



# RAYAC Housing Snapshot

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

## November 2022 Housing Statistics

The REALTORS® Association of York & Adams Counties (RAYAC) reports that a total of 1,112 homes were sold in Adams County in November 2022, which is a 4% decrease from this time last year. In York County 6,050 homes were sold during the first eleven months of 2022, which is a 10% decrease from this time last year.

The median sales price in Adams County was \$278,500, an 11% increase from 2021. The median sales price in York County was \$245,000, a 9% increase from last year.

“The housing market has been running at a frenzied pace for the past two and a half years, but a cooling is at hand. In the second half of 2022 fast-rising mortgage rates stalled market activity. 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.

RAYAC Statistics by School District						
2022-2021 (January 1-November 30) 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	\$239,900	19%	126	132	-5%
Conewago Valley	\$236,335	\$220,450	7%	277	292	-5%
Fairfield	\$287,450	\$277,500	4%	100	110	-9%
Gettysburg	\$310,000	\$279,900	11%	335	305	10%
Littlestown	\$271,750	\$250,000	9%	194	225	-14%
Upper Adams	\$235,000	\$222,450	6%	80	98	-18%
<b>Total Adams County</b>	<b>\$278,500</b>	<b>\$249,900</b>	<b>11%</b>	<b>1112</b>	<b>1162</b>	<b>-4%</b>
<b>York County</b>						
Central	\$259,450	\$230,000	13%	558	616	-9%
Dallastown	\$256,000	\$250,000	2%	565	571	-1%
Dover	\$239,900	\$213,600	12%	329	380	-13%
Eastern York	\$227,000	\$186,000	22%	192	215	-11%
Hanover	\$205,000	\$195,000	5%	284	304	-7%
Northeastern	\$259,900	\$250,000	4%	389	399	-3%
Northern York	\$347,000	\$284,900	22%	261	279	-6%
Red Lion	\$249,900	\$229,900	9%	440	493	-11%
South Eastern	\$315,000	\$270,495	16%	264	292	-10%
South Western	\$264,900	\$250,000	6%	477	616	-23%
Southern York	\$332,995	\$279,950	19%	264	300	-12%
Spring Grove	\$277,950	\$240,000	16%	402	426	-6%
West Shore	\$270,000	\$250,000	8%	345	407	-15%
West York	\$200,000	\$175,000	14%	347	367	-5%
York City	\$119,900	\$99,950	20%	583	610	-4%
York Suburban	\$235,000	\$220,500	7%	350	460	-24%
<b>Total York County</b>	<b>\$245,000</b>	<b>\$224,900</b>	<b>9%</b>	<b>6050</b>	<b>6735</b>	<b>-10%</b>

# *November 2022 Housing Statistics*

The REALTORS® Association of York & Adams Counties (RAYAC) reports that a total of 71 homes were sold in Adams County in November 2022, which is a 33% decrease from this time last year. In York County 463 homes were sold in November 2022, which is a 25% decrease from last year.

The median sales price in Adams County was \$265,000, which is the same as this time last year. The median sale price in York County was \$241,000, a 10% increase from last year.

