

2022

York County

Real Estate Market Report

Prepared by:



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2022 York County Real Estate Market Report

The Realtors® Association of York & Adams Counties (RAYAC) represents over 1,300 Realtor® members who work for the best interest of consumers - home buyers and sellers - and advocate for private property rights. RAYAC members also include commercial Realtors®, property managers and appraisers.

This annual report provides an overview of York County's real estate market as well as providing housing trends for each of the 16 school districts. The data was derived from the Multiple Listing Service of the Realtors® Association of York & Adams Counties and Bright MLS. The statistics do not represent every real estate transaction in the county. It does not include private real estate transactions or new construction that did not involve a Realtor®.

Housing continues to be a significant economic sector within our community. It is the source of direct employment for a variety of trades and professions such as construction, finance and insurance. Housing sales also create a huge and often unrecognized impact on the larger economy because it unleashes additional spending as buyers transform a house into their home to reflect their tastes and interests.

Thank you for reading this report and please contact RAYAC with any questions you might have.



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York County Housing Market Snapshot

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

Median Sold Price

\$245,000

2021 Year End: \$214,900

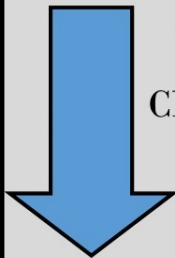


Sales Price
Change Y/Y

+ 9%

Number of
Homes Sold

6,454



Sales #
Change Y/Y

- 12%

New Listings

313



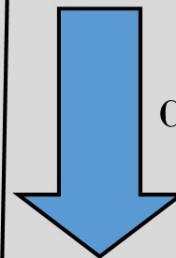
All Active Listings

586

December 2021: 472

Number of
Pending Home
Sales

500



Pending #
Change Y/Y

-30%

% of List Price
Received

100%

SOLD

Days on Market

7

Months Supply
of Inventory

1.09 months

For a report by School District please visit
www.RAYAC.com/statistics/

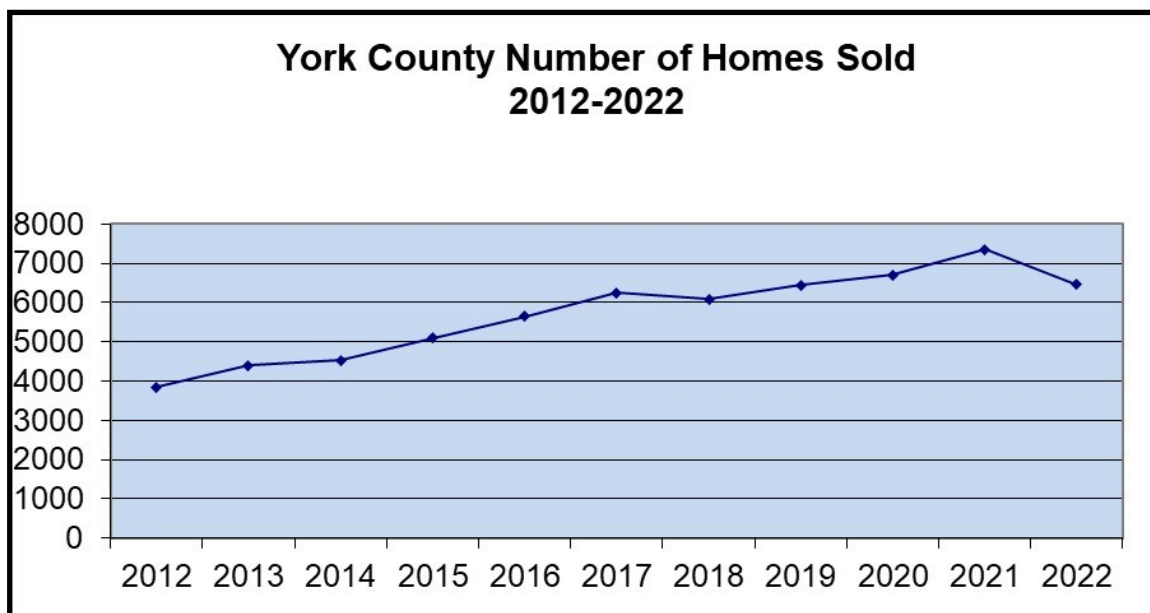


Statistics Source Bright MLS

York County Housing Market: Number of Homes Sold

In 2022 Realtors® sold 6,454 homes in York County. This reflects a 12% decrease in the number of homes sold compared to 2021. The total dollar volume reached over \$1.75 billion reflecting a 3% decrease compared to 2021 sales.

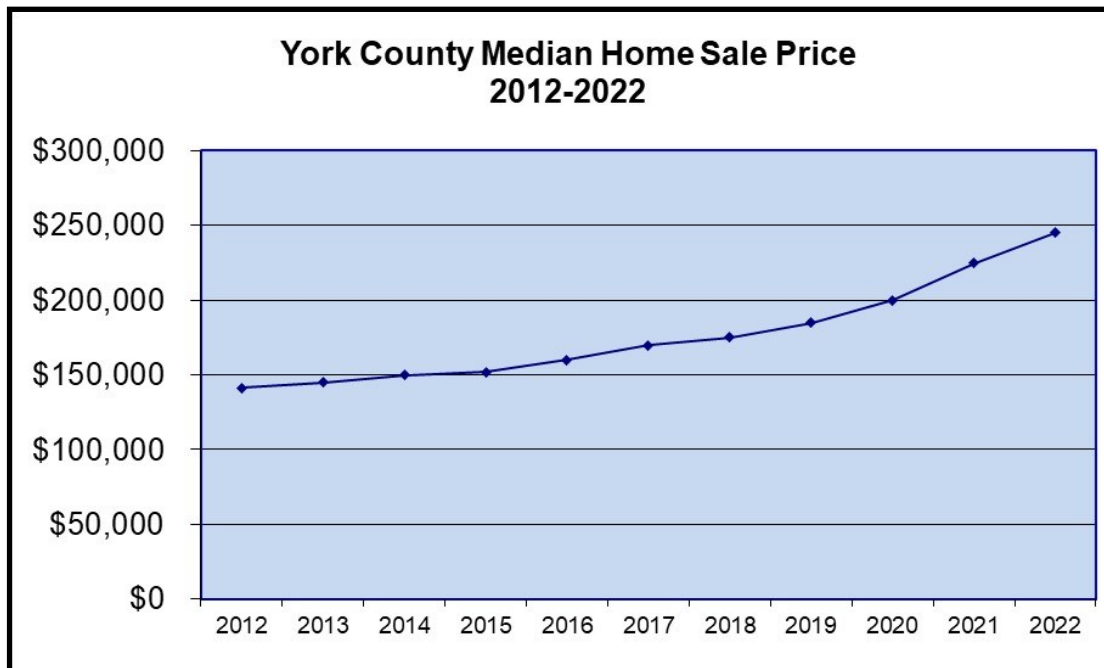
<u>School District</u>	<u>2022 Sold</u>	<u>2021 Sold</u>	<u>2017 Sold</u>	<u>2012 Sold</u>	<u>% Change Over 1 Year</u>	<u>% Change Over 5 Years</u>	<u>% Change Over 10 Years</u>
Central	594	666	560	427	-11%	6%	39%
Dallastown	602	612	627	405	-2%	-4%	49%
Dover	356	432	422	239	-18%	-16%	49%
Eastern	206	233	216	136	-12%	-5%	51%
Hanover	295	325	207	126	-9%	43%	134%
Northeastern	415	439	412	258	-5%	1%	61%
Northern	279	306	272	112	-9%	3%	149%
Red Lion	464	540	502	315	-14%	-8%	47%
South Eastern	282	321	246	168	-12%	15%	68%
South Western	519	661	478	276	-21%	9%	88%
Southern	281	332	302	179	-15%	-7%	57%
Spring Grove	434	458	344	248	-5%	26%	75%
West Shore	376	452	414	146	-17%	-9%	158%
West York	371	404	375	288	-8%	-1%	29%
York City	609	670	410	254	-9%	49%	140%
York Suburban	371	495	456	271	-25%	-19%	37%
Total York County	6,454	7,346	6,243	3,848	-12%	3%	68%



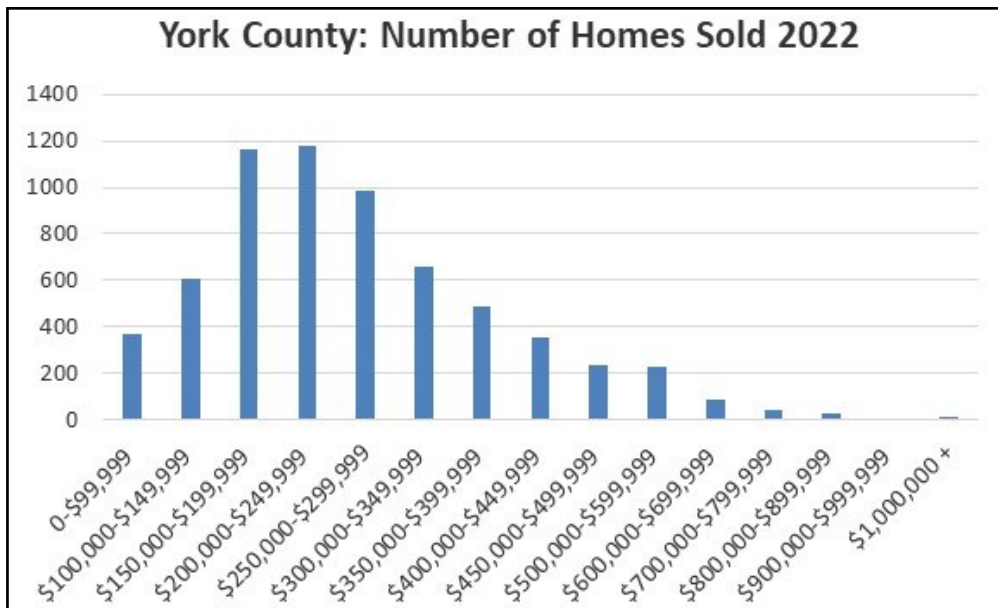
York County Housing Market: Median Home Sale Price

In York County the median home sale price increased by 9% to \$245,000 compared to 2021 sales. This is the highest median home sale price on record in the history of York County. The median sold price in York County increased 44% in five years and increased 74% over the past 10 years.

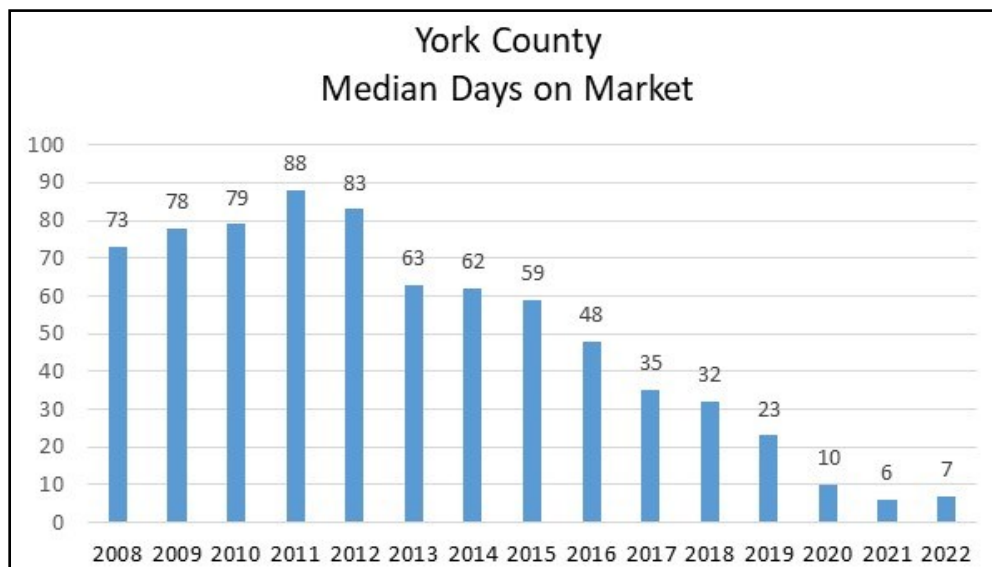
<u>School District</u>	<u>2022 Median Sale Price</u>	<u>2021 Median Sale Price</u>	<u>2017 Median Sale Price</u>	<u>2012 Median Sale Price</u>	<u>% Change Over 1 Year</u>	<u>% Change Over 5 Years</u>	<u>% Change Over 10 Years</u>
Central	\$262,200	\$235,000	\$179,450	\$156,500	12%	46%	68%
Dallastown	\$258,600	\$246,500	\$180,000	\$150,500	5%	44%	72%
Dover	\$240,000	\$215,000	\$150,000	\$144,900	12%	60%	66%
Eastern	\$231,000	\$192,000	\$155,000	\$126,075	20%	49%	83%
Hanover	\$202,000	\$195,000	\$137,000	\$115,050	4%	47%	76%
Northeastern	\$259,990	\$250,000	\$169,000	\$141,000	4%	54%	84%
Northern	\$346,500	\$285,000	\$228,750	\$205,000	22%	51%	69%
Red Lion	\$249,900	\$229,325	\$169,950	\$133,700	9%	47%	87%
South Eastern	\$315,000	\$267,500	\$212,300	\$179,950	18%	48%	75%
South Western	\$265,000	\$249,900	\$189,900	\$157,450	6%	40%	68%
Southern	\$335,000	\$270,000	\$225,000	\$202,000	24%	49%	66%
Spring Grove	\$275,000	\$240,000	\$180,000	\$141,000	15%	53%	95%
West Shore	\$265,000	\$253,500	\$189,000	\$159,950	5%	40%	66%
West York	\$201,500	\$180,000	\$142,000	\$120,000	12%	42%	68%
York City	\$119,900	\$99,900	\$53,000	\$35,000	20%	126%	243%
York Suburban	\$235,000	\$224,900	\$169,900	\$137,000	4%	38%	72%
Total York County	\$245,000	\$224,900	\$169,900	\$141,107	9%	44%	74%



