



RAYAC Housing Snapshot

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

December 2022 Housing Statistics

The REALTORS® Association of York & Adams Counties (RAYAC) reports that a total of 1,188 homes were sold in Adams County in December 2022, which is a 7% decrease from this time last year. In York County 6,454 homes were sold during the twelve months of 2022, which is a 12% decrease from this time last year.

The median sales price in Adams County was \$275,000, a 10% increase from 2021. The median sales price in York County was \$245,000, a 9% increase from last year.

“2022 was another historic year in real estate for both York & Adams Counties setting the highest median home sale price ever recorded for both counties in one single year. In both York and Adams Counties the median home sale price went up 22% in a two-year time frame. The vast majority of this increase in sale price has been driven by a strong buyer demand and a short supply of inventory. As we are transitioning into 2023 we have seen the housing market go through a slight cooling effect due to rising interest rates. The supply of homes available for sale still continues to be an issue driving the market place with both counties having about a month supply of inventory available. The market is very nuanced with homes in certain price ranges continuing to move quickly with others staying on the market for a longer period of time. Now more than ever it is important to work with a REALTOR® to help both buyers and sellers achieve their goals.” said Reid Weinbrom, 2023 RAYAC President.

**RAYAC Statistics by School District
2022-2021 (January 1-December 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	\$242,500	20%	137	148	-7%
Conewago Valley	\$230,000	\$222,950	3%	300	322	-7%
Fairfield	\$280,000	\$275,000	2%	110	125	-12%
Gettysburg	\$307,495	\$276,600	11%	346	338	2%
Littlestown	\$270,000	\$251,425	7%	209	238	-12%
Upper Adams	\$235,500	\$219,900	7%	86	111	-23%
Total Adams County	\$275,000	\$250,000	10%	1188	1282	-7%
York County						
Central York	\$262,200	\$235,000	12%	594	666	-11%
Dallastown	\$258,600	\$246,500	5%	602	612	-2%
Dover	\$240,000	\$215,000	12%	356	432	-18%
Eastern York	\$231,000	\$192,000	20%	206	233	-12%
Hanover	\$202,000	\$195,000	4%	295	325	-9%
Northeastern	\$259,990	\$250,000	4%	415	439	-5%
Northern York	\$346,500	\$285,000	22%	279	306	-9%
Red Lion	\$249,900	\$229,325	9%	464	540	-14%
South Eastern	\$315,000	\$267,500	18%	282	321	-12%
South Western	\$265,000	\$249,900	6%	519	661	-21%
Southern York	\$335,000	\$270,000	24%	281	332	-15%
Spring Grove	\$275,000	\$240,000	15%	434	458	-5%
West Shore	\$265,000	\$253,500	5%	376	452	-17%
West York	\$201,500	\$180,000	12%	371	404	-8%
York City	\$119,900	\$99,900	20%	609	670	-9%
York Suburban	\$235,000	\$224,900	4%	371	495	-25%
Total York County	\$245,000	\$224,900	9%	6,454	7,346	-12%

December 2022 Housing Statistics

The REALTORS® Association of York & Adams Counties (RAYAC) reports that a total of 76 homes were sold in Adams County in December 2022, which is a 37% decrease from this time last year. In York County 395 homes were sold in December 2022, which is a 34% decrease from last year.

The median sales price in Adams County was \$244,900, which is a 6% decrease from this time last year. The median sale price in York County was \$255,000, a 12% increase from last year.

