



# RAYAC Housing Snapshot

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

## July 2022 Housing Statistics

The REALTORS® Association of York & Adams Counties (RAYAC) reports that a total of 721 homes were sold in Adams County in July 2022, which is a 2% increase from this time last year. In York County 3,833 homes were sold during the first seven months of 2022, which is a 4% decrease from this time last year.

The median sales price in Adams County was \$279,000, a 16% increase from 2021. The median sales price in York County was \$241,500, an 11% increase from last year.

“The real estate market has had a small shift in York County. With the rise in interest rates over 5%, the number of home sales in York County has a small decline year to date compared to 2021. It is important to keep in mind that 2021 was an exceptional year breaking the record of the number of home sales ever recorded in York County. The median home sale price continues to rise in both counties. According to our predictions the median home sale price will continue to increase in York & Adams Counties through 2023.” said Elle Hale, 2022 RAYAC President.

### RAYAC Statistics by School District 2022-2021 (January 1-July 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	\$295,000	\$230,500	28%	79	76	4%
Conewago Valley	\$230,000	\$215,000	7%	174	187	-7%
Fairfield	\$279,900	\$277,500	1%	65	58	12%
Gettysburg	\$309,950	\$265,500	17%	224	190	18%
Littlestown	\$269,950	\$245,000	10%	124	135	-8%
Upper Adams	\$240,000	\$227,450	6%	55	60	-8%
<b>Total Adams County</b>	<b>\$279,000</b>	<b>\$240,000</b>	<b>16%</b>	<b>721</b>	<b>706</b>	<b>2%</b>
<b>York County</b>						
Central York	\$257,000	\$230,000	12%	320	328	-2%
Dallastown	\$255,000	\$244,000	5%	361	337	7%
Dover	\$240,000	\$200,000	20%	202	230	-12%
Eastern York	\$232,000	\$182,000	27%	125	139	-10%
Hanover	\$200,500	\$186,000	8%	191	190	1%
Northeastern	\$253,500	\$249,900	1%	256	227	13%
Northern York	\$337,500	\$275,000	23%	161	176	-9%
Red Lion	\$247,450	\$216,000	15%	282	286	-1%
South Eastern	\$296,950	\$266,250	12%	164	170	-4%
South Western	\$263,500	\$246,000	7%	302	389	-22%
Southern York	\$321,250	\$270,000	19%	178	171	4%
Spring Grove	\$280,060	\$239,950	17%	274	250	10%
West Shore	\$260,000	\$250,000	4%	202	230	-12%
West York	\$192,500	\$170,000	13%	223	227	-2%
York City	\$119,900	\$95,290	26%	381	373	2%
York Suburban	\$240,000	\$220,000	9%	211	276	-24%
<b>Total York County</b>	<b>\$241,500</b>	<b>\$217,000</b>	<b>11%</b>	<b>3833</b>	<b>3999</b>	<b>-4%</b>

## *July 2022 Housing Statistics*

The REALTORS® Association of York & Adams Counties (RAYAC) reports that a total of 107 homes were sold in Adams County in July 2022, which is a 6% decrease from this time last year. In York County 590 homes were sold in July 2022, which is a 20% decrease from last year.

The median sales price in Adams County was \$295,000 a 19% increase since last year. The median sale price in York County was \$250,000, a 6% increase from last year.

<b>RAYAC MLS Statistics by School District</b>						
<b>2022-2021 (July) 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	\$310,000	\$213,250	45%	15	10	50%
Conewago Valley	\$240,500	\$266,000	-10%	23	31	-26%
Fairfield Area	\$279,900	\$413,500	-32%	11	7	57%
Gettysburg	\$335,000	\$257,450	30%	37	32	16%
Littlestown	\$270,000	\$239,450	13%	15	28	-46%
Upper Adams	\$191,000	\$217,500	-12%	6	6	0%
<b>Total Adams County</b>	<b>\$295,000</b>	<b>\$248,250</b>	<b>19%</b>	<b>107</b>	<b>114</b>	<b>-6%</b>
<b>York County</b>						
Central York	\$312,500	\$242,450	29%	56	60	-7%
Dallastown	\$268,255	\$266,950	0%	66	56	18%
Dover	\$240,000	\$230,000	4%	37	45	-18%
Eastern York	\$255,000	\$190,000	34%	15	22	-32%
Hanover	\$225,500	\$200,000	13%	28	29	-3%
Northeastern	\$259,990	\$255,000	2%	35	41	-15%
Northern York	\$350,000	\$276,000	27%	26	30	-13%
Red Lion	\$202,000	\$249,000	-19%	39	58	-33%
South Eastern	\$292,500	\$269,740	8%	24	37	-35%
South Western	\$295,000	\$265,000	11%	47	60	-22%
Southern York	\$310,250	\$312,000	-1%	26	29	-10%
Spring Grove	\$319,900	\$246,000	30%	32	47	-32%
West Shore	\$274,500	\$263,000	4%	34	49	-31%
West York	\$192,500	\$188,500	2%	34	53	-36%
York City	\$120,000	\$94,900	26%	59	69	-14%
York Suburban	\$254,950	\$225,000	13%	32	56	-43%
<b>Total York County</b>	<b>\$250,000</b>	<b>\$234,900</b>	<b>6%</b>	<b>590</b>	<b>741</b>	<b>-20%</b>

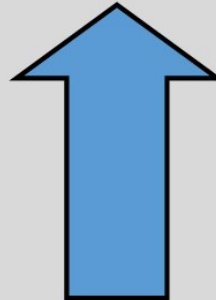
# REALTORS® Association of York & Adams Counties

## July 2022 Market Update for York County

Median Sold Price Year to Date

**\$241,500**

July 2021: \$217,000



Sales Price  
Change Y/Y

**+11%**

Number of  
Homes Sold Year to  
Date

**3,833**

Sales #  
Change Y/Y

**-4%**

New Listings

**707**



All Active Listings

**677**

July 2021: 519

Number of  
Pending Home  
Sales

**978**

Pending #  
Change Y/Y

**-8%**

% of List Price  
Received

**100.7%**

**SOLD**

Days on Market

**7**

Months Supply  
of Inventory

**1.13 months**

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

 **RAYAC**  
REALTORS® ASSOCIATION  
OF YORK & ADAMS COUNTIES, INC.

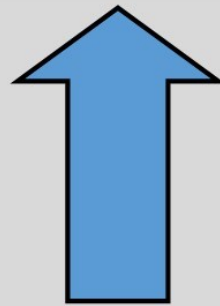
Statistics Source Bright MLS

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

Median Sold Price Year to Date

**\$279,000**

July 2021: \$240,000



Sales Price  
Change Y/Y

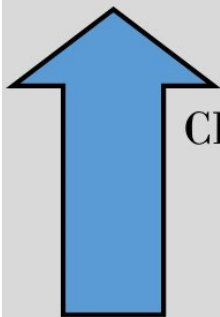
**+ 16%**

Number of  
Homes Sold Year to  
Date

**721**

Sales #  
Change Y/Y

**2%**



New Listings

**140**



All Active Listings

**178**

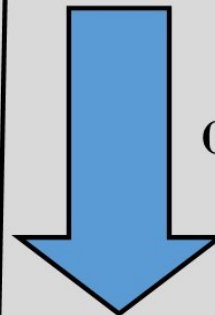
July 2021: 114

Number of  
Pending Home  
Sales

**179**

Pending #  
Change Y/Y

**-4%**



% of List Price  
Received

**100.0%**

**SOLD**

Days on Market

**8**

Months Supply  
of Inventory

**1.69 months**

For a report by School District please visit

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Statistics Source Bright MLS