York County Housing Market by Price Range



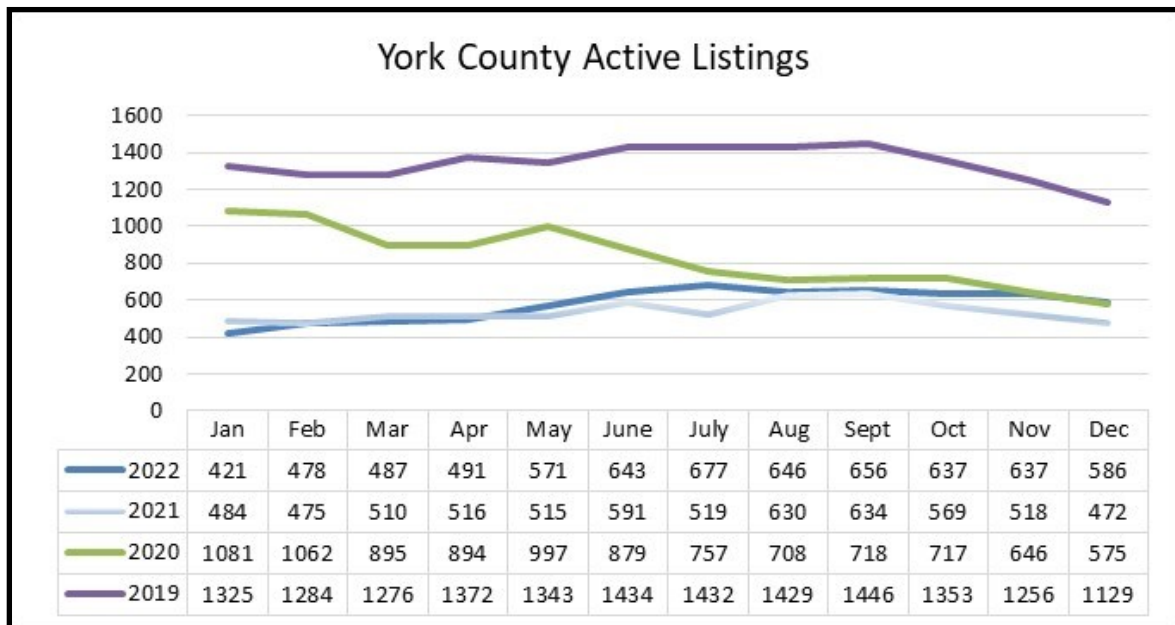
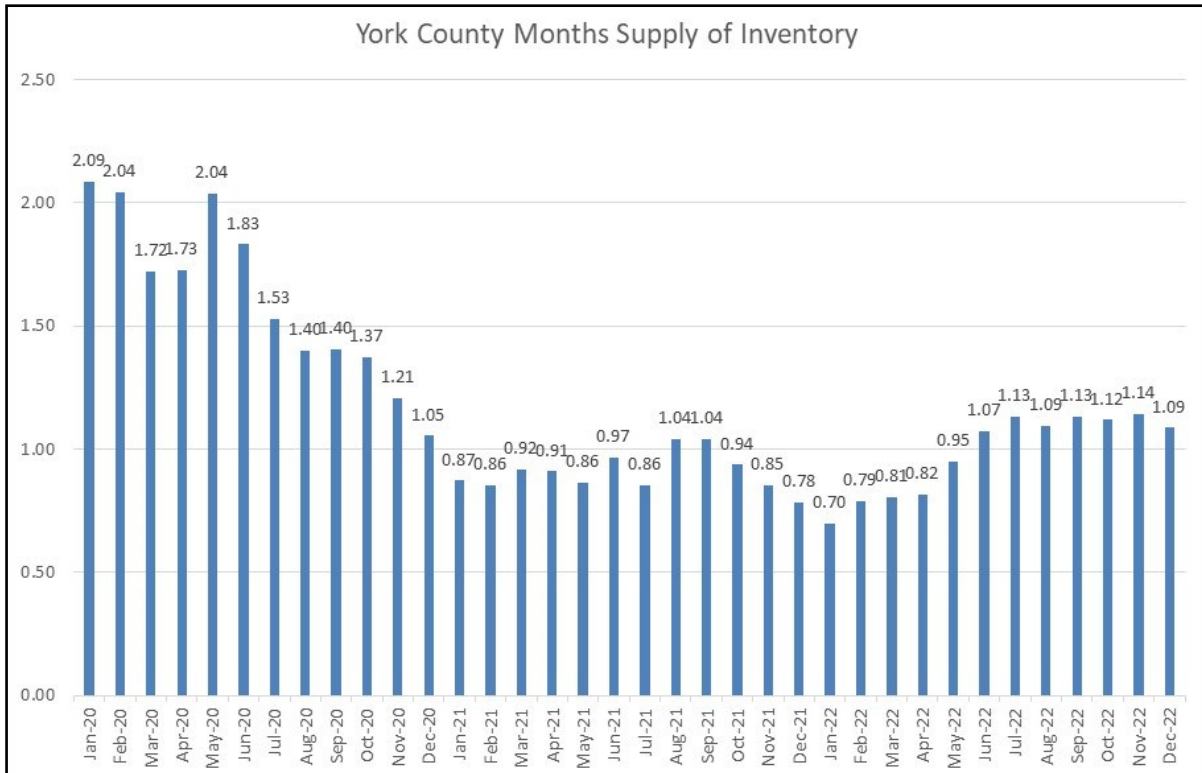
In 2022, 6% of the homes sold in York County were priced under \$100,000, 27% of the homes sold were priced between \$100,00-\$199,999, 34% of the homes sold were priced between \$200,000-\$299,999 and 33% of the homes sold were priced over \$300,000.



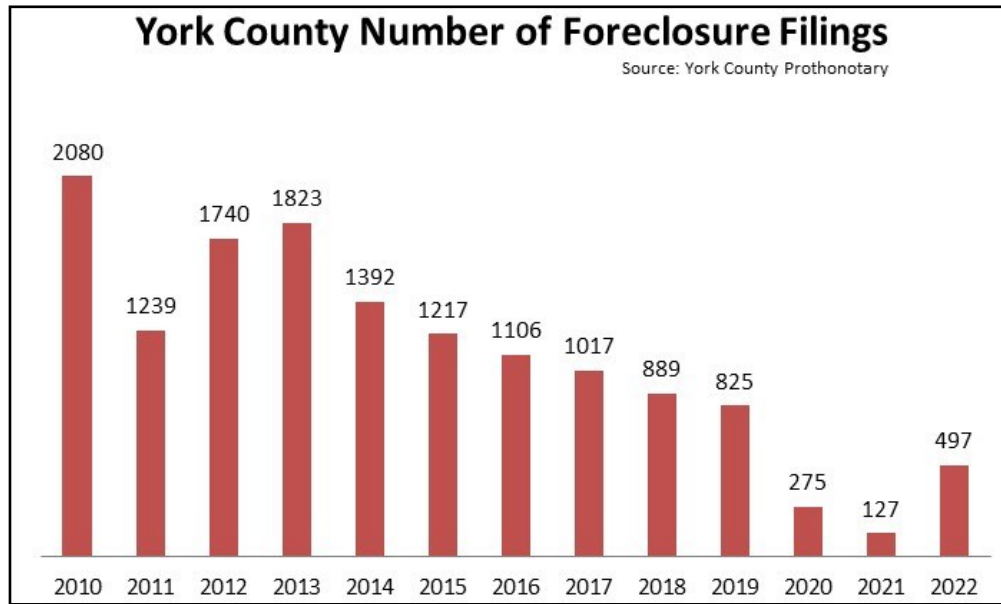
The median days on the market for York County in 2022 was 7 days. 2022 was the second fastest moving real estate market in York County's history. A balanced market is considered to be 60 days on market. Anything below that is considered to be a seller's market.

York County: Months Supply of Inventory

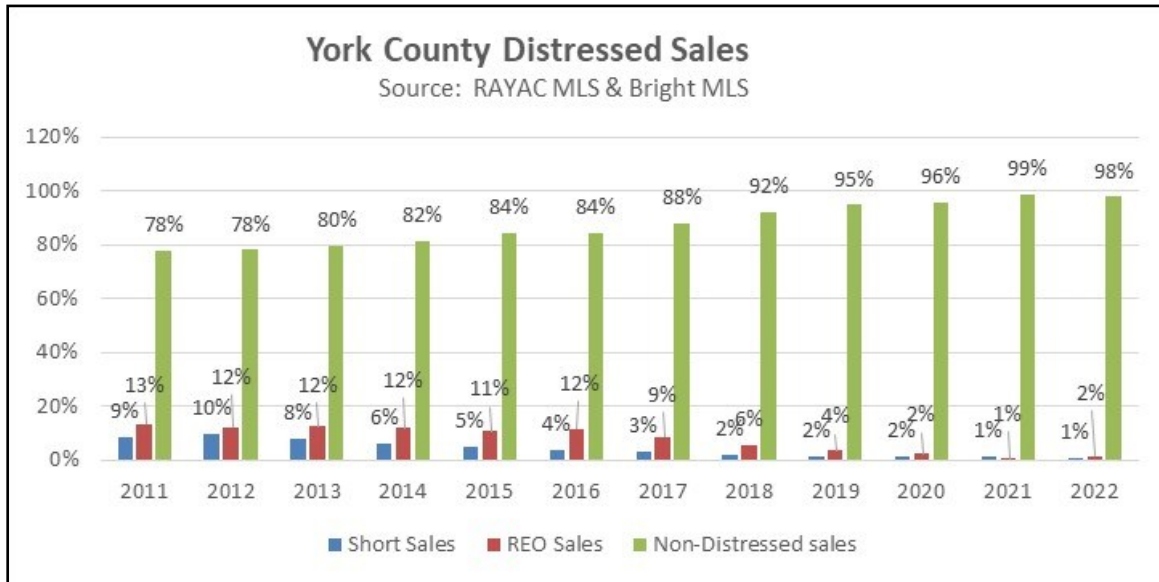
The months supply of inventory indicates how many months it would take for all the current homes for sale on the market to sell, given a monthly sales volume. Six months supply of inventory is considered a balanced market. The greater the number indicates there are more sellers than buyers in the market. The lower the number indicates there are more buyers than sellers.



York County: Foreclosure Filings



Source: Prothonotary of York County



A short sale is when the proceeds from a sale of real estate falls short from paying the balance of the liens on the property, but the lien holder agrees to release the lien and accept less than the amount owed on the debt. A REO Sale is a Real Estate Owned Sale which is a class of property typically owned by a bank or government entity as a result of a foreclosure on a property.

York County: New Construction

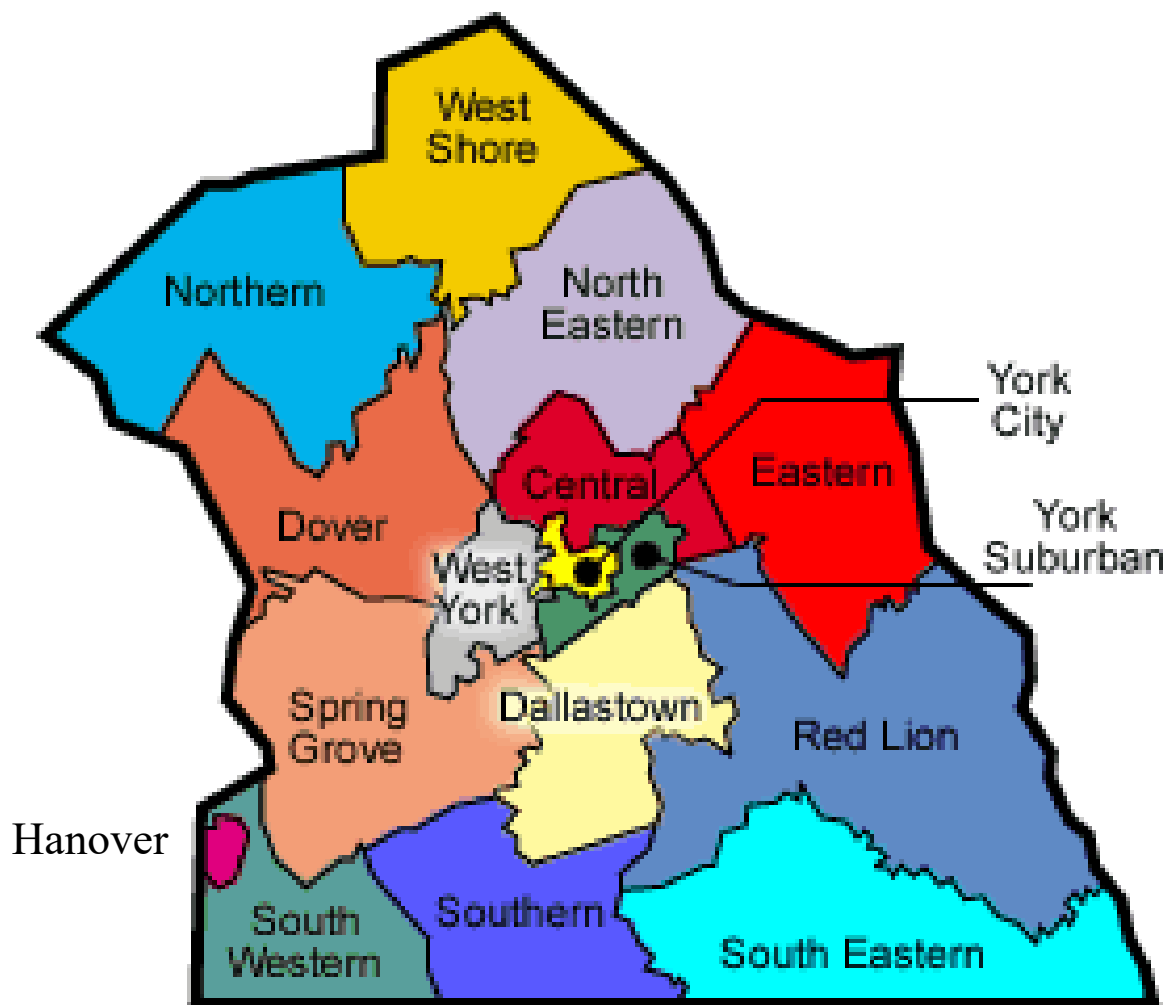
The Bright Multi-List System only captures a part of the new home construction market which involved a real estate agent.

New Construction Single Family Detached Homes			
Year	Median Sold Price	Median Finished Square Ft	\$/Square Ft
2022	\$ 440,880	2313	\$ 191
2021	\$ 367,600	2201	\$ 167
2020	\$ 294,080	2203	\$ 133
2019	\$ 324,300	2225	\$ 146
2018	\$ 341,900	2163	\$ 158
2017	\$ 314,000	2297	\$ 137

New Construction Townhouse/Condo Homes			
Year	Median Sold Price	Median Finished Square Ft	\$/Square Ft
2022	\$ 272,700	1556	\$ 175
2021	\$ 257,200	1589	\$ 162
2020	\$ 232,600	1589	\$ 146
2019	\$ 208,700	1563	\$ 134
2018	\$ 219,000	1516	\$ 144
2017	\$ 241,600	1584	\$ 153

York County Number of New Home Sales By School District						
	2022	2021	2020	2019	2018	2017
Central	69	63	26	17	19	15
Dallastown	48	43	26	40	47	61
Dover	48	66	48	50	28	28
Eastern	8	4	6	4	6	4
Hanover	31	51	25	17	2	2
Northeastern	100	68	83	52	43	71
Northern	39	43	24	31	18	30
Red Lion	8	9	14	15	17	28
South Eastern	67	54	25	9	4	3
South Western	97	137	87	79	79	51
Southern	23	13	54	29	6	16
Spring Grove	88	33	32	51	45	56
West Shore	12	7	14	36	36	36
West York	5	5	4	3	2	4
York City	2	2	0	0	0	0
York Suburban	1	16	50	51	25	52
Total York County	646	614	523	484	377	458