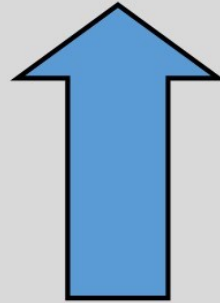
RAYAC MLS Statistics by School District 2022-2021 (December) Comparison						
School District	2022 Median Sale Price	2021 Median Sale Price	% Change	2022 Number Sold	2021 Number Sold	% Change
Adams County						
Bermudian Springs	\$390,000	\$375,100	4%	11	16	-31%
Conewago Valley	\$199,995	\$232,250	-14%	23	30	-23%
Fairfield	\$232,950	\$250,000	-7%	10	15	-33%
Gettysburg	\$272,000	\$265,000	3%	11	33	-67%
Littlestown	\$255,000	\$298,500	-15%	15	13	15%
Upper Adams	\$242,990	\$165,000	47%	6	13	-54%
Total Adams County	\$244,900	\$260,000	-6%	76	120	-37%
York County						
Central York	\$315,000	\$265,000	19%	36	50	-28%
Dallastown	\$275,000	\$228,000	21%	37	41	-10%
Dover	\$254,950	\$220,000	16%	26	51	-49%
Eastern York	\$270,000	\$251,000	8%	14	18	-22%
Hanover	\$195,000	\$200,000	-3%	22	21	5%
Northeastern	\$259,750	\$277,450	-6%	26	38	-32%
Northern York	\$322,500	\$333,400	-3%	18	24	-25%
Red Lion	\$295,000	\$230,000	28%	23	46	-50%
South Eastern	\$320,000	\$200,000	60%	18	28	-36%
South Western	\$302,450	\$230,000	32%	30	45	-33%
Southern York	\$349,000	\$249,000	40%	16	32	-50%
Spring Grove	\$265,000	\$247,450	7%	31	32	-3%
West Shore	\$245,000	\$265,000	-8%	27	45	-40%
West York	\$230,875	\$197,500	17%	24	36	-33%
York City	\$123,575	\$99,900	24%	26	59	-56%
York Suburban	\$254,890	\$237,000	8%	21	35	-40%
Total York County	\$255,000	\$227,700	12%	395	601	-34%

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

Median Sold Price Year to Date

\$245,000

December 2021: \$224,900



Sales Price
Change Y/Y

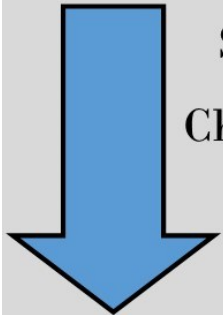
+9%

Number of
Homes Sold Year to
Date

6,454

Sales #
Change Y/Y

-12%



New Listings

313



All Active Listings

586

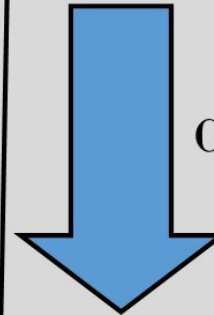
December 2021: 472

Number of
Pending Home
Sales

500

Pending #
Change Y/Y

-30%



% of List Price
Received

100.0%

SOLD

Days on Market

9

Months Supply
of Inventory

1.09 months

For a report by School District please visit

www.RAYAC.com/statistics/



Statistics Source Bright MLS

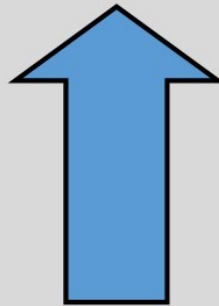
REALTORS® Association of York & Adams Counties

December 2022 Market Update for Adams County

Median Sold Price Year to Date

\$275,000

December 2021: \$250,000



Sales Price
Change Y/Y

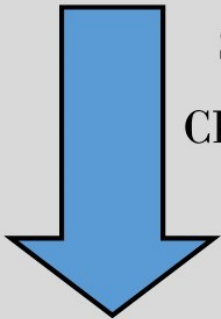
+ 10%

Number of
Homes Sold Year to
Date

1,188

Sales #
Change Y/Y

-7%



New Listings

58



All Active Listings

142

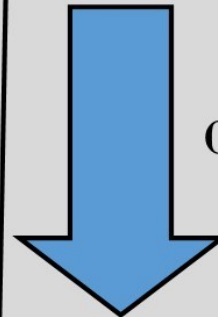
December 2021: 110

Number of
Pending Home
Sales

82

Pending #
Change Y/Y

-35%



% of List Price
Received

98.5%

SOLD

Days on Market

12

Months Supply
of Inventory

1.47 months

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