



RAYAC Housing Snapshot

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

January 2022 Housing Statistics

The REALTORS® Association of York & Adams Counties (RAYAC) reports that a total of 79 homes were sold in Adams County in January 2022, a 12% decrease from 2021. In York County 461 homes were sold during the first month of 2022, which remains the same from last year.

The median sales price in Adams County was \$225,950 a 2% decrease from 2021. The median sales price in York County was \$209,900, a 2% decrease from last year.

“Kicking off 2022, we are still challenged by historically low inventory. In York County the months supply of inventory has reached the lowest point ever recorded. To put that into perspective, if you remove any new construction listings, there were only 261 residential homes available for sale at the end of January in the entire county of York. The median home sale price trended slightly downward year over year. It is important to keep in mind that this is only one month, and the numbers aren’t large enough to be statistically significant,” said Elle Hale, 2022 RAYAC President.

RAYAC Statistics by School District 2022-2021 (January) Comparison

School District	2022 Median Sale Price	2021 Median Sale Price	% Change	2022 Number Sold	2021 Number Sold	% Change
Adams County						
Bermudian Springs	\$192,450	\$277,500	-31%	6	6	0%
Conewago Valley	\$201,000	\$206,200	-3%	23	25	-8%
Fairfield	\$237,750	\$245,000	-3%	10	5	100%
Gettysburg	\$251,000	\$302,500	-17%	19	20	-5%
Littlestown	\$235,000	\$235,000	0%	17	16	6%
Upper Adams	\$294,900	\$222,450	33%	4	18	-78%
Total Adams County	\$225,950	\$230,500	-2%	79	90	-12%
York County						
Central York	\$235,000	\$238,750	-2%	39	36	8%
Dallastown	\$229,900	\$224,000	3%	31	55	-44%
Dover	\$211,000	\$195,000	8%	26	23	13%
Eastern York	\$200,000	\$208,500	-4%	17	18	-6%
Hanover	\$170,000	\$189,900	-10%	23	19	21%
Northeastern York	\$233,700	\$232,000	1%	38	32	19%
Northern York	\$302,500	\$276,000	10%	18	29	-38%
Red Lion	\$206,000	\$202,500	2%	29	30	-3%
South Eastern York	\$266,050	\$264,000	1%	24	12	100%
South Western York	\$246,500	\$240,000	3%	28	39	-28%
Southern York	\$335,000	\$316,000	6%	27	23	17%
Spring Grove	\$274,850	\$255,250	8%	26	32	-19%
West Shore	\$262,500	\$224,250	17%	23	26	-12%
West York	\$162,000	\$139,900	16%	34	17	100%
York City	\$101,500	\$98,000	4%	54	37	46%
York Suburban	\$207,450	\$212,743	-2%	24	32	-25%
Total York County	\$209,900	\$214,000	-2%	461	460	0%

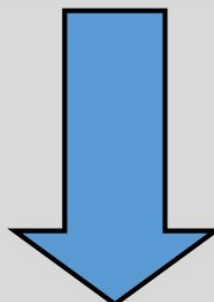
REALTORS® Association of York & Adams Counties

January 2022 Market Update for York County

Median Sold Price Year to Date

\$209,900

January 2021: \$214,000



Sales Price
Change Y/Y

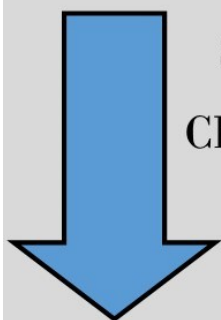
-2%

Number of
Homes Sold Year to
Date

461

Sales #
Change Y/Y

0%



New Listings

468



All Active Listings

421

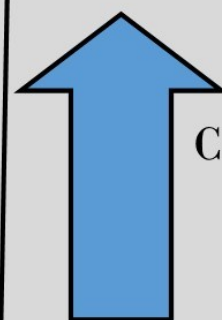
January 2021: 484

Number of
Pending Home
Sales

802

Pending #
Change Y/Y

+8%



% of List Price
Received

100%

SOLD

Days on Market

8

Months Supply
of Inventory

.70 months

For a report by School District please visit

www.RAYAC.com/statistics/



Statistics Source Bright MLS

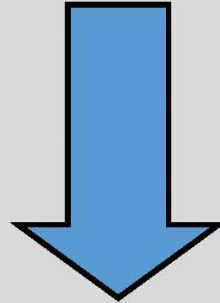
REALTORS® Association of York & Adams Counties

January 2022 Market Update for Adams County

Median Sold Price Year to Date

\$225,950

January 2021: \$230,500



Sales Price
Change Y/Y

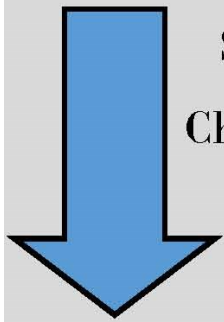
- 2%

Number of
Homes Sold Year to
Date

79

Sales #
Change Y/Y

- 12%



New Listings

110



All Active Listings

126

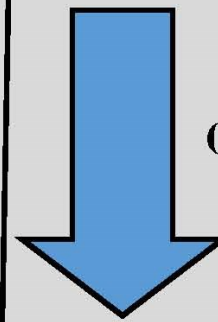
January 2021: 150

Number of
Pending Home
Sales

134

Pending #
Change Y/Y

0%



% of List Price
Received

97.5%

SOLD

Days on Market

17

Months Supply
of Inventory

1.20 months

For a report by School District please visit
www.RAYAC.com/statistics/



Statistics Source Bright MLS