



# RAYAC Housing Snapshot

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

## October 2022 Housing Statistics

The REALTORS® Association of York & Adams Counties (RAYAC) reports that a total of 1,041 homes were sold in Adams County in October 2022, which is a 1% decrease from this time last year. In York County 5,576 homes were sold during the first ten months of 2022, which is a 9% decrease from this time last year.

The median sales price in Adams County was \$279,900, a 12% increase from 2021. The median sales price in York County was \$245,000, a 9% increase from last year.

“Average mortgage rates in York & Adams Counties were around 6.75%, which is double the rate just six months ago. Rising mortgage rates continue to sideline buyers who may be waiting until after the holidays to return to home shopping, with the hope that rates will be lower. However, lack of inventory continues to be an issue which is why we are continuing to see the housing prices increase even while the number of home sales has declined. This market is very nuanced which is why it is more important than ever to discuss your real estate needs and options with a REALTOR® member.” said Elle Hale, 2022 RAYAC President.

### 2022-2021 (January 1-October 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	\$285,000	\$235,000	21%	118	115	3%
Conewago Valley	\$238,000	\$220,900	8%	259	273	-5%
Fairfield	\$282,500	\$275,000	3%	92	98	-6%
Gettysburg	\$305,990	\$279,900	9%	311	273	14%
Littlestown	\$274,200	\$250,000	10%	184	208	-12%
Upper Adams	\$235,000	\$219,900	7%	77	85	-9%
<b>Total Adams County</b>	<b>\$279,900</b>	<b>\$249,250</b>	<b>12%</b>	<b>1041</b>	<b>1052</b>	<b>-1%</b>
<b>York County</b>						
Central	\$260,610	\$230,000	13%	502	551	-9%
Dallastown	\$256,000	\$246,500	4%	525	508	3%
Dover	\$240,000	\$208,500	15%	304	346	-12%
Eastern York	\$232,000	\$185,500	25%	174	198	-12%
Hanover Public	\$206,000	\$195,000	6%	266	274	-3%
Northeastern	\$259,990	\$249,900	4%	357	359	-1%
Northern York	\$346,750	\$284,900	22%	238	255	-7%
Red Lion	\$245,000	\$223,000	10%	410	452	-9%
South Eastern	\$310,000	\$267,750	16%	243	260	-7%
South Western	\$264,900	\$250,000	6%	437	571	-23%
Southern York	\$330,000	\$279,950	18%	251	280	-10%
Spring Grove	\$275,000	\$240,000	15%	380	388	-2%
West Shore	\$266,250	\$252,500	5%	312	373	-16%
West York	\$200,000	\$175,000	14%	232	323	-28%
York City	\$119,200	\$98,950	20%	536	546	-2%
York Suburban	\$235,000	\$221,250	6%	318	420	-24%
<b>Total York County</b>	<b>\$245,000</b>	<b>\$224,900</b>	<b>9%</b>	<b>5576</b>	<b>6104</b>	<b>-9%</b>

# October 2022 Housing Statistics

The REALTORS® Association of York & Adams Counties (RAYAC) reports that a total of 90 homes were sold in Adams County in October 2022, which is a 16% decrease from this time last year. In York County 517 homes were sold in October 2022, which is a 19% decrease from last year.

The median sales price in Adams County was \$279,750, an 8% increase since last year. The median sale price in York County was \$246,000, an 8% increase from last year.