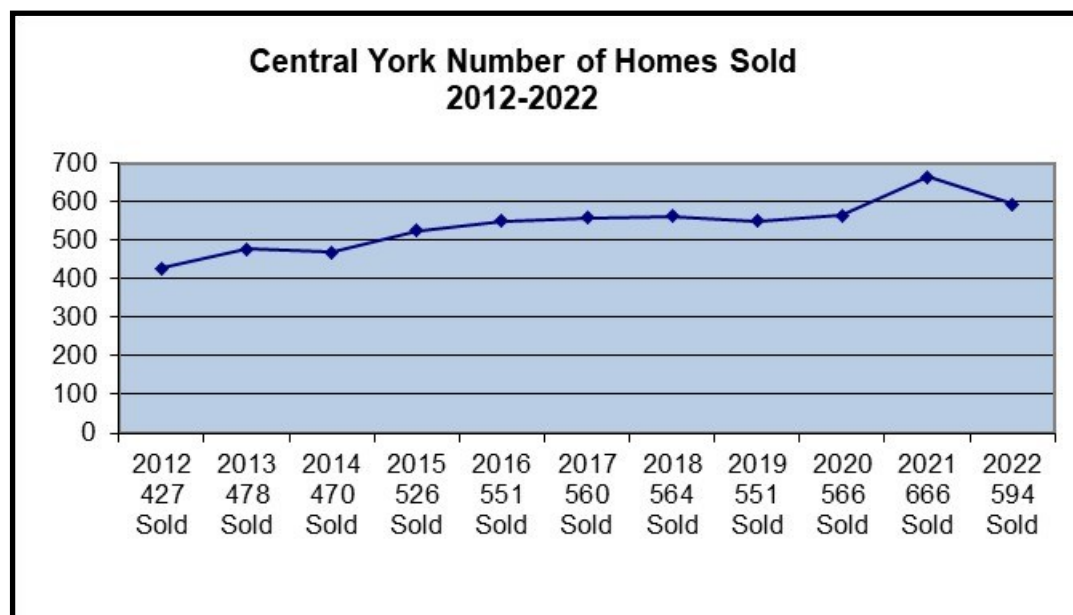
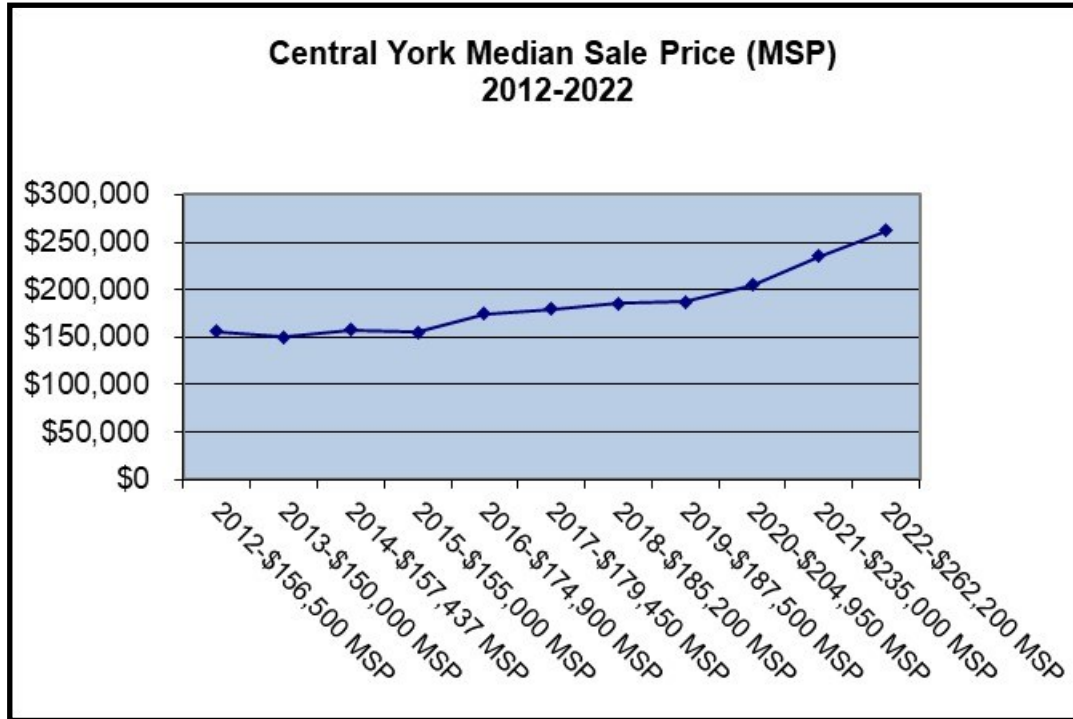
Real Estate Activity by School District



Central York School District

In the Central York School District there were 594 homes sold in 2022 for a total dollar volume of \$185.5 million. The number of homes sold in 2022 decreased by 11% from 2021.

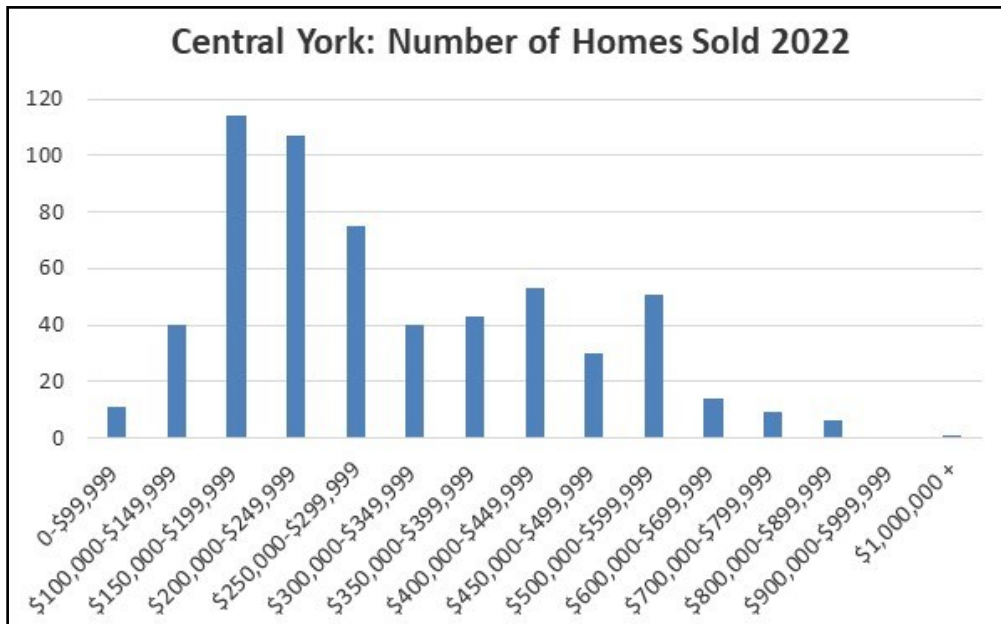
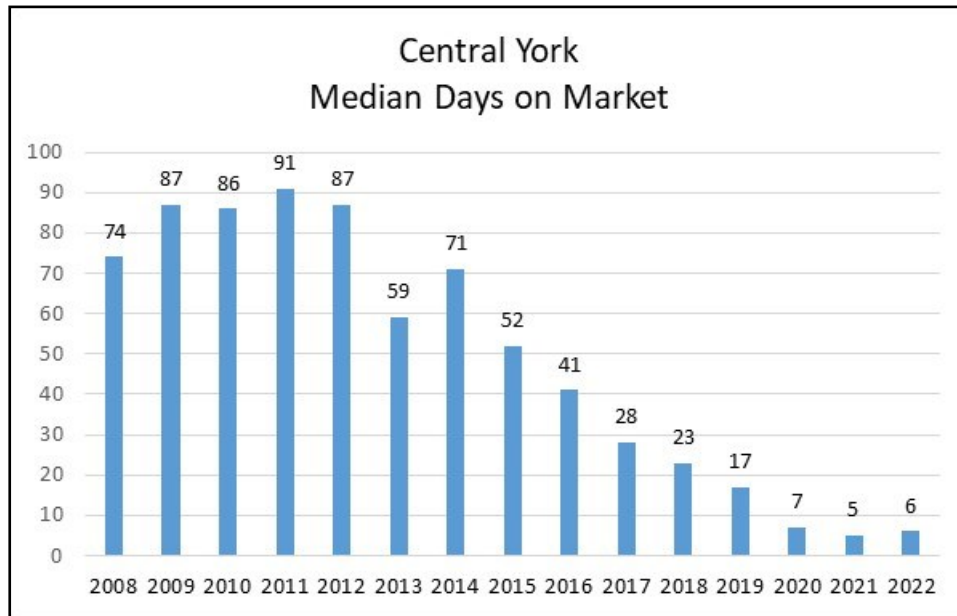
The median home sale price was \$262,200 in 2022. This home sale price reflects a 12% increase compared to 2021 sales, a 46% increase over 5 years, and a 68% increase over 10 years.



Central York School District

Type	No. Sold	Median Price	Median Days on Market
Detached	448	\$ 320,500	6
Twin/Semi-Detached	19	\$ 149,900	7
Townhouse/Row Home	127	\$ 180,000	5
Mobile Home w/ Land	0	\$ -	0
Grand Total	594	\$ 262,200	6

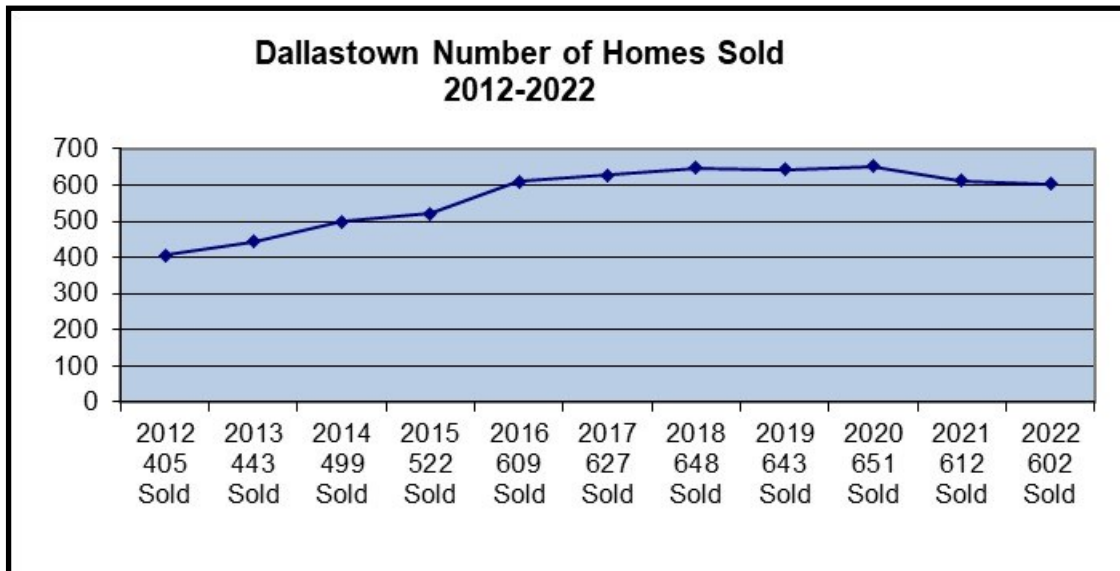
The charts below reflect the median days on market and the number of units sold in each price range.



Dallastown Area School District

In the Dallastown Area School District there were 602 homes sold in 2022 for a total dollar volume of \$170.7 million. The number of homes sold in 2022 decreased by 2% from 2021.

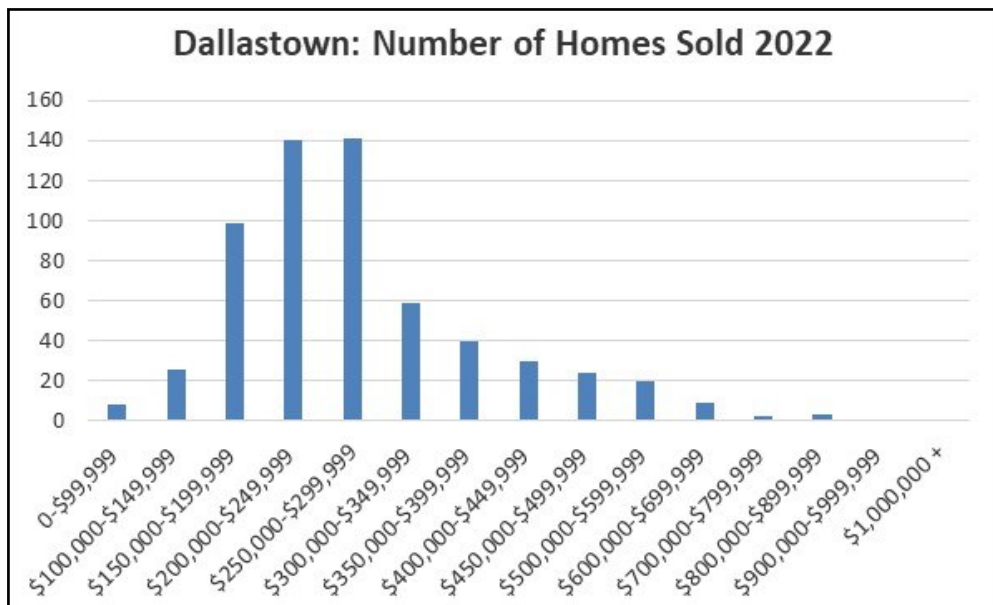
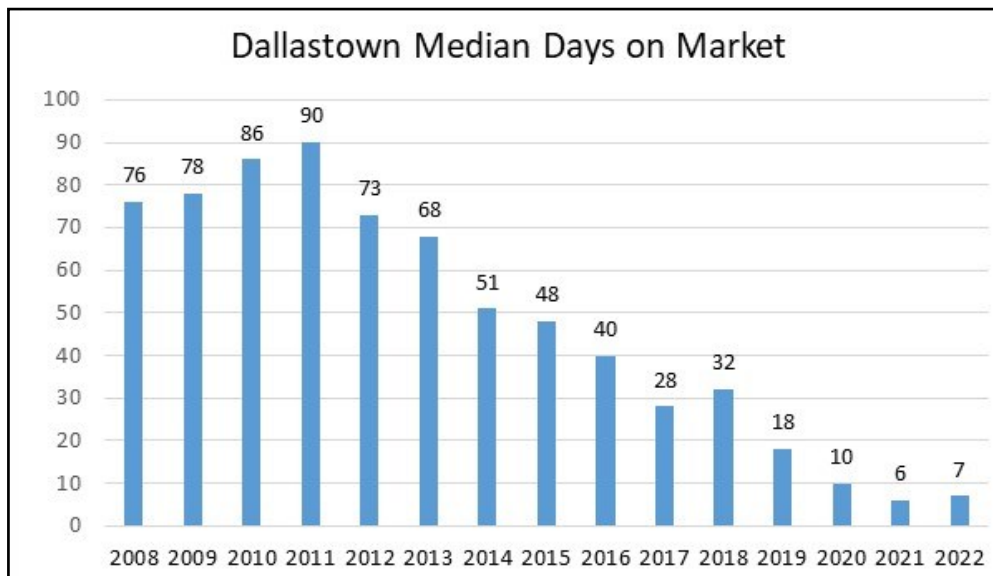
The median home sale price was \$258,600 in 2022. This home sale price reflects a 5% increase compared to 2021 sales, a 44% increase over 5 years and a 72% increase over 10 years.



Dallastown Area School District

Type	No. Sold	Median Price	Median Days on Market
Detached	379	\$ 285,000	6
Twin/Semi-Detached	54	\$ 221,000	7
Townhouse/Row Home	160	\$ 225,000	9
Mobile Home w/ Land	9	\$ 49,900	5
Grand Total	602	\$ 258,600	7

The charts below reflect the median days on market and the number of units sold in each price range.