<b>RAYAC MLS Statistics by School District</b>						
<b>2022-2021 (November) 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	\$240,000	\$300,000	-20%	8	17	-53%
Conewago Valley	\$216,200	\$207,000	4%	18	19	-5%
Fairfield	\$292,000	\$315,000	-7%	8	11	-27%
Gettysburg	\$335,000	\$250,000	34%	24	31	-23%
Littlestown	\$267,450	\$280,500	-5%	10	16	-38%
Upper Adams	\$142,000	\$220,250	-36%	3	12	-75%
<b>Total Adams County</b>	<b>\$265,000</b>	<b>\$264,950</b>	<b>0%</b>	<b>71</b>	<b>106</b>	<b>-33%</b>
<b>York County</b>						
Central	\$247,450	\$254,990	-3%	56	64	-13%
Dallastown	\$254,000	\$256,350	-1%	40	62	-35%
Dover	\$226,000	\$255,000	-11%	25	34	-26%
Eastern York	\$210,000	\$205,000	2%	17	17	0%
Hanover	\$200,950	\$206,500	-3%	18	30	-40%
Northeastern	\$268,700	\$273,000	-2%	30	40	-25%
Northern York	\$343,000	\$272,000	26%	22	20	10%
Red Lion	\$275,000	\$255,000	8%	29	41	-29%
South Eastern	\$343,700	\$299,950	15%	20	32	-38%
South Western	\$263,000	\$255,000	3%	39	43	-9%
Southern York	\$410,750	\$275,000	49%	13	20	-35%
Spring Grove	\$288,000	\$240,000	20%	21	37	-43%
West Shore	\$275,000	\$216,950	27%	32	39	-18%
West York	\$219,900	\$172,450	28%	23	50	-54%
York City	\$115,000	\$107,000	7%	46	77	-40%
York Suburban	\$252,500	\$220,000	15%	32	40	-20%
<b>Total York County</b>	<b>\$241,000</b>	<b>\$220,000</b>	<b>10%</b>	<b>463</b>	<b>620</b>	<b>-25%</b>

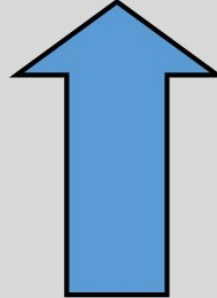
# REALTORS® Association of York & Adams Counties

## November 2022 Market Update for York County

Median Sold Price Year to Date

**\$245,000**

November 2021: \$224,900



Sales Price  
Change Y/Y

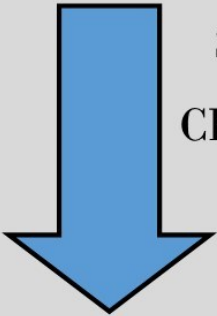
**+9%**

Number of  
Homes Sold Year to  
Date

**6,050**

Sales #  
Change Y/Y

**-10%**



New Listings

**454**



All Active Listings

**637**

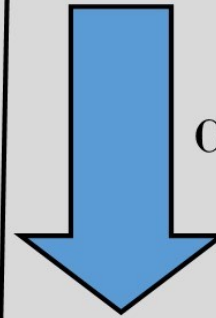
November 2021: 518

Number of  
Pending Home  
Sales

**764**

Pending #  
Change Y/Y

**-27%**



% of List Price  
Received

**100.0%**

**SOLD**

Days on Market

**8**

Months Supply  
of Inventory

**1.14 months**

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



Statistics Source Bright MLS

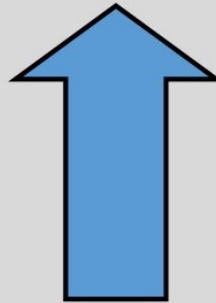
# REALTORS® Association of York & Adams Counties

## November 2022 Market Update for Adams County

Median Sold Price Year to Date

**\$278,500**

November 2021: \$249,900



Sales Price  
Change Y/Y

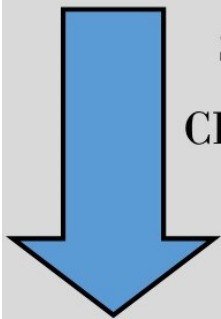
**+ 11%**

Number of  
Homes Sold Year to  
Date

**1,112**

Sales #  
Change Y/Y

**-4%**



New Listings

**91**



All Active Listings

**164**

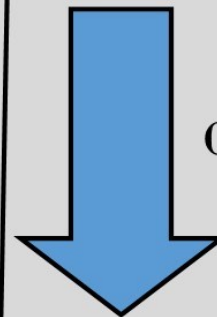
November 2021: 116

Number of  
Pending Home  
Sales

**98**

Pending #  
Change Y/Y

**-33%**



% of List Price  
Received

**100.0%**

**SOLD**

Days on Market

**10**

Months Supply  
of Inventory

**1.64 months**

For a report by School District please visit

[www.RAYAC.com/statistics/](http://www.RAYAC.com/statistics/)



Statistics Source Bright MLS