



RAYAC Housing Snapshot

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

April 2022 Housing Statistics

The REALTORS® Association of York & Adams Counties (RAYAC) reports that a total of 348 homes were sold in Adams County in April 2022, which is the same as this time last year. In York County 1,949 homes were sold during the first four months of 2022, which is a 1% decrease from this time last year.

The median sales price in Adams County was \$265,270, a 13% increase from 2021. The median sales price in York County was \$226,000, an 8% increase from last year.

“A lack of inventory continues to be an issue driving the home buying market. For the first time this year, the number of home sales is slightly less than the same time period last year in York County. As interest rates have risen over 5% and home sale prices continuing to escalate, our concern is housing affordability. According to statistics compiled by the National Association REALTORS®, purchasing a home is 55% more expensive than a year ago.” said Elle Hale, 2022 RAYAC President.

RAYAC Statistics by School District 2022-2021 (January 1-April 30) Comparison

School District	2022 Median Sale Price	2021 Median Sale Price	% Change	2022 Number Sold	2021 Number Sold	% Change
Adams County						
Bermudian Springs	\$260,000	\$234,900	11%	34	33	3%
Conewago Valley	\$215,000	\$193,000	11%	86	103	-17%
Fairfield	\$275,000	\$262,000	5%	33	35	-6%
Gettysburg	\$285,250	\$255,000	12%	104	84	24%
Littlestown	\$274,950	\$250,750	10%	62	56	11%
Upper Adams	\$245,000	\$227,450	8%	29	38	-24%
Total Adams County	\$265,270	\$235,000	13%	348	349	0%
York County						
Central York	\$244,900	\$217,450	13%	155	164	-5%
Dallastown	\$250,000	\$230,000	9%	181	164	10%
Dover	\$239,900	\$195,000	23%	105	99	6%
Eastern York	\$226,500	\$165,500	37%	61	76	-20%
Hanover	\$195,000	\$177,500	10%	103	93	11%
Northeastern	\$241,500	\$242,200	0%	141	120	18%
Northern York	\$325,000	\$260,100	25%	73	100	-27%
Red Lion	\$229,900	\$204,900	12%	143	137	4%
South Eastern	\$285,000	\$249,900	14%	85	66	29%
South Western	\$247,000	\$236,500	4%	149	200	-26%
Southern York	\$317,470	\$257,400	23%	83	81	2%
Spring Grove	\$270,000	\$240,000	13%	137	127	8%
West Shore	\$259,000	\$240,000	8%	101	109	-7%
West York	\$172,900	\$155,000	12%	117	91	29%
York City	\$110,000	\$90,000	22%	214	186	15%
York Suburban	\$215,100	\$224,900	-4%	101	147	-31%
Total York County	\$226,000	\$209,250	8%	1949	1960	-1%

April 2022 Housing Statistics

The REALTORS® Association of York & Adams Counties (RAYAC) reports that a total of 108 homes were sold in Adams County in April 2022, a 14% increase from this time last year. In York County 532 homes were sold in April 2022, which is a 6% decrease from last year.

The median sales price in Adams County was \$281,000 a 13% increase since last year. The median sale price in York County was \$229,450, a 5% increase from last year.

