



RAYAC Housing Snapshot

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

March 2022 Housing Statistics

The REALTORS® Association of York & Adams Counties (RAYAC) reports that a total of 237 homes were sold in Adams County in March 2022, a 7% decrease from 2021. In York County 1,402 homes were sold during the first three months of 2022, which is a 1% increase from this time last year.

The median sales price in Adams County was \$255,000, a 9% increase from 2021. The median sales price in York County was \$225,000, a 11% increase from last year.

“The real estate market in the first quarter of 2022 proved to be a hot market. The median sold price increase in York County was double digits compared to first quarter 2021. With interest rates rising to over 5% for a 30 year fixed loan combined with the increased price appreciation, the cost of purchasing a home continues to climb.” said Elle Hale, 2022 RAYAC President.

**RAYAC Statistics by School District
2022-2021 (January 1-March 31) Comparison**

School District	2022 Median Sale Price	2021 Median Sale Price	% Change	2022 Number Sold	2021 Number Sold	% Change
Adams County						
Bermudian Springs	\$254,900	\$234,950	8%	25	24	4%
Conewago Valley	\$215,000	\$191,500	12%	59	76	-22%
Fairfield	\$272,500	\$250,000	9%	18	23	-22%
Gettysburg	\$280,000	\$255,000	10%	71	64	11%
Littlestown	\$250,000	\$235,000	6%	41	36	14%
Upper Adams	\$245,000	\$215,000	14%	23	31	-26%
Total Adams County	\$255,000	\$234,450	9%	237	254	-7%
York County						
Central	\$235,000	\$207,450	13%	117	114	3%
Dallastown	\$235,000	\$221,000	6%	120	116	3%
Dover	\$246,000	\$193,000	27%	73	72	1%
Eastern York	\$225,000	\$172,000	31%	49	53	-8%
Hanover	\$203,000	\$175,000	16%	73	71	3%
Northeastern	\$234,990	\$240,000	-2%	109	90	21%
Northern York	\$293,500	\$274,900	7%	55	73	-25%
Red Lion	\$225,000	\$194,450	16%	101	94	7%
South Eastern	\$289,900	\$249,990	16%	63	45	40%
South Western	\$252,500	\$233,770	8%	104	140	-26%
Southern York	\$318,730	\$238,000	34%	62	56	11%
Spring Grove	\$270,000	\$239,900	13%	100	91	10%
West Shore	\$263,700	\$238,500	11%	70	79	-11%
West York	\$170,000	\$146,000	16%	83	64	30%
York City	\$103,000	\$90,000	14%	151	128	18%
York Suburban	\$215,000	\$227,130	-5%	72	101	-29%
Total York County	\$225,000	\$202,500	11%	1402	1387	1%

March 2022 Housing Statistics

The REALTORS® Association of York & Adams Counties (RAYAC) reports that a total of 94 homes were sold in Adams County in March 2022, a 7% increase from this time last year. In York County 518 homes were sold in March 2022, which is a 1% decrease from last year.

The median sales price in Adams County was \$266,950 a 13% increase since last year. The median sale price in York County was \$249,900, a 25% increase from last year.

RAYAC MLS Statistics by School District						
2022-2021 (March) Comparison						
School District	2022 Median Sale Price	2021 Median Sale Price	% Change	2022 Number Sold	2021 Number Sold	% Change
Adams County						
Bermudian Springs	\$263,750	\$212,000	24%	12	9	33%
Conewago Valley	\$213,750	\$185,200	15%	18	26	-31%
Fairfield	\$270,000	\$251,000	8%	6	10	-40%
Gettysburg	\$312,500	\$257,500	21%	28	24	17%
Littlestown	\$230,000	\$235,000	-2%	18	11	64%
Upper Adams	\$257,500	\$196,000	31%	12	8	50%
Total Adams County	\$266,950	\$235,950	13%	94	88	7%
York County						
Central	\$292,375	\$188,000	56%	40	42	-5%
Dallastown	\$235,000	\$214,950	9%	45	40	13%
Dover	\$270,500	\$191,000	42%	28	23	22%
Eastern York	\$285,000	\$220,000	30%	19	15	27%
Hanover	\$266,041	\$173,400	53%	25	30	-17%
Northeastern	\$237,495	\$250,000	-5%	48	29	66%
Northern York	\$312,500	\$275,000	14%	16	27	-41%
Red Lion	\$238,000	\$181,000	31%	38	33	15%
South Eastern	\$337,500	\$264,490	28%	20	19	5%
South Western	\$268,500	\$227,000	18%	44	56	-21%
Southern York	\$321,250	\$212,000	52%	24	23	4%
Spring Grove	\$272,000	\$199,900	36%	41	41	0%
West Shore	\$280,000	\$243,750	15%	26	26	0%
West York	\$190,000	\$164,550	15%	27	28	-4%
York City	\$120,000	\$80,000	50%	49	56	-13%
York Suburban	\$242,500	\$245,000	-1%	28	35	-20%
Total York County	\$249,900	\$200,000	25%	518	523	-1%

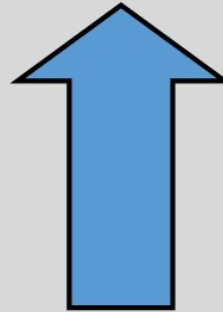
REALTORS® Association of York & Adams Counties

March 2022 Market Update for York County

Median Sold Price Year to Date

\$225,000

March 2021: \$202,500



Sales Price
Change Y/Y

+11%

Number of
Homes Sold Year to
Date

1,402

Sales #
Change Y/Y

+1%

New Listings

683



All Active Listings

487

March 2021: 510

Number of
Pending Home
Sales

783

Pending #
Change Y/Y

-14%

% of List Price
Received

100.5%

SOLD

Days on Market

6

Months Supply
of Inventory

.81 months

For a report by School District please visit

www.RAYAC.com/statistics/



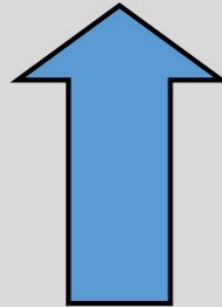
Statistics Source Bright MLS

REALTORS® Association of York & Adams Counties
March 2022 Market Update for Adams County

Median Sold Price Year to Date

\$255,000

March 2021: \$234,450



Sales Price
Change Y/Y

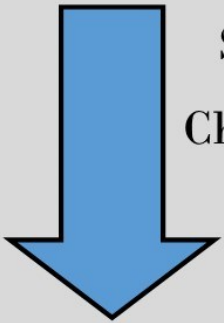
+ 9%

Number of
Homes Sold Year to
Date

237

Sales #
Change Y/Y

- 7%



New Listings

143



All Active Listings

143

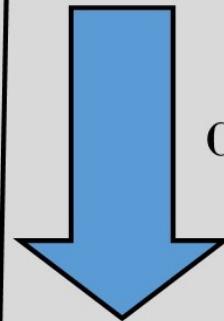
March 2021: 128

Number of
Pending Home
Sales

148

Pending #
Change Y/Y

-6%



% of List Price
Received

100%

SOLD

Days on Market

6

Months Supply
of Inventory

1.37 months

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