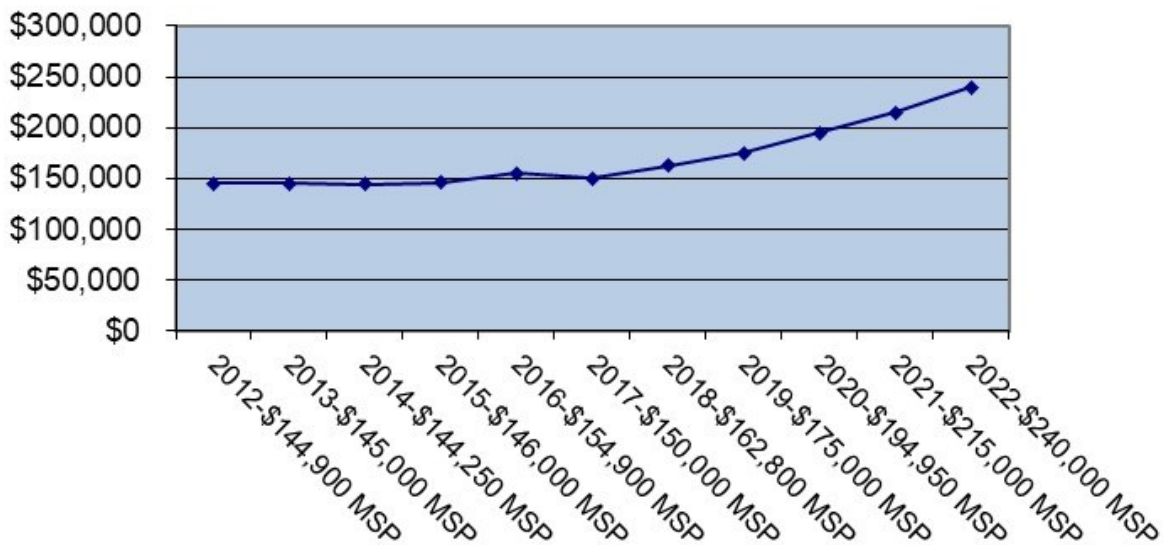


Dover Area School District

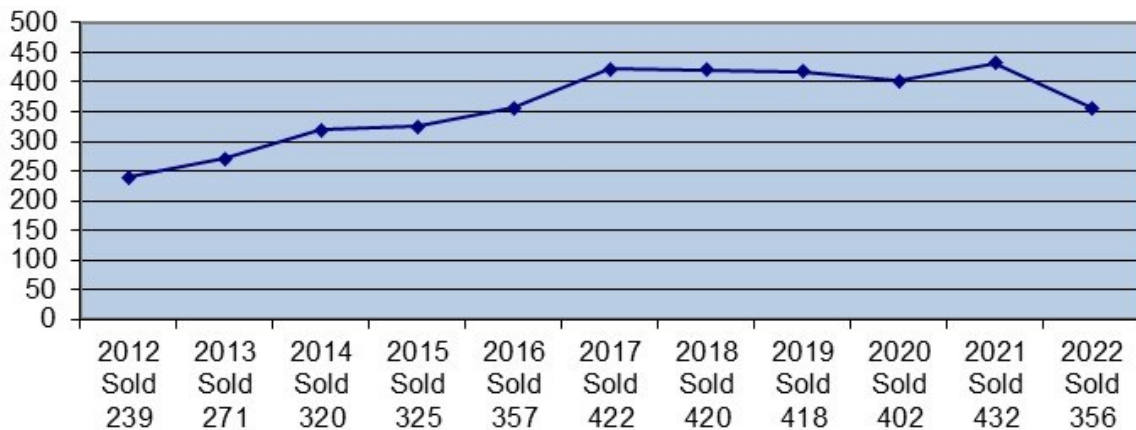
In the Dover Area School District there were 356 homes sold in 2022 for a total dollar volume of \$90.4 million. The number of homes sold in 2022 decreased by 18% compared to 2021.

The median home sale price was \$240,000 in 2022. This home sale price reflects a 12% increase compared to 2021 sales, a 60% increase over 5 years and a 66% increase over 10 years.

**Dover Median Sale Price (MSP)
2012-2022**



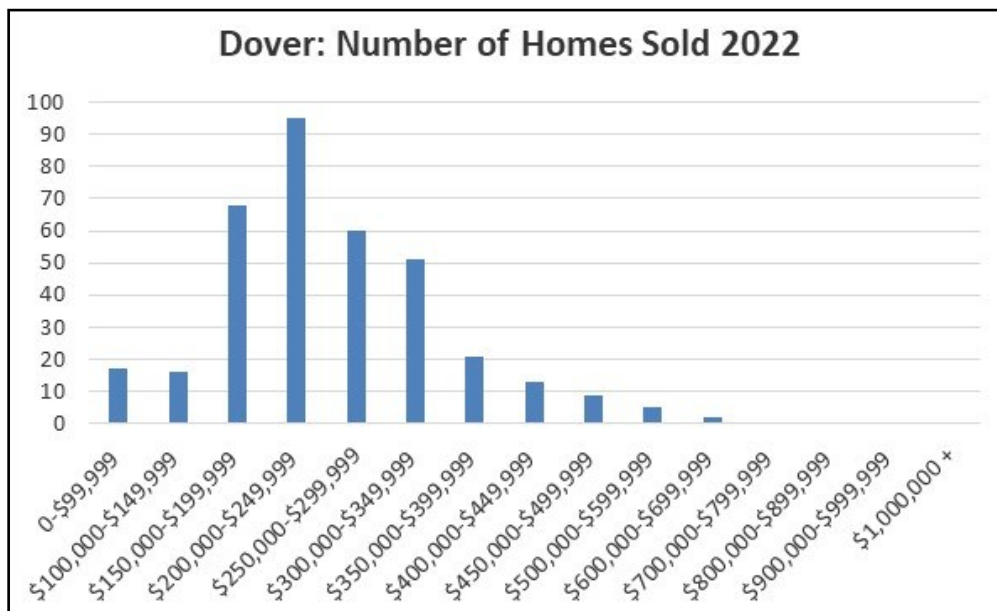
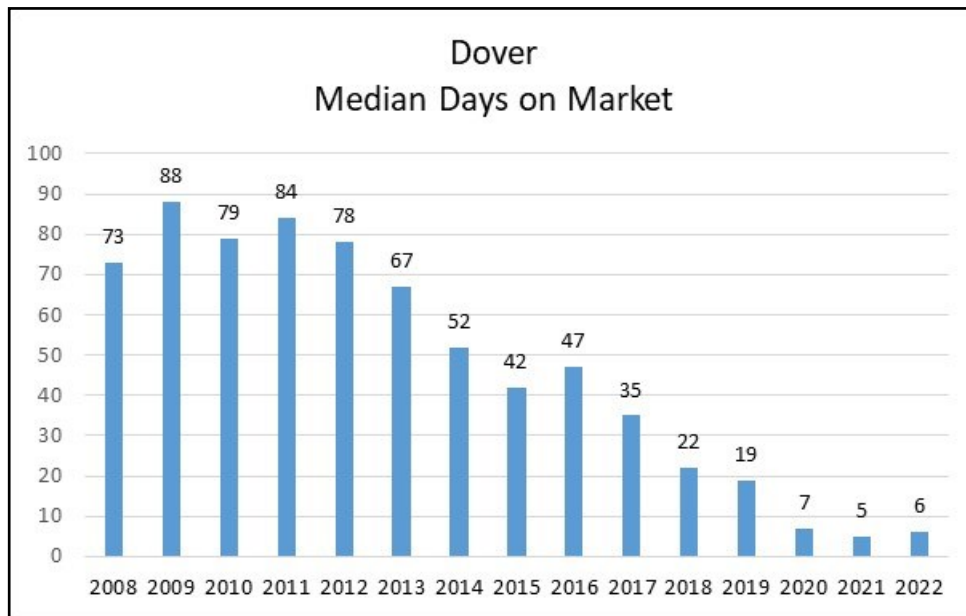
**Dover Number of Homes Sold
2012-2022**



Dover Area School District

Type	No. Sold	Median Price	Median Days on Market
Detached	239	\$ 260,000	6
Twin/Semi-Detached	66	\$ 222,450	5
Townhouse/Row Home	35	\$ 170,000	5
Mobile Home w/ Land	16	\$ 38,000	12
Grand Total	356	\$ 240,000	6

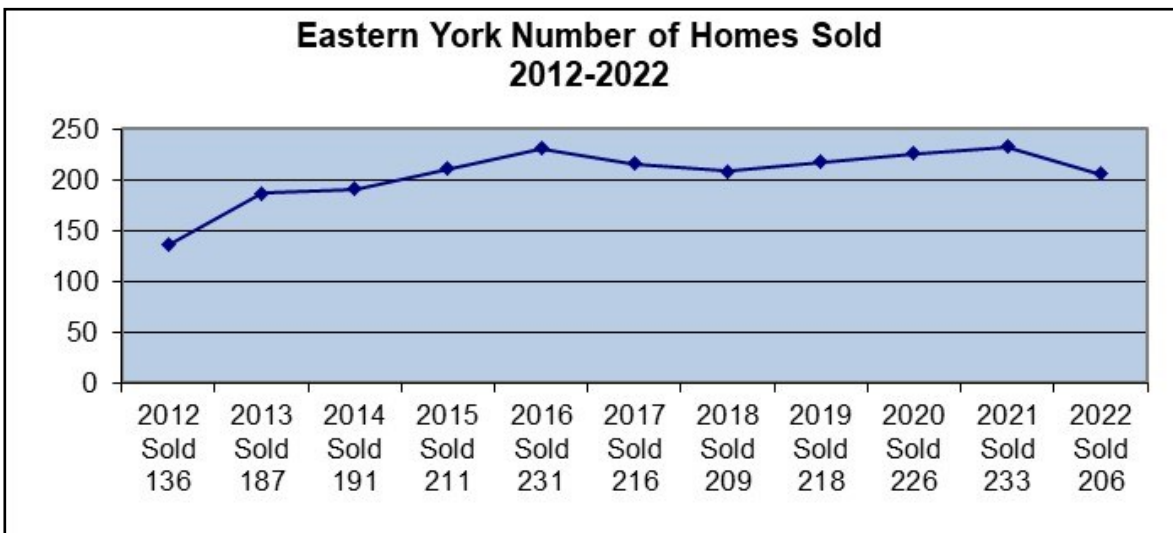
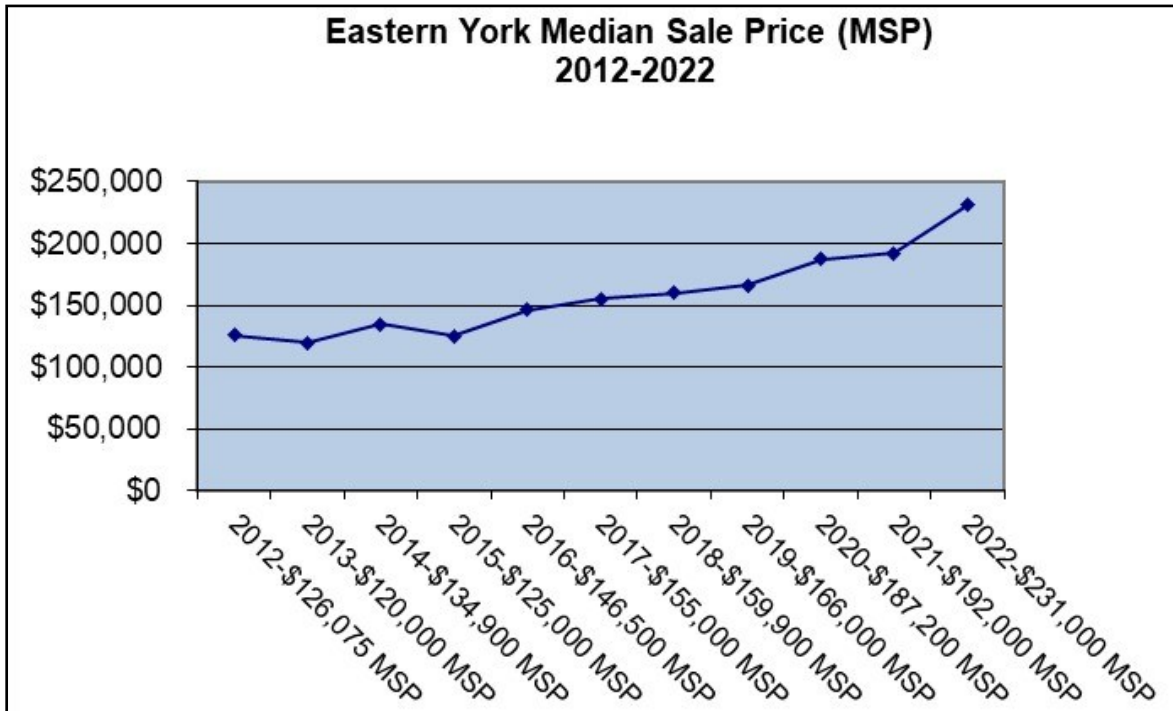
The charts below reflect the median days on market and the number of units sold in each price range.



Eastern York School District

In the Eastern York School District there were 206 homes sold in 2022 for a total dollar volume of \$56 million. The number of homes sold in 2022 decreased by 12% from 2021.

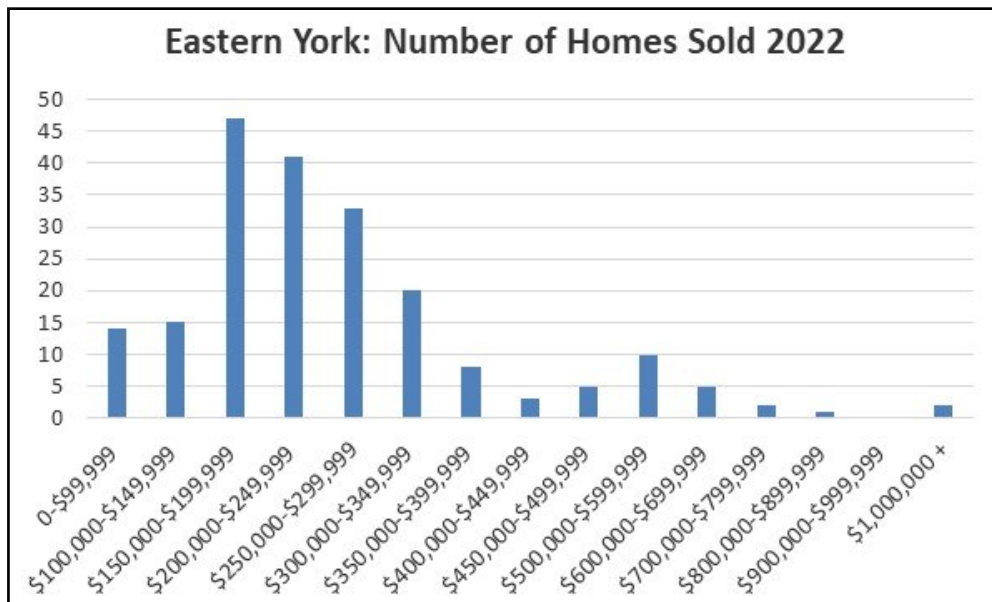
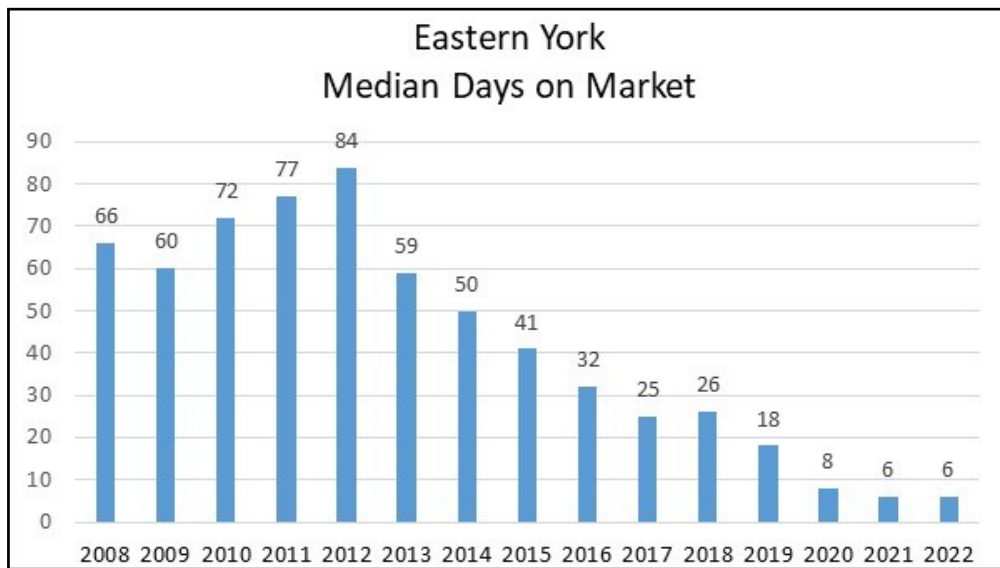
The median home sale price was \$231,000 in 2022. This home sale price reflects a 20% increase compared to 2021 sales, a 49% increase over 5 years and an 83% increase over 10 years.