RAYAC MLS Statistics by School District						
2022-2021 (April) Comparison						
School District	2022 Median Sale Price	2021 Median Sale Price	% Change	2022 Number Sold	2021 Number Sold	% Change
Adams County						
Bermudian Springs	\$269,900	\$225,500	20%	9	9	0%
Conewago Valley	\$209,900	\$195,000	8%	27	27	0%
Fairfield	\$280,000	\$293,750	-5%	15	12	25%
Gettysburg	\$285,250	\$244,450	17%	30	20	50%
Littlestown	\$292,000	\$278,250	5%	21	20	5%
Upper Adams	\$235,450	\$289,900	-19%	6	7	-14%
Total Adams County	\$281,000	\$249,000	13%	108	95	14%
York County						
Central York	\$260,900	\$210,000	24%	38	46	-17%
Dallastown	\$268,750	\$255,000	5%	60	46	30%
Dover	\$231,000	\$197,000	17%	30	27	11%
Eastern York	\$253,250	\$151,500	67%	12	23	-48%
Hanover	\$170,000	\$187,500	-9%	30	22	36%
Northeastern	\$266,000	\$277,800	-4%	32	30	7%
Northern York	\$374,700	\$217,000	73%	18	27	-33%
Red Lion	\$254,900	\$246,000	4%	42	43	-2%
South Eastern	\$255,000	\$260,000	-2%	19	21	-10%
South Western	\$245,000	\$241,900	1%	44	60	-27%
Southern York	\$300,000	\$281,000	7%	21	25	-16%
Spring Grove	\$241,000	\$251,000	-4%	35	36	-3%
West Shore	\$228,950	\$240,000	-5%	30	31	-3%
West York	\$180,000	\$171,000	5%	33	27	22%
York City	\$125,000	\$93,500	34%	60	58	3%
York Suburban	\$234,950	\$215,000	9%	28	46	-39%
Total York County	\$229,450	\$217,500	5%	532	568	-6%

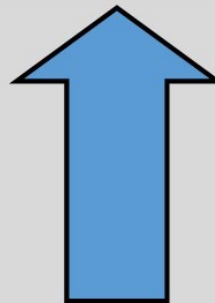
REALTORS® Association of York & Adams Counties

April 2022 Market Update for York County

Median Sold Price Year to Date

\$226,000

April 2021: \$209,250



Sales Price
Change Y/Y

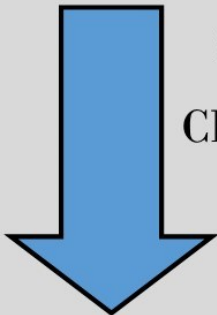
+8%

Number of
Homes Sold Year to
Date

1,949

Sales #
Change Y/Y

-1%



New Listings

676



All Active Listings

491

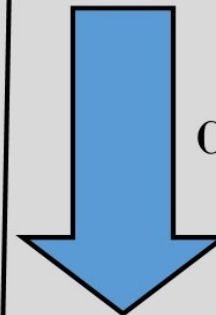
April 2021: 516

Number of
Pending Home
Sales

846

Pending #
Change Y/Y

-26%



% of List Price
Received

101.6%

SOLD

Days on Market

5

Months Supply
of Inventory

.82 months

For a report by School District please visit

www.RAYAC.com/statistics/



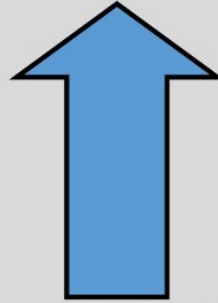
Statistics Source Bright MLS

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

Median Sold Price Year to Date

\$265,270

April 2021: \$235,000



Sales Price
Change Y/Y

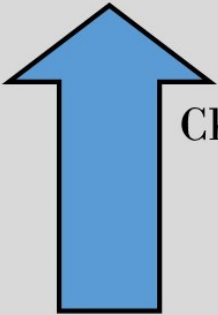
+ 13%

Number of
Homes Sold Year to
Date

348

Sales #
Change Y/Y

0%



New Listings

148



All Active Listings

159

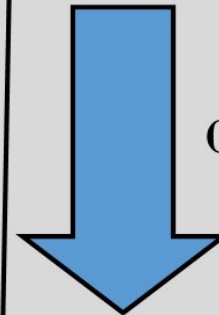
April 2021: 122

Number of
Pending Home
Sales

157

Pending #
Change Y/Y

-29%



% of List Price
Received

100.9%

SOLD

Days on Market

6

Months Supply
of Inventory

1.51 months

For a report by School District please visit

www.RAYAC.com/statistics/



Statistics Source Bright MLS