



RAYAC Housing Snapshot

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

August 2022 Housing Statistics

The REALTORS® Association of York & Adams Counties (RAYAC) reports that a total of 835 homes were sold in Adams County in August 2022, which is a 2% increase from this time last year. In York County 4,475 homes were sold during the first eight months of 2022, which is a 6% decrease from this time last year.

The median sales price in Adams County was \$279,000, a 14% increase from 2021. The median sales price in York County was \$244,360, an 11% increase from last year.

“As the mortgage rates have risen to 6%, the number of home sales has decreased in York County compared to the same time period in 2021. It is important to keep in perspective that 2020 and 2021 were historical years in that they broke all previous records in terms of the number of home sales in one single year. The pace we are seeing today is similar to real estate market trends in 2019. Anyone who was in real estate in 2019 would tell you it was a great year.” said Elle Hale, 2022 RAYAC President.

**RAYAC Statistics by School District
2022-2021 (January 1-August 31) 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	\$235,000	23%	95	91	4%
Conewago Valley	\$238,000	\$219,000	9%	193	219	-12%
Fairfield	\$285,000	\$275,000	4%	71	68	4%
Gettysburg	\$305,990	\$279,900	9%	259	216	20%
Littlestown	\$270,000	\$250,000	8%	155	161	-4%
Upper Adams	\$234,950	\$225,000	4%	62	67	-7%
Total Adams County	\$279,900	\$245,000	14%	835	822	2%
York County						
Central York	\$265,000	\$229,000	16%	387	418	-7%
Dallastown	\$255,000	\$245,250	4%	421	402	5%
Dover	\$241,000	\$202,000	19%	243	275	-12%
Eastern York	\$237,450	\$184,900	28%	142	157	-10%
Hanover	\$205,000	\$190,690	8%	228	217	5%
Northeastern	\$255,490	\$252,500	1%	292	278	5%
Northern York	\$344,500	\$276,450	25%	182	202	-10%
Red Lion	\$240,000	\$219,900	9%	327	345	-5%
South Eastern	\$300,000	\$266,250	13%	193	200	-4%
South Western	\$266,500	\$249,900	7%	355	453	-22%
Southern York	\$327,000	\$269,500	21%	199	214	-7%
Spring Grove	\$280,230	\$242,500	16%	307	290	6%
West Shore	\$263,000	\$250,000	5%	239	279	-14%
West York	\$196,000	\$170,000	15%	274	261	5%
York City	\$120,000	\$98,500	22%	437	427	2%
York Suburban	\$235,000	\$219,900	7%	249	325	-23%
Total York County	\$244,360	\$220,000	11%	4475	4743	-6%

August 2022 Housing Statistics

The REALTORS® Association of York & Adams Counties (RAYAC) reports that a total of 112 homes were sold in Adams County in August 2022, which is a 2% decrease from this time last year. In York County 631 homes were sold in August 2022, which is a 14% decrease from last year.

The median sales price in Adams County was \$278,500 a 3% increase since last year. The median sale price in York County was \$250,000, a 7% increase from last year.

RAYAC MLS Statistics by School District						
2022-2021 (August) Comparison						
School District	2022 Median Sale Price	2021 Median Sale Price	% Change	2022 Number Sold	2021 Number Sold	% Change
Adams County						
Bermudian Springs	\$267,450	\$310,000	-14%	16	15	7%
Conewago Valley	\$291,000	\$240,000	21%	19	31	-39%
Fairfield	\$300,000	\$273,500	10%	6	10	-40%
Gettysburg	\$272,500	\$368,000	-26%	33	25	32%
Littlestown	\$274,900	\$260,450	6%	31	26	19%
Upper Adams	\$211,000	\$179,900	17%	7	7	0%
Total Adams County	\$278,500	\$271,365	3%	112	114	-2%
York County						
Central York	\$312,450	\$226,000	38%	66	87	-24%
Dallastown	\$248,750	\$264,500	-6%	60	64	-6%
Dover	\$245,000	\$205,000	20%	41	44	-7%
Eastern York	\$255,500	\$240,750	6%	16	18	-11%
Hanover	\$209,900	\$220,750	-5%	37	26	42%
Northeastern	\$259,900	\$273,450	-5%	34	50	-32%
Northern York	\$367,720	\$365,000	1%	20	25	-20%
Red Lion	\$229,900	\$245,000	-6%	45	59	-24%
South Eastern	\$326,875	\$258,910	26%	28	29	-3%
South Western	\$295,000	\$279,900	5%	51	63	-19%
Southern York	\$350,000	\$262,950	33%	21	42	-50%
Spring Grove	\$282,450	\$265,000	7%	33	41	-20%
West Shore	\$309,950	\$246,000	26%	36	49	-27%
West York	\$210,000	\$187,500	12%	51	33	55%
York City	\$120,000	\$113,500	6%	55	53	4%
York Suburban	\$230,000	\$207,500	11%	37	48	-23%
Total York County	\$250,000	\$233,000	7%	631	731	-14%

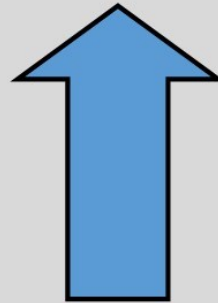
REALTORS® Association of York & Adams Counties

August 2022 Market Update for York County

Median Sold Price Year to Date

\$244,360

August 2021: \$220,000



Sales Price
Change Y/Y

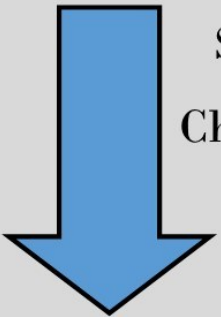
+11%

Number of
Homes Sold Year to
Date

4,475

Sales #
Change Y/Y

-6%



New Listings

631



All Active Listings

646

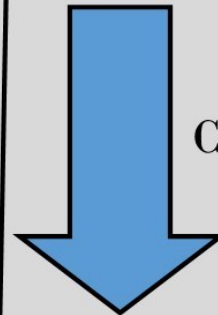
August 2021: 630

Number of
Pending Home
Sales

888

Pending #
Change Y/Y

-13%



% of List Price
Received

100.0%

SOLD

Days on Market

8

Months Supply
of Inventory

1.09 months

For a report by School District please visit

www.RAYAC.com/statistics/



Statistics Source Bright MLS

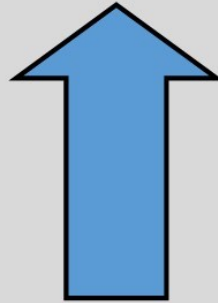
REALTORS® Association of York & Adams Counties

August 2022 Market Update for Adams County

Median Sold Price Year to Date

\$279,900

August 2021: \$245,000



Sales Price
Change Y/Y

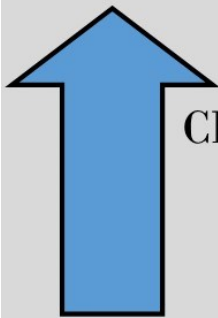
+ 14%

Number of
Homes Sold Year to
Date

835

Sales #
Change Y/Y

2%



New Listings

132



All Active Listings

196

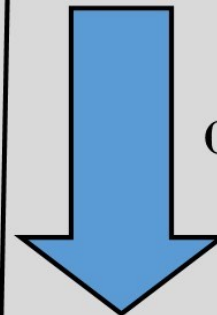
August 2021: 133

Number of
Pending Home
Sales

179

Pending #
Change Y/Y

-13%



% of List Price
Received

100.0%

SOLD

Days on Market

9

Months Supply
of Inventory

1.86 months

For a report by School District please visit

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Statistics Source Bright MLS