Eastern York School District

Type	No. Sold	Median Price	Median Days on Market
Detached	156	\$ 257,500	8
Twin/Semi-Detached	12	\$ 180,000	5
Townhouse/Row Home	25	\$ 175,000	4
Mobile Home w/ Land	13	\$ 90,000	7
Grand Total	206	\$ 231,000	6

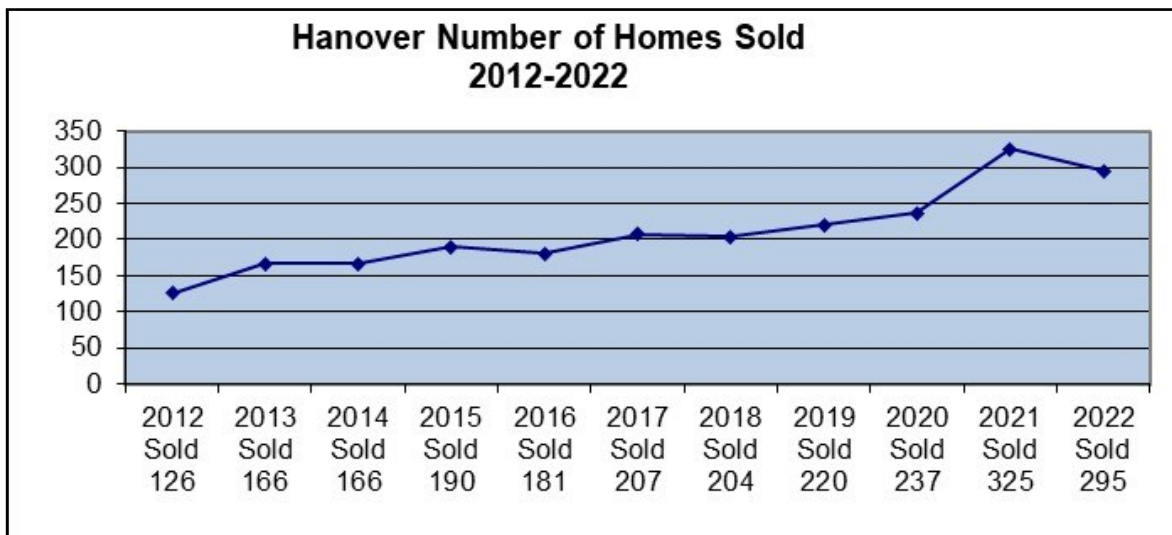
The charts below reflect the median days on market and the number of units sold in each price range.



Hanover Public School District

In the Hanover Public School District there were 295 homes sold in 2022 for a total dollar volume of \$63.4 million. The number of homes sold in 2022 decreased by 9% from 2021.

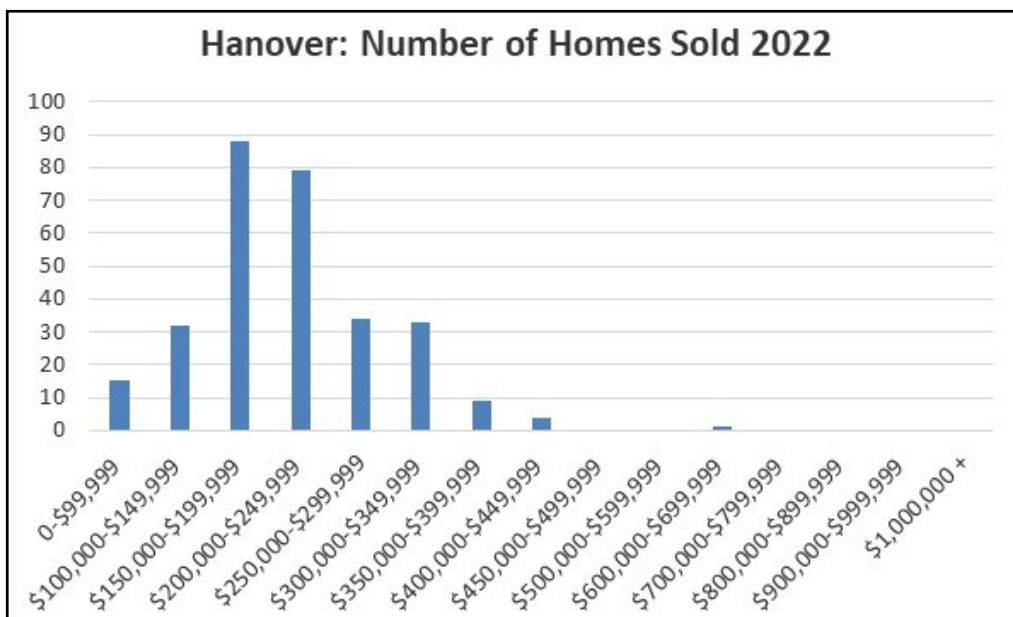
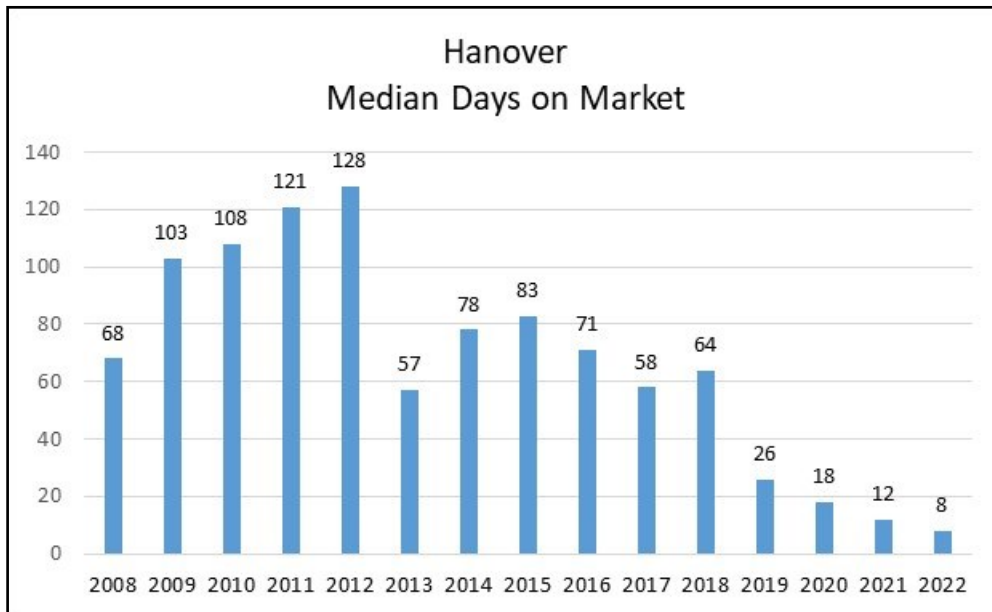
The median home sale price was \$202,000 in 2022. This home sale price reflects a 4% increase compared to 2021 sales, a 47% increase over 5 years and a 76% increase over 10 years.



Hanover Public School District

Type	No. Sold	Median Price	Median Days on Market
Detached	169	\$ 209,950	7
Twin/Semi-Detached	74	\$ 167,500	11
Townhouse/Row Home	50	\$ 202,500	8
Mobile Home w/ Land	2	\$ 75,000	16
Grand Total	295	\$ 202,000	8

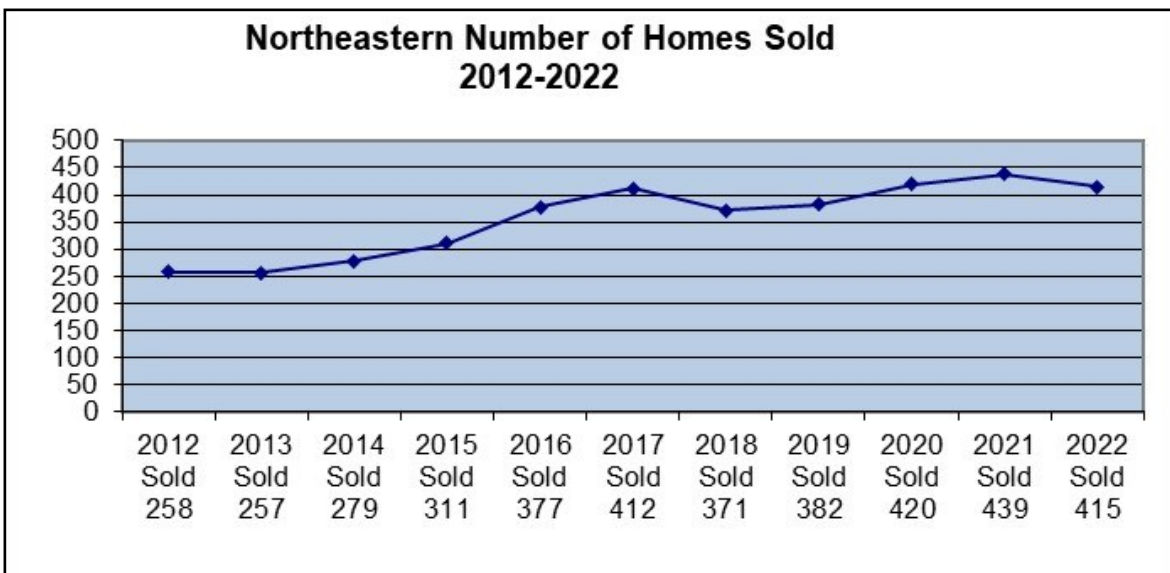
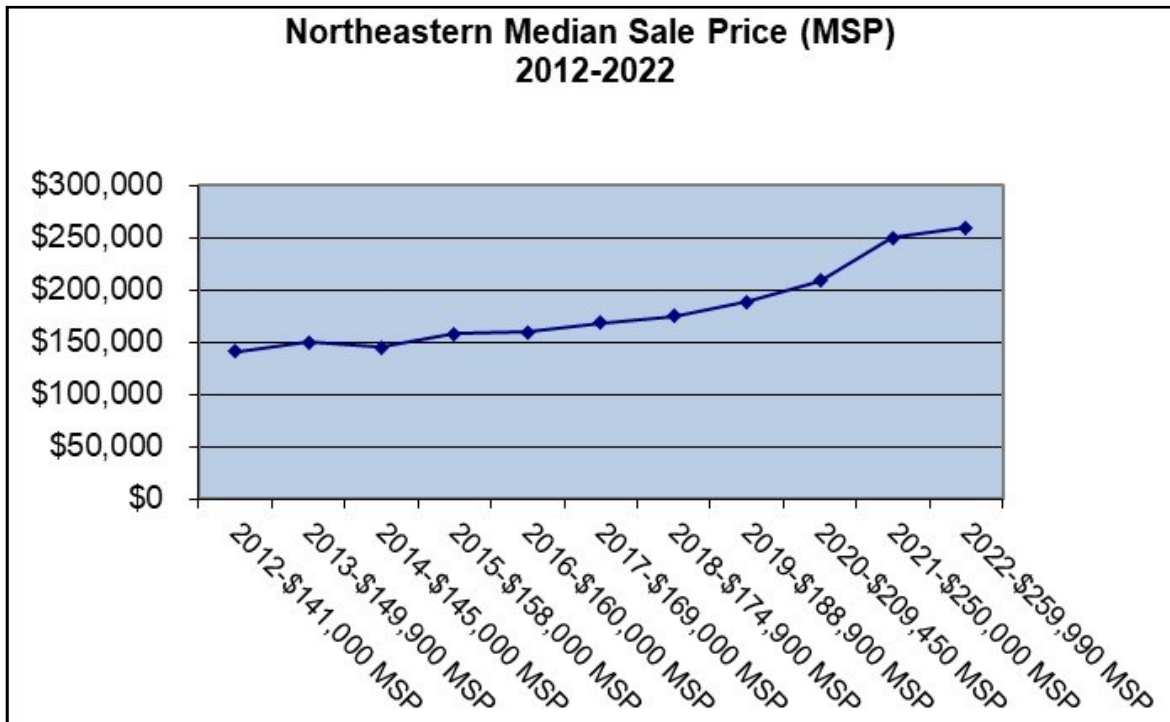
The charts below reflect the median days on market and the number of units sold in each price range.



Northeastern School District

In the Northeastern School District there were 415 homes sold in 2022 for a total dollar volume of \$114.7 million. The number of homes sold in 2022 decreased by 5% compared to 2021 sales.

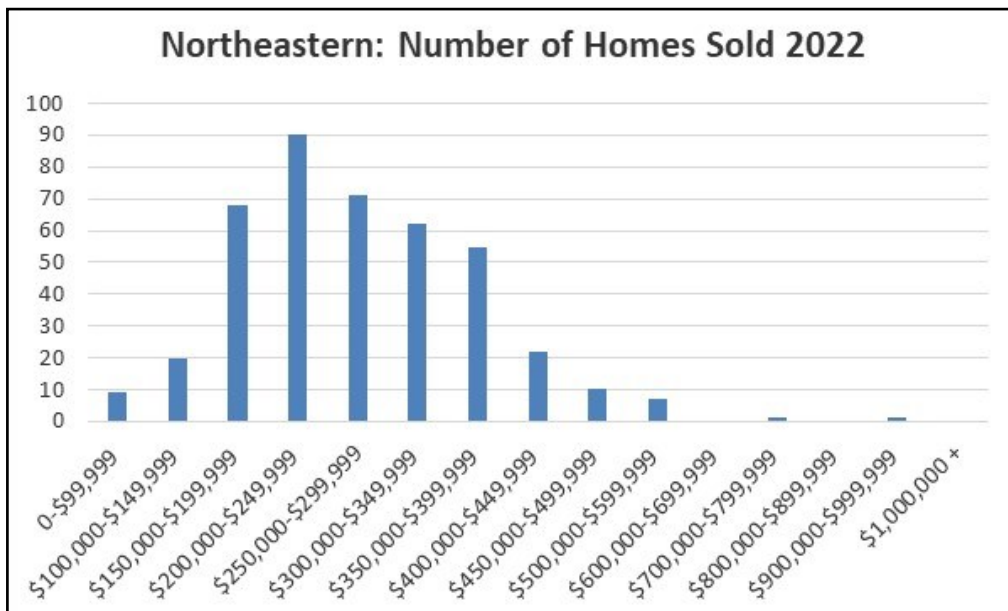
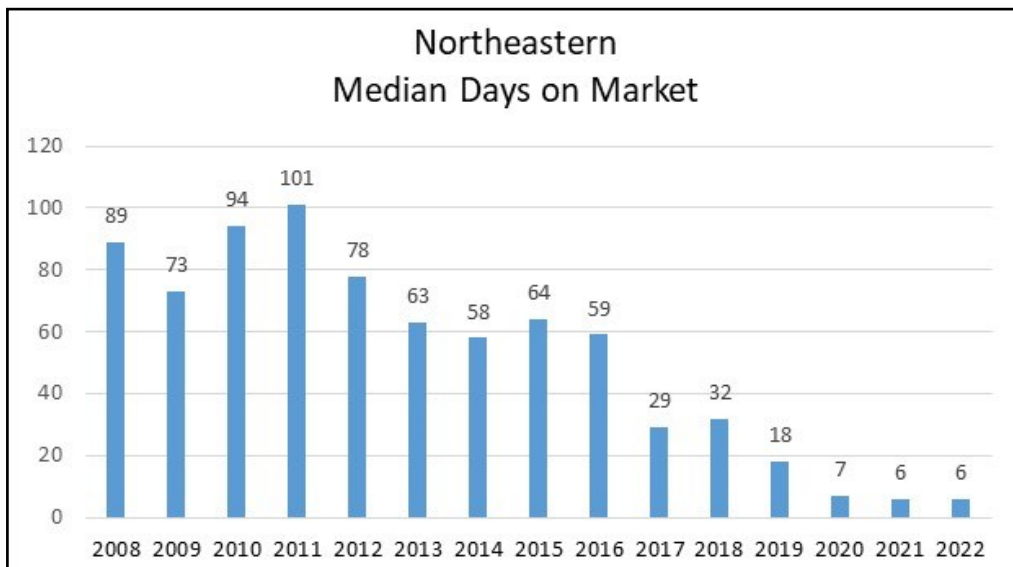
The median home sale price was \$259,990 in 2022. This home sale price reflects a 4% increase compared to 2021 sales, a 54% increase over 5 years and an 84% increase over 10 years.



