



# RAYAC Housing Snapshot

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

## May 2022 Housing Statistics

The REALTORS® Association of York & Adams Counties (RAYAC) reports that a total of 467 homes were sold in Adams County in May 2022, which is a 1 % increase from this time last year. In York County 2,555 homes were sold during the first five months of 2022, which is a 1% decrease from this time last year.

The median sales price in Adams County was \$270,000, a 15% increase from 2021. The median sales price in York County was \$233,700, an 11% increase from last year.

“Historically May and June are the largest homebuying months of the season. Both York & Adams Counties had double digit increases in median home sale prices over last year. As we move into the summer months, we are starting to see the market shift ever so slightly as the 30 year interest rate is over 5%. We are hopeful the result will be more inventory on the market giving consumers more choices”. said Elle Hale, 2022 RAYAC President.

### RAYAC Statistics by School District 2022-2021 (January 1-May 31) Comparison

School District	2022 Median Sale Price	2021 Median Sale Price	% Change	2022 Number Sold	2021 Number Sold	% Change
<b>Adams County</b>						
Bermudian Springs	\$260,000	\$232,950	12%	46	52	-12%
Conewago Valley	\$219,900	\$198,500	11%	117	128	-9%
Fairfield	\$275,000	\$271,000	1%	45	40	13%
Gettysburg	\$289,000	\$252,000	15%	137	116	18%
Littlestown	\$275,000	\$256,500	7%	83	79	5%
Upper Adams	\$245,000	\$225,000	9%	39	49	-20%
<b>Total Adams County</b>	<b>\$270,000</b>	<b>\$235,000</b>	<b>15%</b>	<b>467</b>	<b>464</b>	<b>1%</b>
<b>York County</b>						
Central York	\$237,000	\$225,450	5%	201	214	-6%
Dallastown	\$250,330	\$233,500	7%	228	218	5%
Dover	\$235,000	\$199,900	18%	135	141	-4%
Eastern York	\$233,500	\$173,500	35%	86	102	-16%
Hanover	\$200,100	\$185,000	8%	135	128	5%
Northeastern York	\$244,995	\$240,250	2%	172	138	25%
Northern York	\$335,000	\$274,950	22%	101	120	-16%
Red Lion	\$238,000	\$204,800	16%	190	172	10%
South Eastern	\$291,200	\$261,000	12%	110	106	4%
South Western	\$255,000	\$235,000	9%	206	258	-20%
Southern York	\$318,735	\$263,200	21%	124	108	15%
Spring Grove	\$269,950	\$239,950	13%	180	168	7%
West Shore	\$260,750	\$236,000	10%	132	138	-4%
West York	\$181,000	\$156,000	16%	152	132	15%
York City	\$115,450	\$94,700	22%	264	246	7%
York Suburban	\$228,000	\$219,950	4%	139	184	-24%
<b>Total York County</b>	<b>\$233,700</b>	<b>\$210,000</b>	<b>11%</b>	<b>2555</b>	<b>2573</b>	<b>-1%</b>

## *May 2022 Housing Statistics*

The REALTORS® Association of York & Adams Counties (RAYAC) reports that a total of 115 homes were sold in Adams County in May 2022, which is the same from this time last year. In York County 595 homes were sold in May 2022, which is a 2% decrease from last year.

The median sales price in Adams County was \$279,000 a 21% increase since last year. The median sale price in York County was \$250,000, a 16% increase from last year.

