



# RAYAC Housing Snapshot

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

## December 2021 Housing Statistics

The REALTORS® Association of York & Adams Counties (RAYAC) reports that a total of 1,282 homes were sold in Adams County through the end of December 2021, a 2% increase from 2020. In York County 7,346 homes were sold during 2021, a 10% increase from last year.

The median sales price in Adams County was \$250,000 a 12% increase from 2020. The median sales price in York County was \$224,900, a 12% increase from last year.

“2021 was a record breaking year in real estate. Both York & Adams Counties had the largest number of homes sold in one single year, the highest median home sale price ever recorded in both counties and the fastest moving market. As we look into 2022, the predictions of low inventory will continue to be the driving force of the market, the number of homes sales may decline slightly, but will still be above pre-pandemic levels, and the median home sale price is predicted to have a moderate increase.” said RAYAC President, Elle Hale.

RAYAC Statistics by School District						
2021-2020 (January 1-December 31) 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	\$242,500	\$238,100	2%	148	154	-4%
Conewago Valley	\$222,950	\$185,900	20%	322	317	2%
Fairfield	\$275,000	\$229,950	20%	125	126	-1%
Gettysburg	\$276,600	\$252,150	10%	338	326	4%
Littlestown	\$251,425	\$224,900	12%	238	215	11%
Upper Adams	\$219,900	\$209,900	5%	111	115	-3%
<b>Total Adams County</b>	<b>\$250,000</b>	<b>\$224,000</b>	<b>12%</b>	<b>1282</b>	<b>1253</b>	<b>2%</b>
<b>York County</b>						
Central York	\$235,000	\$204,950	15%	666	566	18%
Dallastown	\$246,500	\$214,700	15%	612	651	-6%
Dover	\$215,000	\$194,950	10%	432	402	7%
Eastern York	\$192,000	\$187,200	3%	233	226	3%
Hanover	\$195,000	\$164,900	18%	325	237	37%
Northeastern	\$250,000	\$209,450	19%	439	420	5%
Northern York	\$285,000	\$259,450	10%	306	258	19%
Red Lion	\$229,325	\$205,000	12%	540	496	9%
South Eastern	\$267,500	\$240,000	11%	321	260	23%
South Western	\$249,900	\$223,550	12%	661	578	14%
Southern York	\$270,000	\$270,750	0%	332	386	-14%
Spring Grove	\$240,000	\$204,250	18%	458	437	5%
West Shore	\$253,500	\$230,000	10%	452	410	10%
West York	\$180,000	\$161,950	11%	404	376	7%
York City	\$99,900	\$79,900	25%	670	509	32%
York Suburban	\$224,900	\$200,000	12%	495	479	3%
<b>Total York County</b>	<b>\$224,900</b>	<b>\$200,000</b>	<b>12%</b>	<b>7,346</b>	<b>6,696</b>	<b>10%</b>

## ***December 2021 Housing Statistics***

The REALTORS® Association of York & Adams Counties (RAYAC) reports that a total of 120 homes were sold in Adams County in December 2021, which is a 2% increase from last year. In York County 601 homes were sold in December 2021, which is a 6% decrease from last year.

The median sales price in Adams County was \$260,000, a 15% increase from last year. The median sale price in York County was \$227,700, a 13% increase from last year.