Northeastern School District

Type	No. Sold	Median Price	Median Days on Market
Detached	310	\$ 300,000	6
Twin/Semi-Detached	17	\$ 163,000	6
Townhouse/Row Home	72	\$ 224,990	11
Mobile Home w/ Land	16	\$ 126,500	7
Grand Total	415	\$ 259,990	6

The charts below reflect the median days on market in each price range and the number of units sold in each price range.



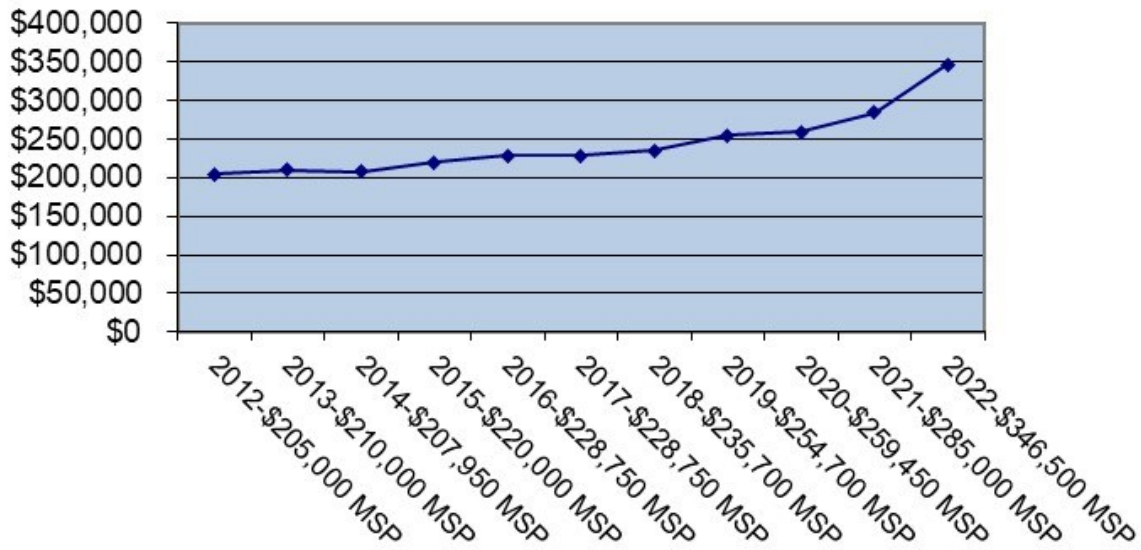
Northern York County School District

In the Northern York County School District there were 279 homes sold in 2022 for a total dollar volume of \$101.6 million. The number of homes sold in 2022 decreased by 9% from 2021.

The median home sale price was \$346,500 in 2022. This home sale price reflects a 22% increase over 2021 sales, a 51% increase over 5 years and a 69% increase over 10 years.*

*Prior to 2017, the Northern York School District was covered by two separate MLS systems; therefore, the number reported prior to 2016 was only a fraction of what truly sold.

**Northern York Median Sale Price (MSP)
2012-2022**



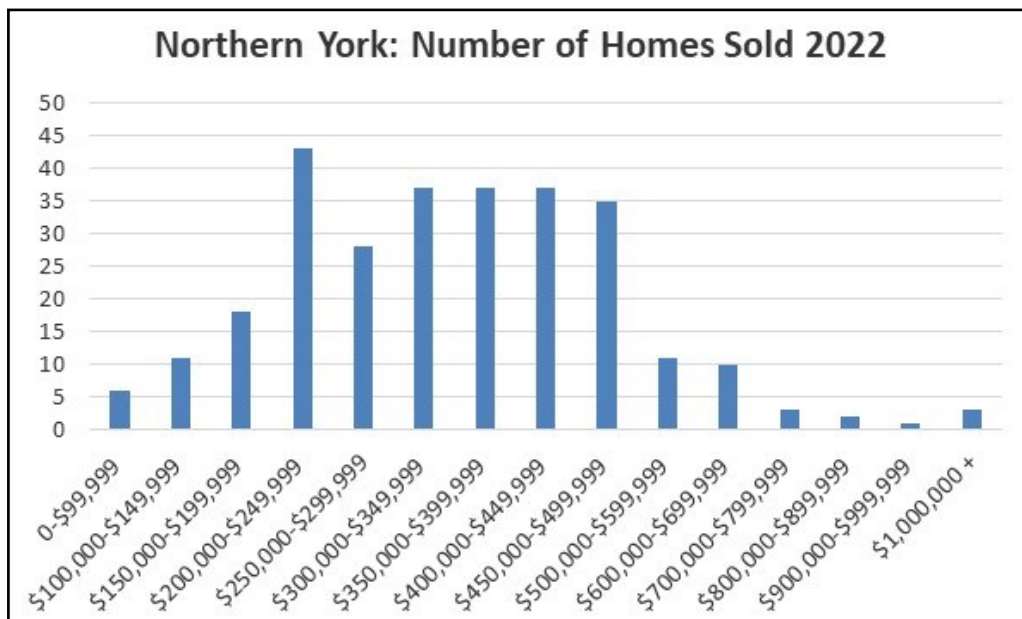
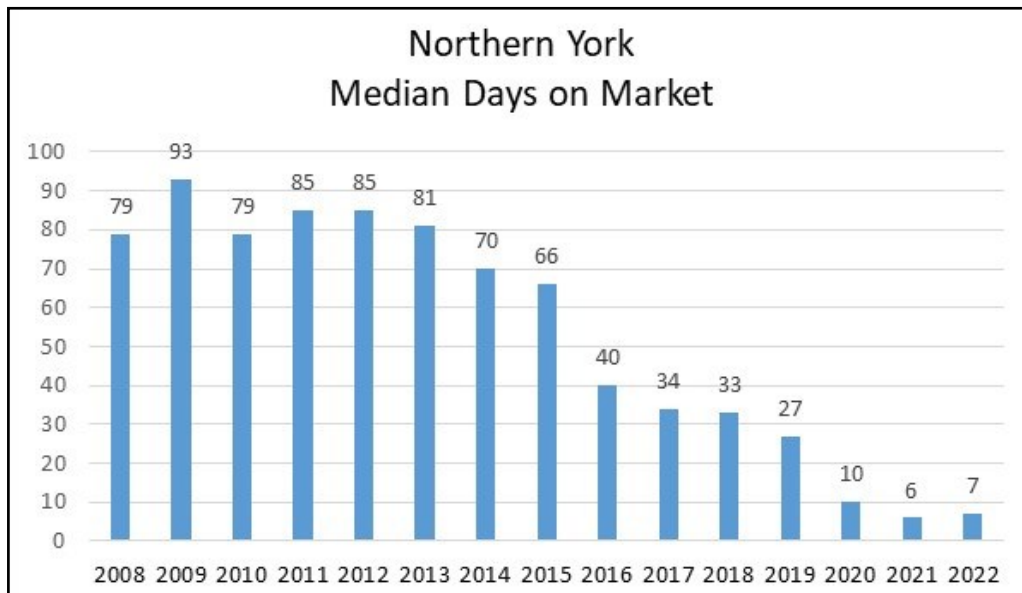
**Northern York Number of Homes Sold
2012-2022**



Northern York County School District

Type	No. Sold	Median Price	Median Days on Market
Detached	250	\$ 364,900	7
Twin/Semi-Detached	10	\$ 190,500	4
Townhouse/Row Home	8	\$ 203,500	6
Mobile Home w/ Land	11	\$ 124,000	7
Grand Total	279	\$ 346,500	7

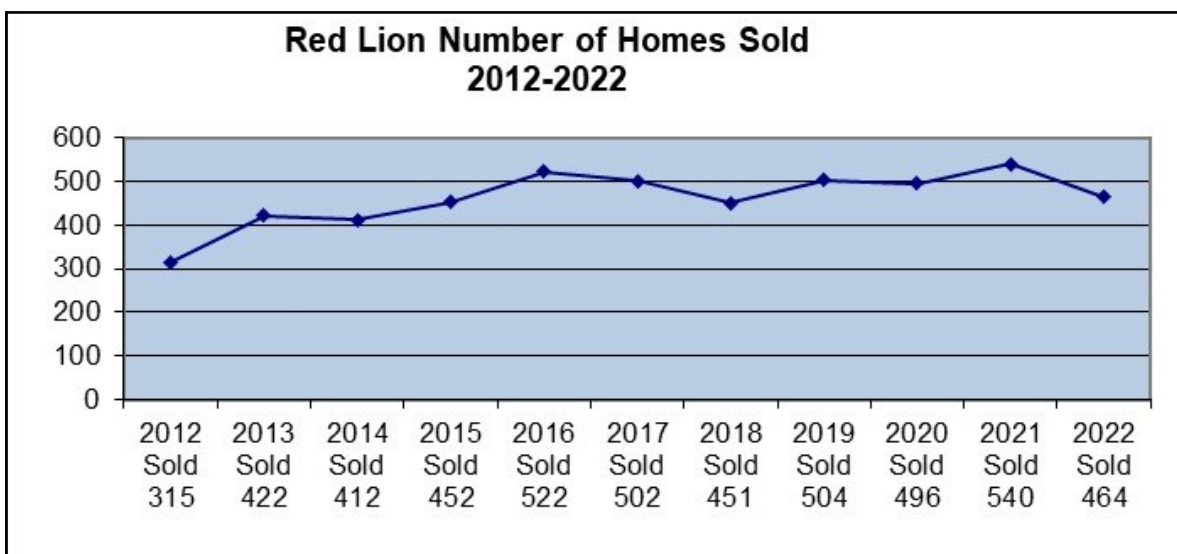
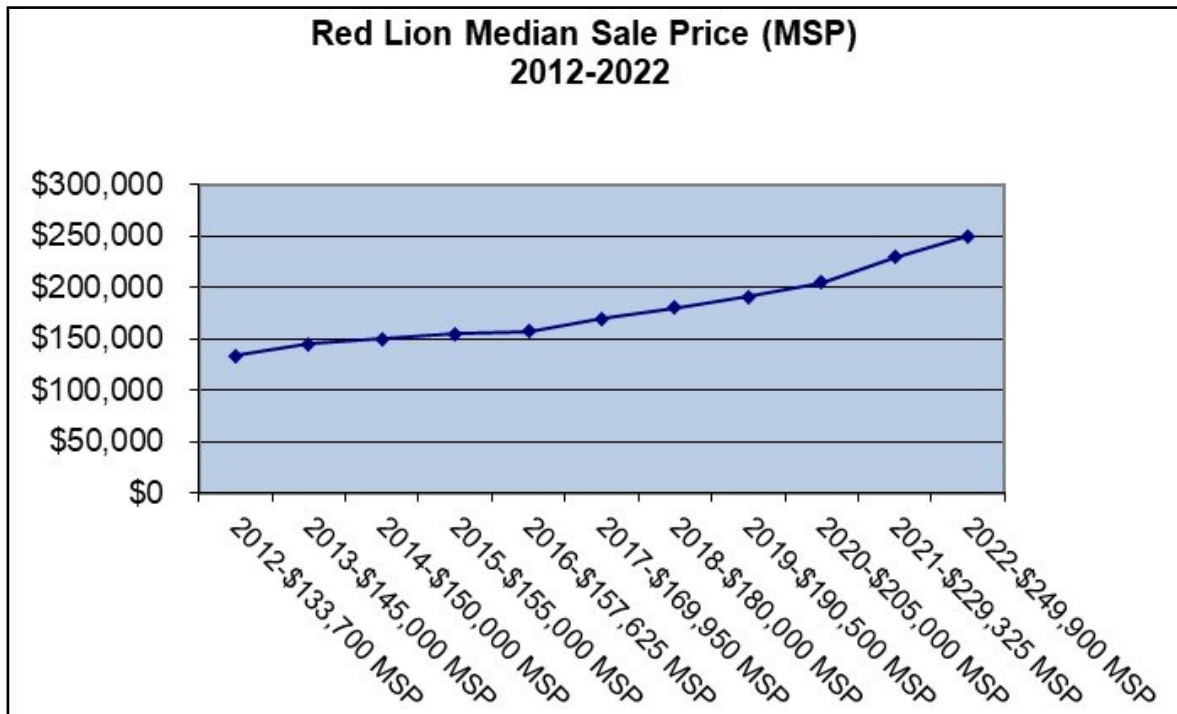
The charts below reflect the median days on market and the number of units sold in each price range.



Red Lion Area School District

In the Red Lion Area School District there were 464 homes sold in 2022 for a total dollar volume of \$123.4 million. The number of homes sold in 2022 was a 14% decrease from 2021.

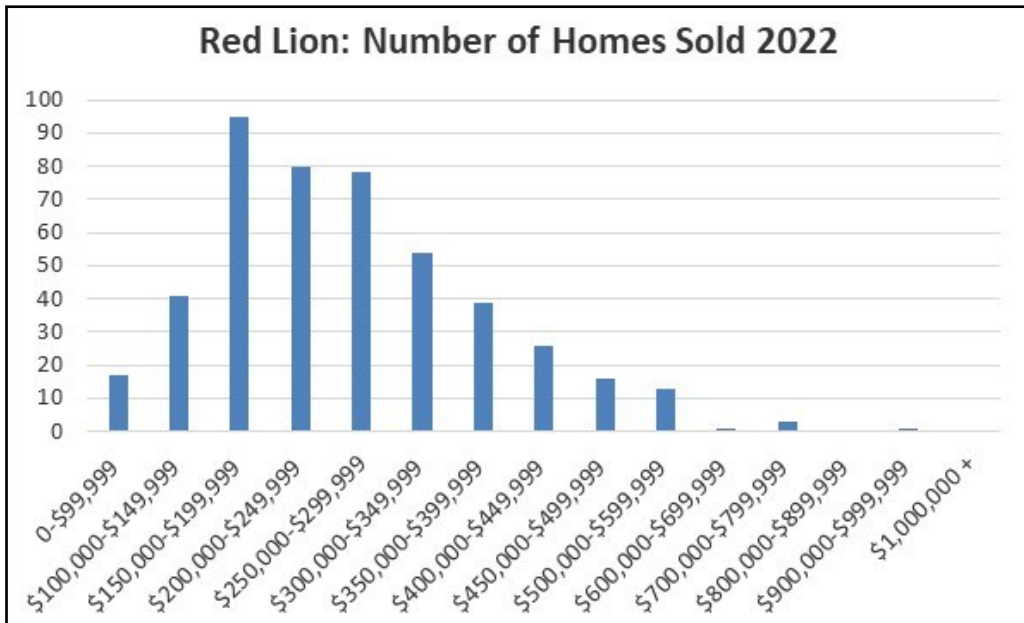
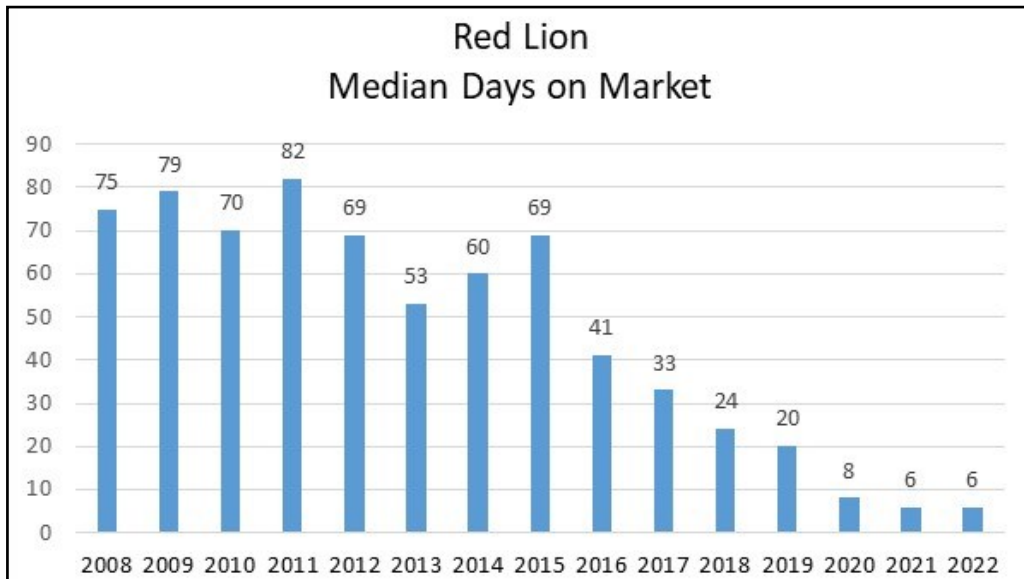
The median home sale price was \$249,900 in 2022. This home sale price reflects a 9% increase compared to 2021 sales, a 47% increase over 5 years and an 87% increase over 10 years.