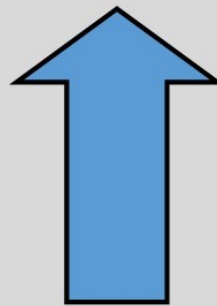
<b>2022-2020 (May) Comparison</b>						
<b>School District</b>	<b>2022 Median Sale Price</b>	<b>2021 Median Sale Price</b>	<b>% Change</b>	<b>2022 Number Sold</b>	<b>2021 Number Sold</b>	<b>% Change</b>
<b>Adams County</b>						
Bermudian Springs	\$300,000	\$210,000	43%	11	19	-42%
Conewago Valley	\$229,500	\$247,500	-7%	30	25	20%
Fairfield	\$284,970	\$287,000	-1%	12	5	140%
Gettysburg	\$310,010	\$225,000	38%	32	32	0%
Littlestown	\$275,000	\$260,900	5%	21	23	-9%
Upper Adams	\$295,000	\$225,000	31%	9	11	-18%
<b>Total Adams County</b>	<b>\$279,000</b>	<b>\$230,000</b>	<b>21%</b>	<b>115</b>	<b>115</b>	<b>0%</b>
<b>York County</b>						
Central York	\$230,000	\$256,000	-10%	45	50	-10%
Dallastown	\$270,770	\$247,500	9%	47	53	-11%
Dover	\$228,000	\$235,000	-3%	29	42	-31%
Eastern York	\$239,950	\$182,500	31%	24	26	-8%
Hanover	\$227,450	\$192,500	18%	32	35	-9%
Northeastern	\$255,995	\$235,000	9%	31	18	72%
Northern York	\$371,800	\$282,000	32%	28	19	47%
Red Lion	\$267,500	\$189,500	41%	47	35	34%
South Eastern	\$315,000	\$279,600	13%	25	40	-38%
South Western	\$273,400	\$234,950	16%	55	58	-5%
Southern York	\$331,000	\$294,900	12%	41	27	52%
Spring Grove	\$255,000	\$245,100	4%	43	40	8%
West Shore	\$275,000	\$226,500	21%	31	29	7%
West York	\$221,000	\$175,000	26%	35	40	-13%
York City	\$129,900	\$104,900	24%	45	59	-24%
York Suburban	\$250,000	\$215,000	16%	37	37	0%
<b>Total York County</b>	<b>\$250,000</b>	<b>\$215,000</b>	<b>16%</b>	<b>595</b>	<b>608</b>	<b>-2%</b>

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

Median Sold Price Year to Date

**\$233,700**

May 2021: \$210,000



Sales Price  
Change Y/Y

**+11%**

Number of  
Homes Sold Year to  
Date

**2,555**

Sales #  
Change Y/Y

**-1%**

New Listings

**571**



All Active Listings

**761**

May 2021: 754

Number of  
Pending Home  
Sales

**1,039**

Pending #  
Change Y/Y

**-13%**

% of List Price  
Received

**102.3%**

**SOLD**

Days on Market

**5**

Months Supply  
of Inventory

**.95 months**

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



Statistics Source Bright MLS

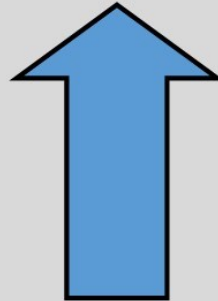
# REALTORS® Association of York & Adams Counties

## May 2022 Market Update for Adams County

Median Sold Price Year to Date

**\$270,000**

May 2021: \$235,000



Sales Price  
Change Y/Y

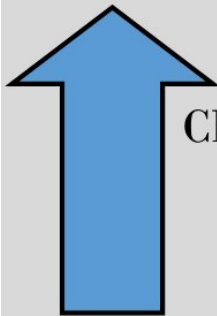
**+ 15%**

Number of  
Homes Sold Year to  
Date

**467**

Sales #  
Change Y/Y

**1%**



New Listings

**156**



All Active Listings

**172**

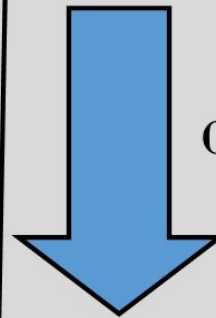
May 2021: 124

Number of  
Pending Home  
Sales

**190**

Pending #  
Change Y/Y

**-19%**



% of List Price  
Received

**100.0%**

**SOLD**

Days on Market

**5**

Months Supply  
of Inventory

**1.63 months**

For a report by School District please visit

[www.RAYAC.com/statistics/](http://www.RAYAC.com/statistics/)



Statistics Source Bright MLS