



RAYAC Housing Snapshot

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

September 2022 Housing Statistics

The REALTORS® Association of York & Adams Counties (RAYAC) reports that a total of 947 homes were sold in Adams County in September 2022, which is the same as this time last year. In York County 5,047 homes were sold during the first nine months of 2022, which is a 7% decrease from this time last year.

The median sales price in Adams County was \$279,000, a 13% increase from 2021. The median sales price in York County was \$245,000, a 10% increase from last year.

“The real estate market has been in the process of adjusting recently due to several economic factors impacting buyer enthusiasm including a rise of mortgage interest rates. Homes have been sitting on the market slightly longer than they were a few months ago and sellers have needed to adjust to these changing market conditions.” said Elle Hale, 2022 RAYAC President.

RAYAC Statistics by School District

2022-2021 (January 1-September 30) Comparison

School District	2022 Median Sale Price	2021 Median Sale Price	% Change	2022 Number Sold	2021 Number Sold	% Change
Adams County						
Bermudian Springs	\$285,000	\$237,900	20%	105	102	3%
Conewago Valley	\$240,000	\$219,000	10%	229	249	-8%
Fairfield	\$280,000	\$275,000	2%	83	83	0%
Gettysburg	\$305,715	\$280,750	9%	286	243	18%
Littlestown	\$270,000	\$245,000	10%	173	187	-7%
Upper Adams	\$240,000	\$225,000	7%	71	79	-10%
Total Adams County	\$279,900	\$247,000	13%	947	943	0%
York County						
Central	\$263,450	\$230,150	14%	454	498	-9%
Dallastown	\$255,880	\$248,750	3%	472	446	6%
Dover	\$240,000	\$205,000	17%	281	315	-11%
Eastern York	\$237,450	\$185,000	28%	156	179	-13%
Hanover	\$207,000	\$195,000	6%	250	253	-1%
Northeastern	\$255,000	\$250,000	2%	326	317	3%
Northern York	\$347,000	\$284,900	22%	215	231	-7%
Red Lion	\$245,000	\$221,750	10%	381	406	-6%
South Eastern	\$309,900	\$265,000	17%	219	229	-4%
South Western	\$268,700	\$249,900	8%	394	521	-24%
Southern York	\$326,000	\$275,500	18%	224	254	-12%
Spring Grove	\$278,950	\$239,950	16%	340	344	-1%
West Shore	\$264,950	\$250,000	6%	276	320	-14%
West York	\$199,900	\$174,500	15%	297	289	3%
York City	\$119,200	\$95,140	25%	482	486	-1%
York Suburban	\$235,000	\$220,000	7%	280	361	-22%
Total York County	\$245,000	\$223,100	10%	5047	5449	-7%

September 2022 Housing Statistics

The REALTORS® Association of York & Adams Counties (RAYAC) reports that a total of 111 homes were sold in Adams County in September 2022, which is an 8% decrease from this time last year. In York County 565 homes were sold in September 2022, which is a 19% decrease from last year.

The median sales price in Adams County was \$275,000 a 7% increase since last year. The median sale price in York County was \$249,900, a 4% increase from last year.

RAYAC MLS Statistics by School District						
2022-2021 (September) 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	\$276,000	-6%	10	11	-9%
Conewago Valley	\$264,950	\$222,500	19%	36	30	20%
Fairfield	\$270,000	\$273,000	-1%	12	15	-20%
Gettysburg	\$295,000	\$305,000	-3%	27	27	0%
Littlestown	\$295,000	\$229,700	28%	17	26	-35%
Upper Adams	\$305,000	\$198,030	54%	9	12	-25%
Total Adams County	\$275,000	\$255,900	7%	111	121	-8%
York County						
Central	\$240,000	\$261,000	-8%	66	79	-16%
Dallastown	\$279,240	\$270,000	3%	50	43	16%
Dover	\$232,000	\$235,000	-1%	36	39	-8%
Eastern York	\$236,500	\$205,000	15%	14	20	-30%
Hanover	\$218,000	\$219,950	-1%	23	36	-36%
Northeastern York	\$240,000	\$240,000	0%	33	39	-15%
Northern York	\$400,100	\$360,000	11%	33	28	18%
Red Lion	\$255,125	\$245,000	4%	54	60	-10%
South Eastern	\$335,500	\$260,000	29%	26	29	-10%
South Western	\$284,900	\$240,000	19%	39	67	-42%
Southern York	\$310,100	\$310,000	0%	25	41	-39%
Spring Grove	\$255,000	\$229,900	11%	33	53	-38%
West Shore	\$285,000	\$270,550	5%	37	40	-8%
West York	\$215,000	\$230,100	-7%	21	27	-22%
York City	\$110,000	\$79,200	39%	44	58	-24%
York Suburban	\$240,000	\$255,000	-6%	31	36	-14%
Total York County	\$249,900	\$241,000	4%	565	695	-19%

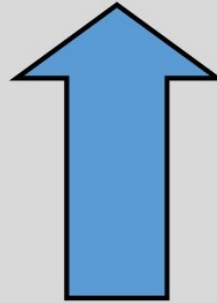
REALTORS® Association of York & Adams Counties

September 2022 Market Update for York County

Median Sold Price Year to Date

\$245,000

September 2021: \$223,100



Sales Price
Change Y/Y

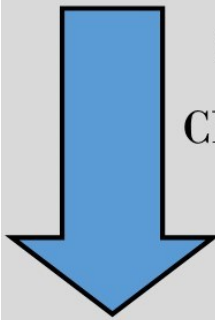
+10%

Number of
Homes Sold Year to
Date

5,047

Sales #
Change Y/Y

-7%



New Listings

590



All Active Listings

656

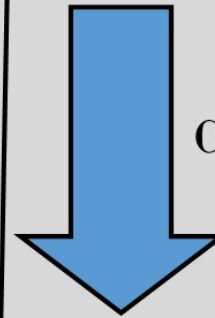
September 2021: 634

Number of
Pending Home
Sales

820

Pending #
Change Y/Y

-20%



% of List Price
Received

100.0%

SOLD

Days on Market

8

Months Supply
of Inventory

1.13 months

For a report by School District please visit

www.RAYAC.com/statistics/



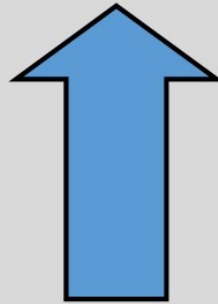
Statistics Source Bright MLS

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

Median Sold Price Year to Date

\$279,900

September 2021: \$247,000



Sales Price
Change Y/Y

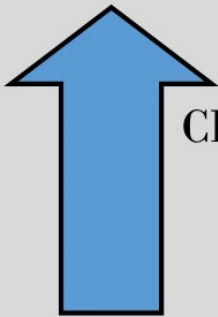
+ 13%

Number of
Homes Sold Year to
Date

947

Sales #
Change Y/Y

0%



New Listings

122



All Active Listings

184

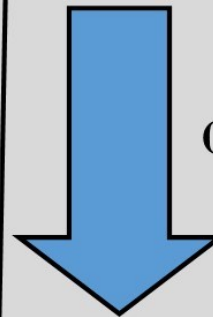
September 2021: 151

Number of
Pending Home
Sales

179

Pending #
Change Y/Y

-20%



% of List Price
Received

100.0%

SOLD

Days on Market

11

Months Supply
of Inventory

1.76 months

For a report by School District please visit

www.RAYAC.com/statistics/



Statistics Source Bright MLS