Red Lion Area School District

Type	No. Sold	Median Price	Median Days on Market
Detached	341	\$ 289,000	6
Twin/Semi-Detached	50	\$ 152,500	6
Townhouse/Row Home	55	\$ 165,000	7
Mobile Home w/ Land	18	\$ 121,250	10
Grand Total	464	\$ 249,900	6

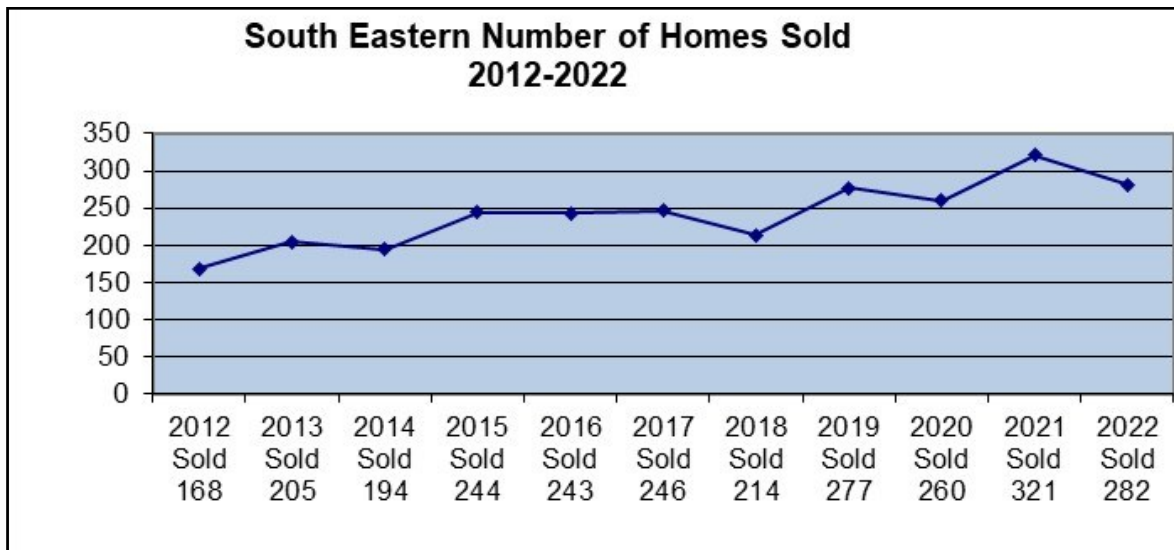
The charts below reflect the median days on market in each price range and the number of units sold in each price range.



South Eastern School District

In the South Eastern School District there were 282 homes sold in 2022 for a total dollar volume of \$92.6 million. The number of homes sold in 2022 reflects a 12% decrease compared to 2021.

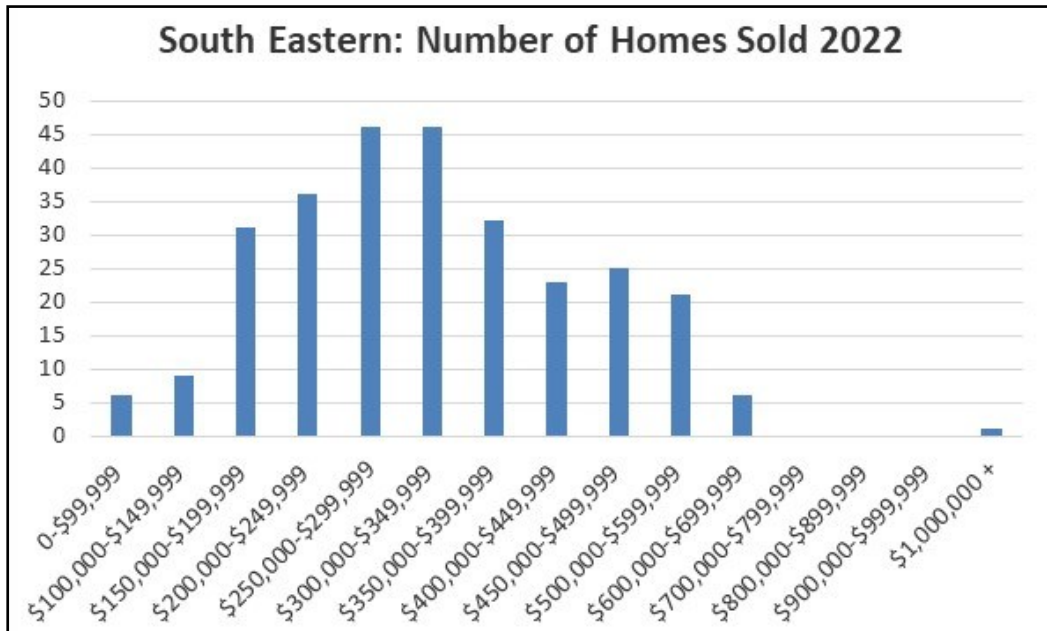
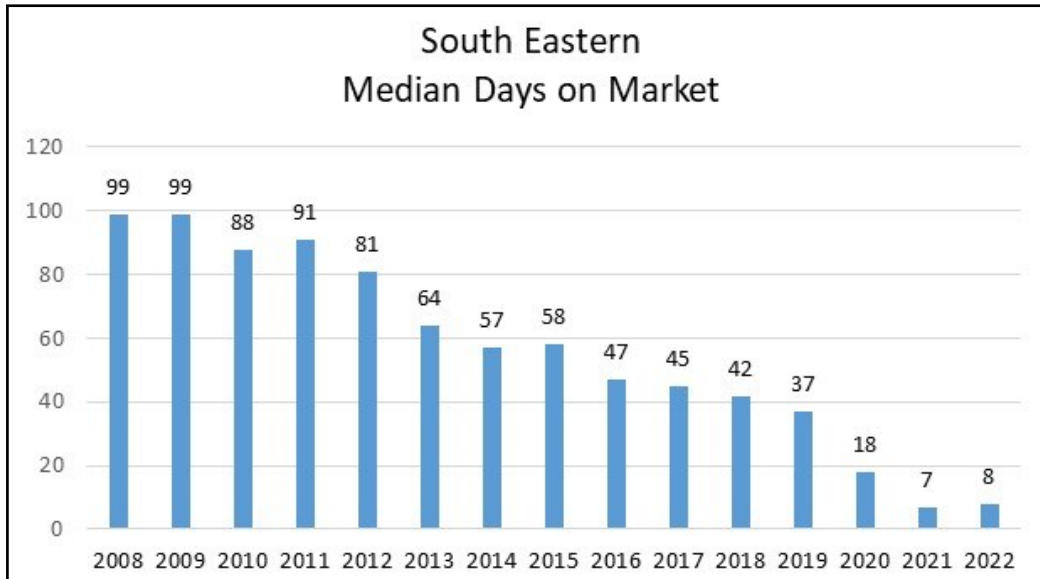
The median home sale price was \$315,000 in 2022. This home sale price is an 18% increase compared to 2021 sales, a 48% increase over 5 years and a 75% increase over 10 years.



South Eastern School District

Type	No. Sold	Median Price	Median Days on Market
Detached	237	\$ 330,000	8
Twin/Semi-Detached	5	\$ 330,000	6
Townhouse/Row Home	34	\$ 270,045	33
Mobile Home w/ Land	6	\$ 173,000	5
Grand Total	282	\$ 315,000	8

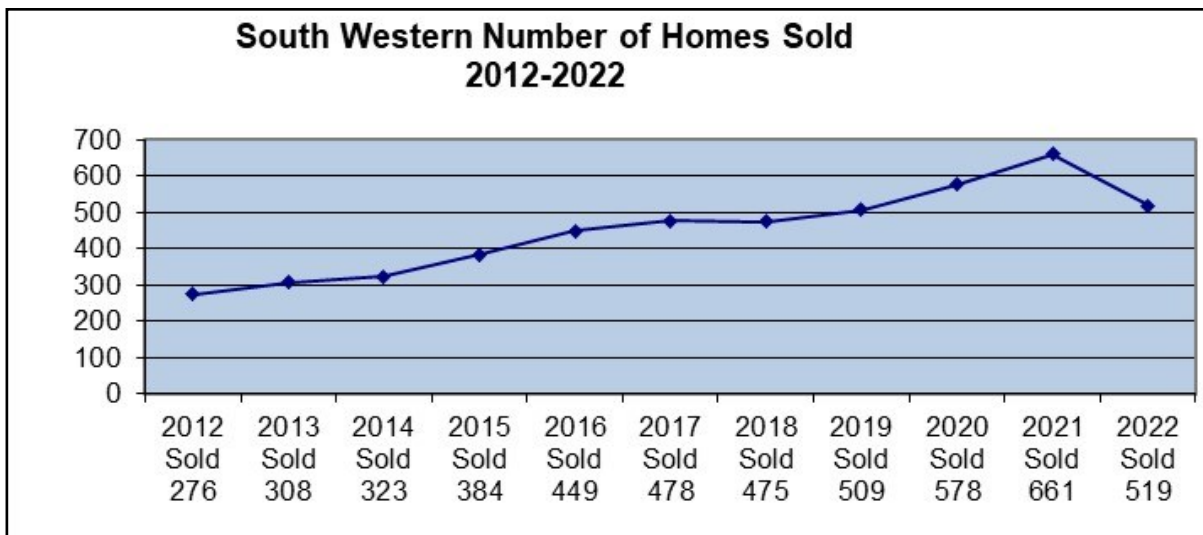
The charts below reflect the average days on market and the number of units sold in each price range.



South Western School District

In the South Western School District there were 519 homes sold in 2022 for a total dollar volume of \$155.1 million. The number of homes sold in 2022 decreased by 21% from 2021.

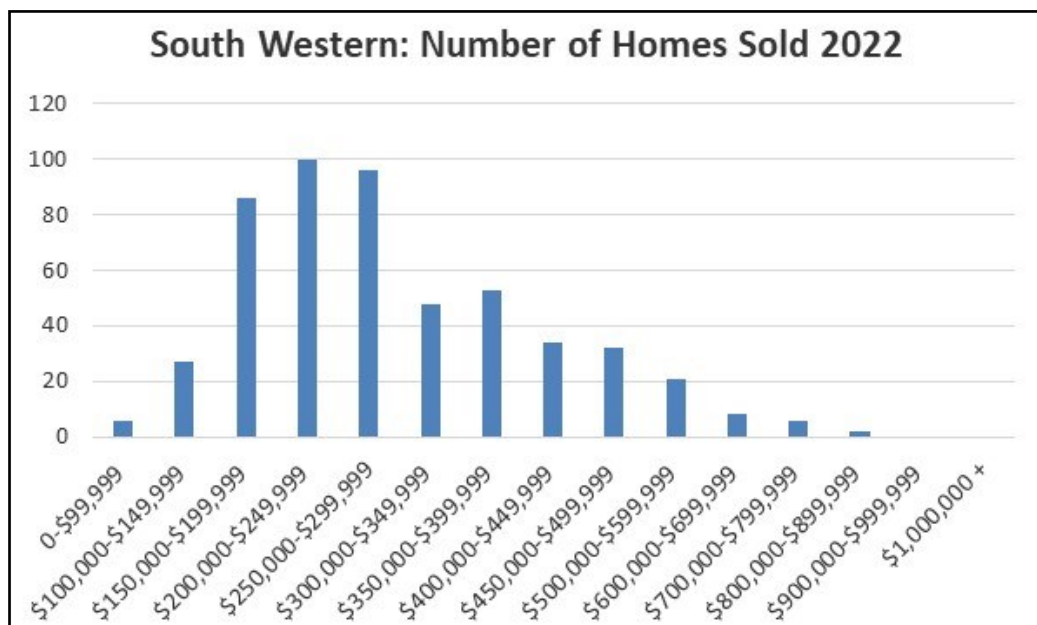
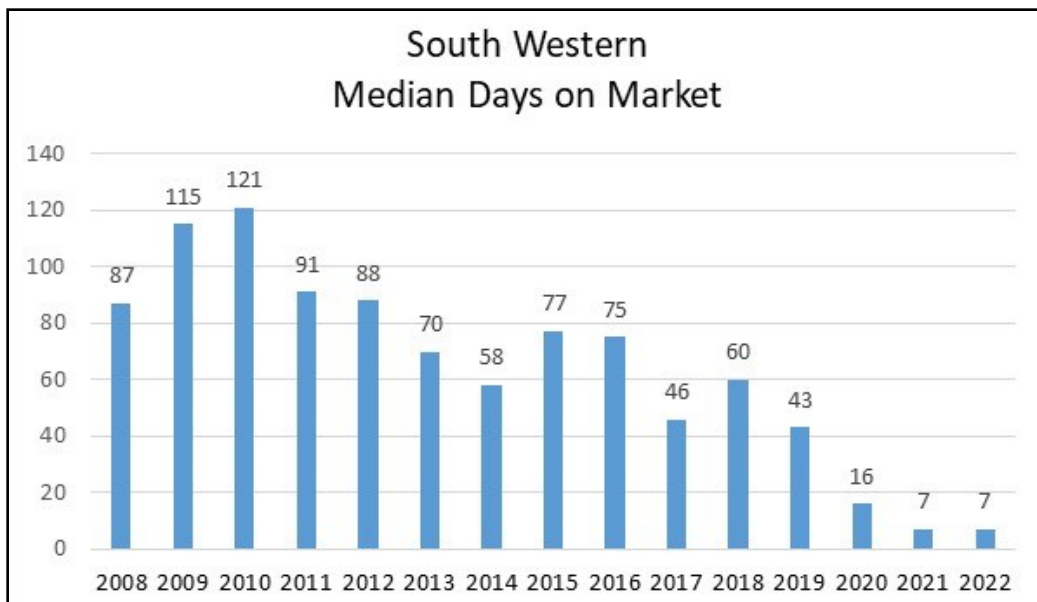
The median home sale price was \$265,000 in 2022. This home sale price reflects a 6% increase compared to 2021 sales, a 40% increase over 5 years and a 68% increase over 10 years.