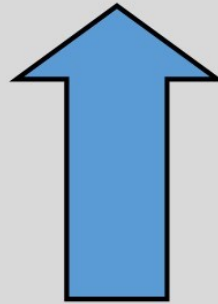
<b>RAYAC MLS Statistics by School District</b>						
<b>2022-2022 (October) Comparison</b>						
School District	2022 Median Sale Price	2021 Median Sale Price	% Change	2022 Number Sold	2021 Number Sold	% Change
<b>Adams County</b>						
Bermudian Springs	\$240,000	\$191,950	25%	13	12	8%
Conewago Valley	\$227,500	\$294,780	-23%	30	24	25%
Fairfield	\$301,700	\$305,000	-1%	9	15	-40%
Gettysburg	\$355,450	\$244,375	45%	22	30	-27%
Littlestown	\$300,000	\$261,500	15%	10	20	-50%
Upper Adams	\$210,000	\$164,450	28%	6	6	0%
<b>Total Adams County</b>	<b>\$279,750</b>	<b>\$258,000</b>	<b>8%</b>	<b>90</b>	<b>107</b>	<b>-16%</b>
<b>York County</b>						
Central York	\$253,750	\$219,900	15%	46	53	-13%
Dallastown	\$257,000	\$240,000	7%	53	61	-13%
Dover	\$238,000	\$224,950	6%	23	30	-23%
Eastern York	\$188,000	\$193,000	-3%	18	19	-5%
Hanover Public	\$190,000	\$198,550	-4%	15	21	-29%
Northeastern	\$320,000	\$209,900	52%	29	39	-26%
Northern York	\$329,000	\$285,000	15%	23	24	-4%
Red Lion	\$269,900	\$235,950	14%	29	46	-37%
South Eastern	\$330,000	\$269,670	22%	23	28	-18%
South Western	\$249,900	\$260,000	-4%	41	50	-18%
Southern York	\$359,900	\$286,000	26%	27	24	13%
Spring Grove	\$262,500	\$247,125	6%	40	43	-7%
West Shore	\$315,000	\$260,000	21%	35	52	-33%
West York	\$230,500	\$190,000	21%	26	33	-21%
York City	\$121,200	\$125,000	-3%	52	57	-9%
York Suburban	\$235,000	\$227,500	3%	37	57	-35%
<b>Total York County</b>	<b>\$246,000</b>	<b>\$228,400</b>	<b>8%</b>	<b>517</b>	<b>637</b>	<b>-19%</b>

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

Median Sold Price Year to Date

**\$245,000**

October 2021: \$223,100



Sales Price  
Change Y/Y

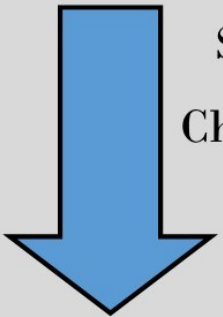
**+9%**

Number of  
Homes Sold Year to  
Date

**5,576**

Sales #  
Change Y/Y

**-9%**



New Listings

**520**



All Active Listings

**637**

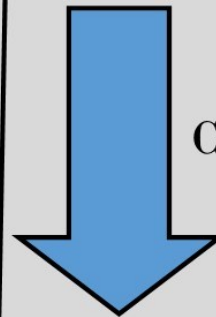
October 2021: 569

Number of  
Pending Home  
Sales

**764**

Pending #  
Change Y/Y

**-28%**



% of List Price  
Received

**100.0%**

**SOLD**

Days on Market

**8**

Months Supply  
of Inventory

**1.12 months**

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



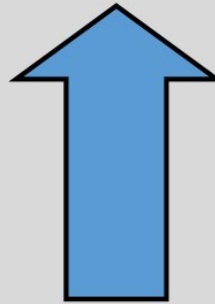
Statistics Source Bright MLS

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

Median Sold Price Year to Date

**\$279,900**

October 2021: \$249,250



Sales Price  
Change Y/Y

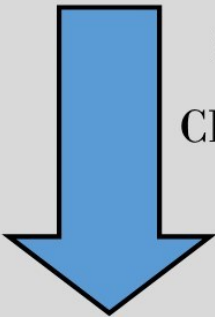
**+ 12%**

Number of  
Homes Sold Year to  
Date

**1,052**

Sales #  
Change Y/Y

**-1%**



New Listings

**82**



All Active Listings

**150**

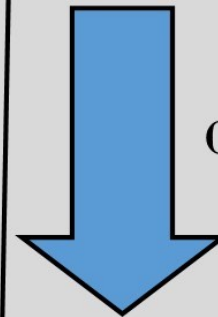
October 2021: 141

Number of  
Pending Home  
Sales

**116**

Pending #  
Change Y/Y

**-45%**



% of List Price  
Received

**100.0%**

**SOLD**

Days on Market

**8**

Months Supply  
of Inventory

**1.46 months**

For a report by School District please visit  
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Statistics Source Bright MLS