<b>RAYAC MLS Statistics by School District</b>						
<b>2021-2020 (December) 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	\$375,100	\$239,900	56%	16	13	23%
Conewago Valley	\$232,250	\$197,200	18%	30	26	15%
Fairfield	\$250,000	\$229,900	9%	15	13	15%
Gettysburg	\$265,000	\$251,200	5%	33	36	-8%
Littlestown	\$298,500	\$229,500	30%	13	24	-46%
Upper Adams	\$165,000	\$222,450	-26%	13	6	117%
<b>Total Adams County</b>	<b>\$260,000</b>	<b>\$227,000</b>	<b>15%</b>	<b>120</b>	<b>118</b>	<b>2%</b>
<b>York County</b>						
Central York	\$265,000	\$231,250	15%	50	54	-7%
Dallastown	\$228,000	\$200,000	14%	41	50	-18%
Dover	\$220,000	\$200,000	10%	51	37	38%
Eastern York	\$251,000	\$195,000	29%	18	25	-28%
Hanover	\$200,000	\$170,000	18%	21	26	-19%
Northeastern	\$277,450	\$214,800	29%	38	43	-12%
Northern York	\$333,400	\$263,250	27%	24	38	-37%
Red Lion	\$230,000	\$179,900	28%	46	37	24%
South Eastern	\$200,000	\$245,000	-18%	28	33	-15%
South Western	\$230,000	\$231,000	0%	45	45	0%
Southern York	\$249,000	\$297,500	-16%	32	34	-6%
Spring Grove	\$247,450	\$180,000	37%	32	38	-16%
West Shore	\$265,000	\$217,450	22%	45	36	25%
West York	\$197,500	\$172,500	14%	36	34	6%
York City	\$99,900	\$90,000	11%	59	66	-11%
York Suburban	\$237,000	\$192,850	23%	35	46	-24%
<b>Total York County</b>	<b>\$227,700</b>	<b>\$201,000</b>	<b>13%</b>	<b>601</b>	<b>642</b>	<b>-6%</b>

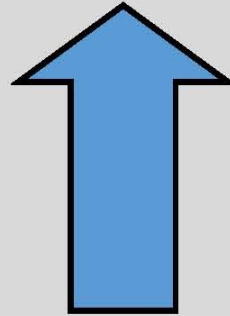
# REALTORS® Association of York & Adams Counties

## December 2021 Market Update for York County

Median Sold Price Year to Date

**\$224,900**

December 2020: \$200,000



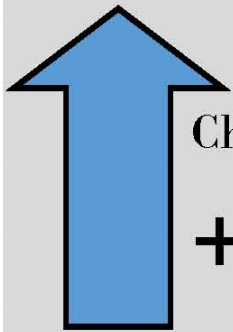
Sales Price  
Change Y/Y

**+ 12%**

Number of  
Homes Sold Year to  
Date

**7,346**

Sales #  
Change Y/Y  
**+ 10%**



New Listings

**421**



All Active Listings

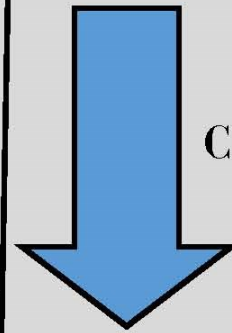
**472**

December 2020: 575

Number of  
Pending Home  
Sales

**716**

Pending #  
Change Y/Y  
**-12%**



% of List Price  
Received  
**100%**

**SOLD**

Days on Market

**7**

Months Supply  
of Inventory

**.78 months**

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



Statistics Source Bright MLS

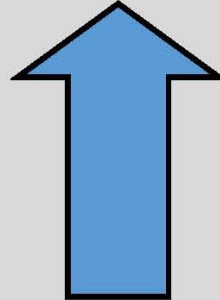
# REALTORS® Association of York & Adams Counties

## December 2021 Market Update for Adams County

Median Sold Price Year to Date

**\$250,000**

December 2020: \$224,000

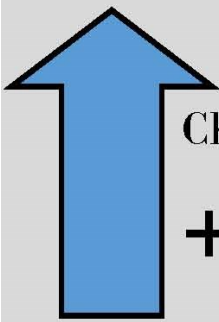


Sales Price  
Change Y/Y

**+ 12%**

Number of  
Homes Sold Year to  
Date

**1,282**



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

New Listings

**87**



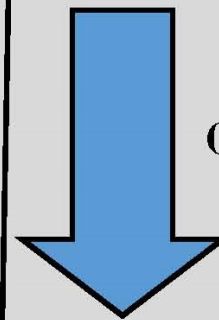
All Active Listings

**110**

December 2020: 160

Number of  
Pending Home  
Sales

**126**



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

% of List Price  
Received

**100%**

**SOLD**

Days on Market

**8**

Months Supply  
of Inventory

**1.04 months**

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Statistics Source Bright MLS