change Y/Y  
**-19%**



% of List Price  
Received  
**100%**

**SOLD**  
Days on Market

**7**

Months Supply  
of Inventory  
**.85 months**

For a report by School District please visit  
[www.RAYAC.com/statistics/](http://www.RAYAC.com/statistics/)



Statistics Source Bright MLS

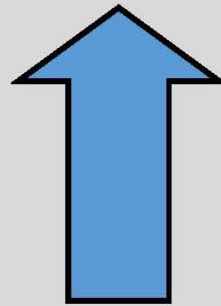
# REALTORS® Association of York & Adams Counties

## November 2021 Market Update for Adams County

Median Sold Price Year to Date

**\$249,900**

November 2020: \$223,500



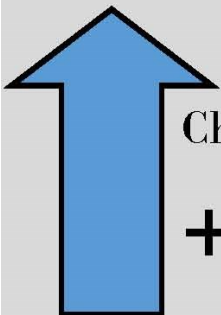
Sales Price  
Change Y/Y

**+ 12%**

Number of  
Homes Sold Year to  
Date

**1,162**

Sales #  
Change Y/Y  
**+ 2%**



New Listings

**100**



All Active Listings

**116**

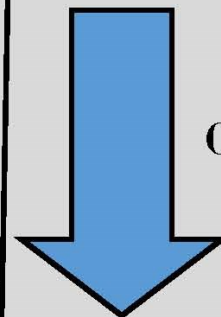
November 2020: 195

Number of  
Pending Home  
Sales

**146**

Pending #  
Change Y/Y

**-17%**



% of List Price  
Received

**100%**

**SOLD**

Days on Market

**7**

Months Supply  
of Inventory

**1.10 months**

For a report by School District please visit

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Statistics Source Bright MLS