



RAYAC Housing Snapshot

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

June 2022 Housing Statistics

The REALTORS® Association of York & Adams Counties (RAYAC) reports that a total of 601 homes were sold in Adams County in June 2022, which is a 2% increase from this time last year. In York County 3,220 homes were sold during the first six months of 2022, which is a 1% decrease from this time last year.

The median sales price in Adams County was \$272,500, a 14% increase from 2021. The median sales price in York County was \$240,000, a 12% increase from last year.

“Both York & Adams Counties continue to see double digit increases in the median home sale price. The combination of interest rates rising over 5% and the increases in median home sale price have left some buyers to pause their home search. As such we have seen an ever so slight increase in the inventory levels. In York County the number of homes for sale are just over one month supply and at levels we have not seen since November 2020. That is a good thing and helping to provide more buyers choices in their home buying process.” said Elle Hale, 2022 RAYAC President.

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

School District	2022 Median Sale Price	2021 Median Sale Price	% Change	2022 Number Sold	2021 Number Sold	% Change
Adams County						
Bermudian Springs	\$290,000	\$234,950	23%	64	66	-3%
Conewago Valley	\$225,000	\$210,000	7%	151	155	-3%
Fairfield	\$277,500	\$270,000	3%	54	51	6%
Gettysburg	\$294,945	\$269,900	9%	176	157	12%
Littlestown	\$269,400	\$250,750	7%	108	106	2%
Upper Adams	\$242,500	\$227,450	7%	48	54	-11%
Total Adams County	\$272,500	\$240,000	14%	601	589	2%
York County						
Central York	\$250,500	\$227,000	10%	264	267	-1%
Dallastown	\$252,500	\$239,950	5%	293	278	5%
Dover	\$240,000	\$198,450	21%	165	184	-10%
Eastern York	\$225,750	\$178,000	27%	110	117	-6%
Hanover	\$200,100	\$185,000	8%	163	161	1%
Northeastern	\$253,500	\$244,900	4%	216	185	17%
Northern York	\$335,000	\$275,000	22%	134	146	-8%
Red Lion	\$249,900	\$210,000	19%	241	228	6%
South Eastern	\$299,990	\$264,490	13%	139	131	6%
South Western	\$260,000	\$240,500	8%	253	326	-22%
Southern York	\$320,000	\$269,500	19%	151	144	5%
Spring Grove	\$275,000	\$235,800	17%	239	202	18%
West Shore	\$265,000	\$241,500	10%	167	180	-7%
West York	\$191,750	\$165,000	16%	188	173	9%
York City	\$118,950	\$95,600	24%	320	302	6%
York Suburban	\$234,900	\$219,900	7%	177	219	-19%
Total York County	\$240,000	\$213,900	12%	3220	3243	-1%

June 2022 Housing Statistics

The REALTORS® Association of York & Adams Counties (RAYAC) reports that a total of 133 homes were sold in Adams County in June 2022, which is a 6% increase from this time last year. In York County 652 homes were sold in June 2022, which is a 2% decrease from last year.

The median sales price in Adams County was \$280,000 a 6% increase since last year. The median sale price in York County was \$265,000, a 16% increase from last year.

RAYAC MLS Statistics by School District						
2022-2021 (June) Comparison						
School District	2022 Median Sale Price	2021 Median Sale Price	% Change	2022 Number Sold	2021 Number Sold	% Change
Adams County						
Bermudian Springs	\$310,000	\$257,200	21%	18	14	29%
Conewago Valley	\$243,750	\$239,900	2%	34	27	26%
Fairfield	\$319,500	\$270,000	18%	9	11	-18%
Gettysburg	\$305,490	\$335,000	-9%	39	41	-5%
Littlestown	\$260,000	\$239,000	9%	25	27	-7%
Upper Adams	\$225,000	\$232,500	-3%	8	5	60%
Total Adams County	\$280,000	\$265,000	6%	133	125	6%
York County						
Central York	\$300,000	\$254,000	18%	61	53	15%
Dallastown	\$265,000	\$257,500	3%	63	60	5%
Dover	\$249,060	\$195,000	28%	30	41	-27%
Eastern York	\$200,500	\$240,000	-16%	24	15	60%
Hanover	\$210,000	\$179,900	17%	27	33	-18%
Northeastern	\$295,000	\$256,000	15%	42	47	-11%
Northern York	\$330,000	\$310,400	6%	32	26	23%
Red Lion	\$280,000	\$225,000	24%	51	56	-9%
South Eastern	\$299,990	\$271,000	11%	27	25	8%
South Western	\$303,000	\$265,000	14%	47	68	-31%
Southern York	\$315,000	\$295,000	7%	27	36	-25%
Spring Grove	\$308,990	\$222,450	39%	57	34	68%
West Shore	\$290,000	\$280,000	4%	35	42	-17%
West York	\$238,175	\$195,000	22%	36	41	-12%
York City	\$125,000	\$106,000	18%	55	55	0%
York Suburban	\$285,000	\$210,000	36%	38	35	9%
Total York County	\$265,000	\$228,000	16%	652	667	-2%

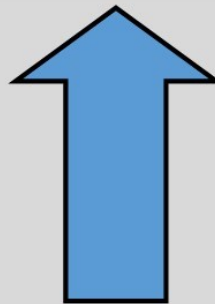
REALTORS® Association of York & Adams Counties

June 2022 Market Update for York County

Median Sold Price Year to Date

\$240,000

June 2021: \$213,900



Sales Price
Change Y/Y

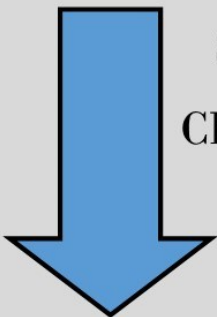
+12%

Number of
Homes Sold Year to
Date

3,220

Sales #
Change Y/Y

-1%



New Listings

726



All Active Listings

643

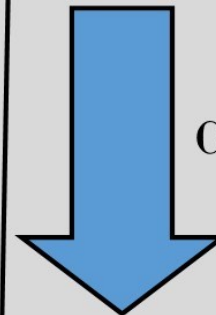
June 2021: 591

Number of
Pending Home
Sales

1,026

Pending #
Change Y/Y

-14%



% of List Price
Received

102.7%

SOLD

Days on Market

6

Months Supply
of Inventory

1.07 months

For a report by School District please visit

www.RAYAC.com/statistics/



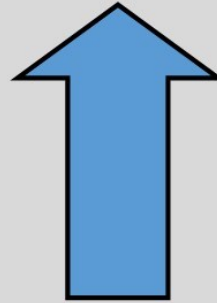
Statistics Source Bright MLS

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

Median Sold Price Year to Date

\$272,500

June 2021: \$240,000



Sales Price
Change Y/Y

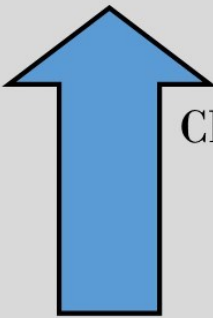
+ 14%

Number of
Homes Sold Year to
Date

601

Sales #
Change Y/Y

2%



New Listings

134



All Active Listings

175

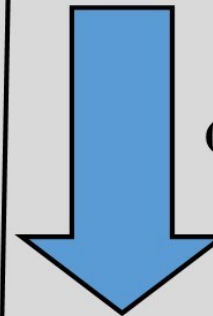
June 2021: 141

Number of
Pending Home
Sales

183

Pending #
Change Y/Y

-12%



% of List Price
Received

100.0%

SOLD

Days on Market

7

Months Supply
of Inventory

1.65 months

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Statistics Source Bright MLS