South Western School District

Type	No. Sold	Median Price	Median Days on Market
Detached	383	\$ 310,000	7
Twin/Semi-Detached	37	\$ 168,300	6
Townhouse/Row Home	97	\$ 231,000	9
Mobile Home w/ Land	2	\$ 90,000	62
Grand Total	519	\$ 265,000	7

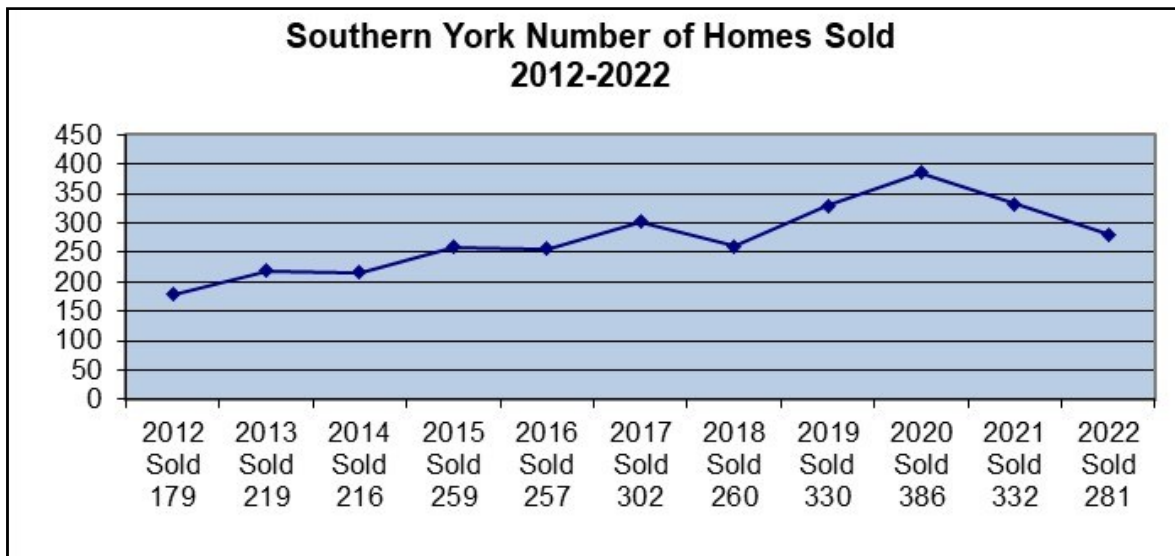
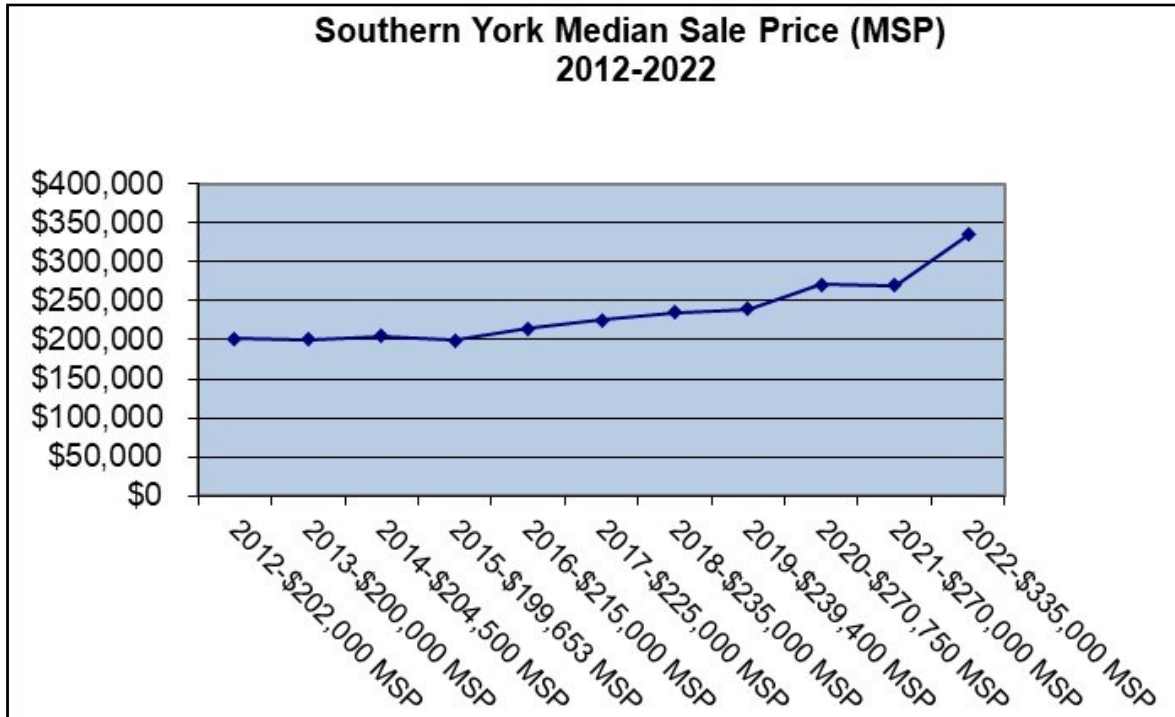
The charts below reflect the median days on market and the number of units sold in each price range.



Southern York County School District

In the Southern York County School District there were 281 homes sold in 2022 for a total dollar volume of \$98.1 million. The number of homes sold in 2022 decreased by 15% from 2021.

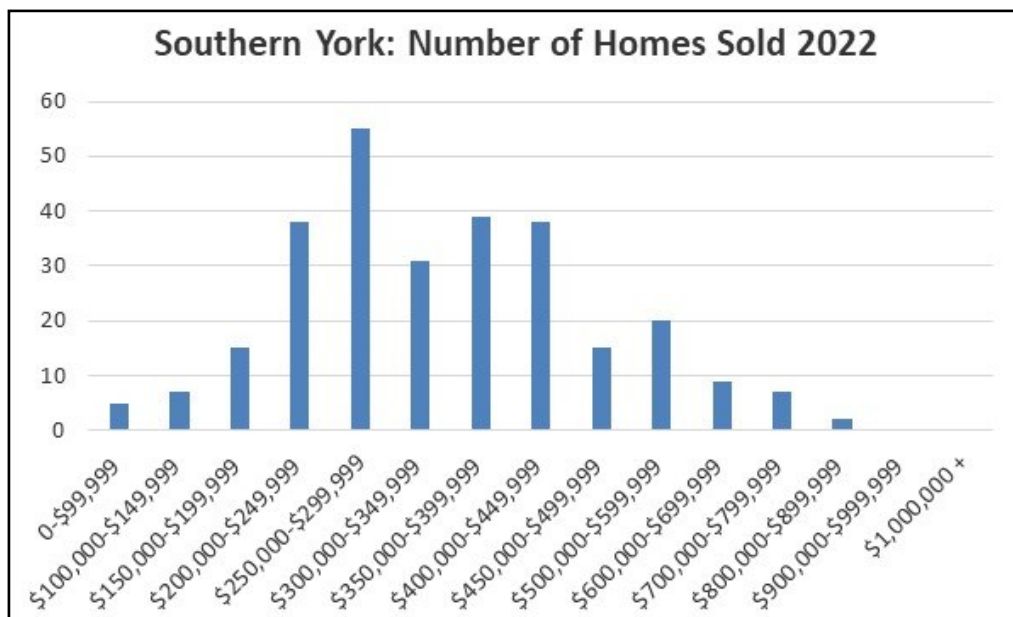
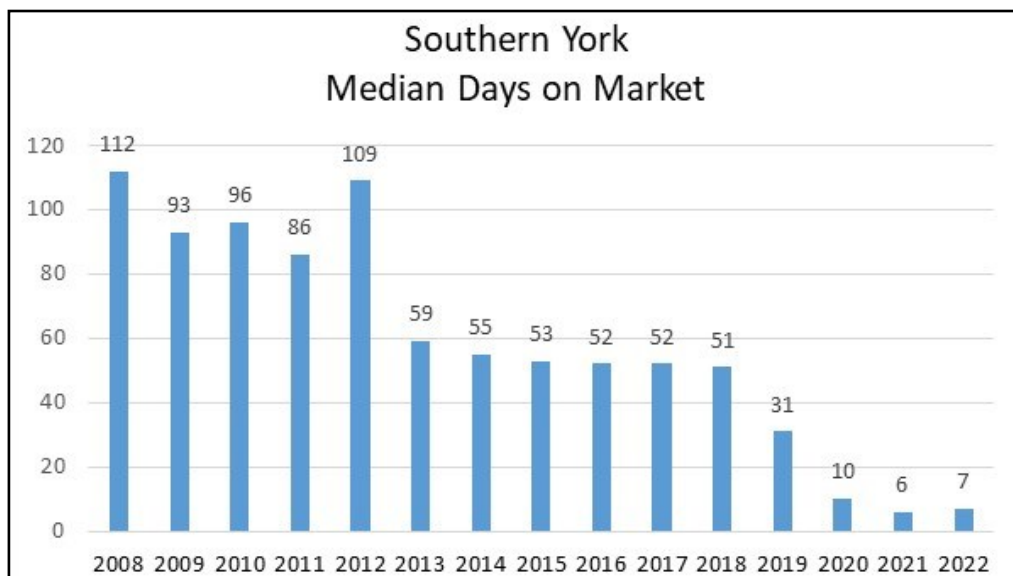
The median home sale price was \$335,000 in 2022. This home sale price reflects a 24% increase compared to 2021 sales, a 49% increase over 5 years and a 66% increase over 10 years.



Southern York County School District

Type	No. Sold	Median Price	Median Days on Market
Detached	247	\$ 350,000	7
Twin/Semi-Detached	12	\$ 270,000	6
Townhouse/Row Home	18	\$ 251,000	7
Mobile Home w/ Land	4	\$ 122,500	11
Grand Total	281	\$ 335,000	7

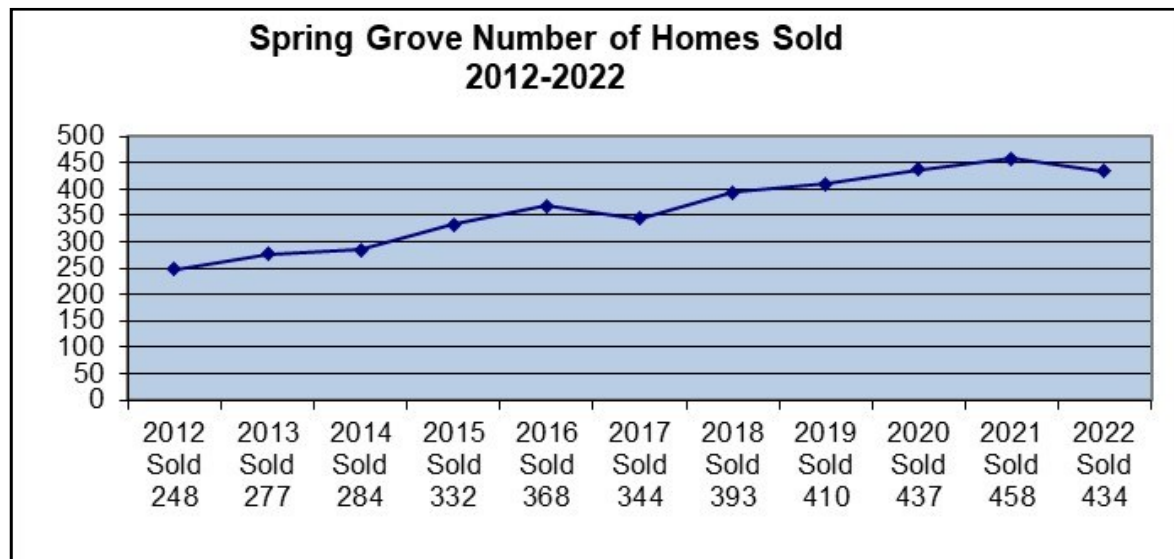
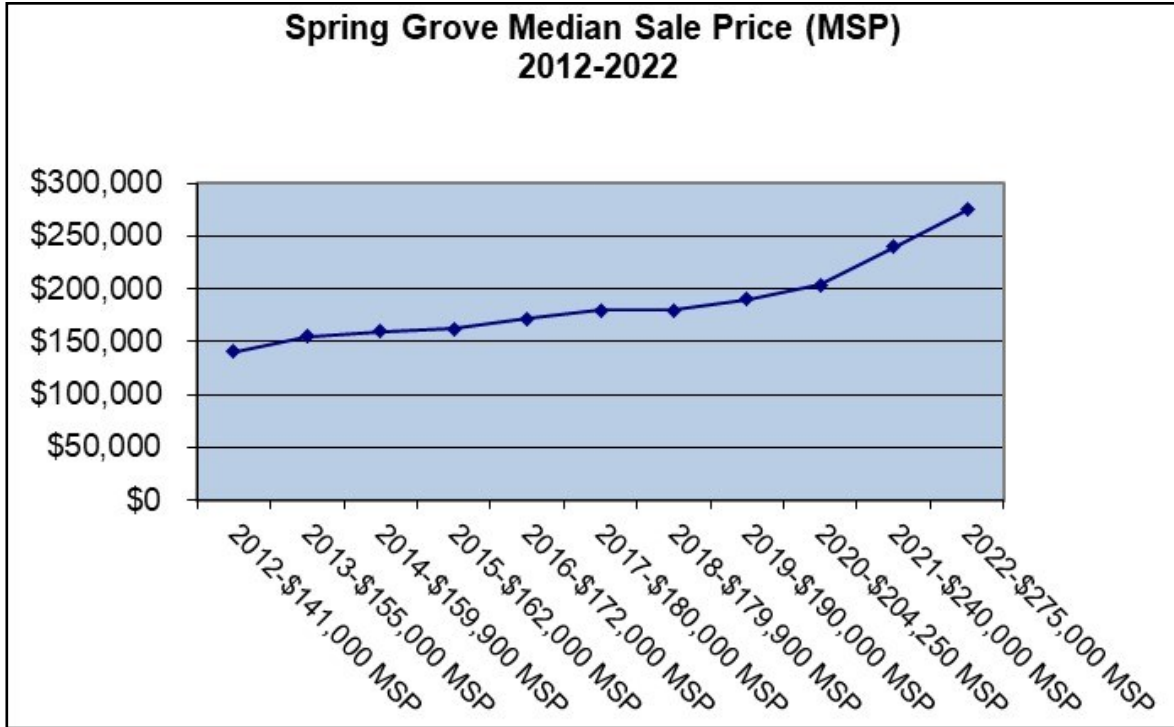
The charts below reflect the median days on market and the number of units sold in each price range.



Spring Grove School District

In the Spring Grove School District there were 434 homes sold in 2022 for a total dollar volume of \$127.5 million. The number of homes sold in 2022 decreased by 5% from 2021.

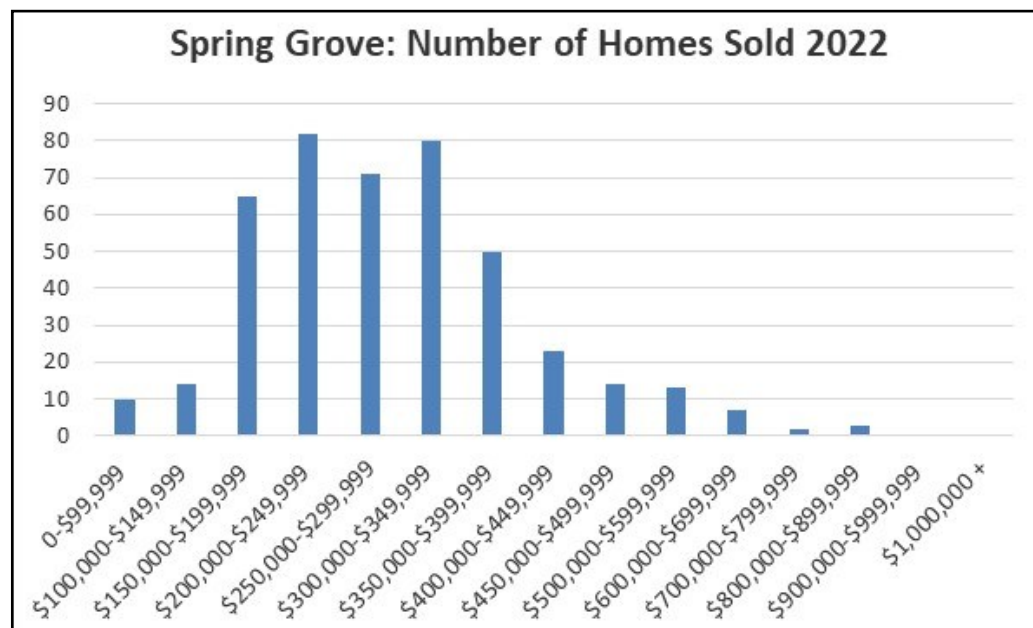
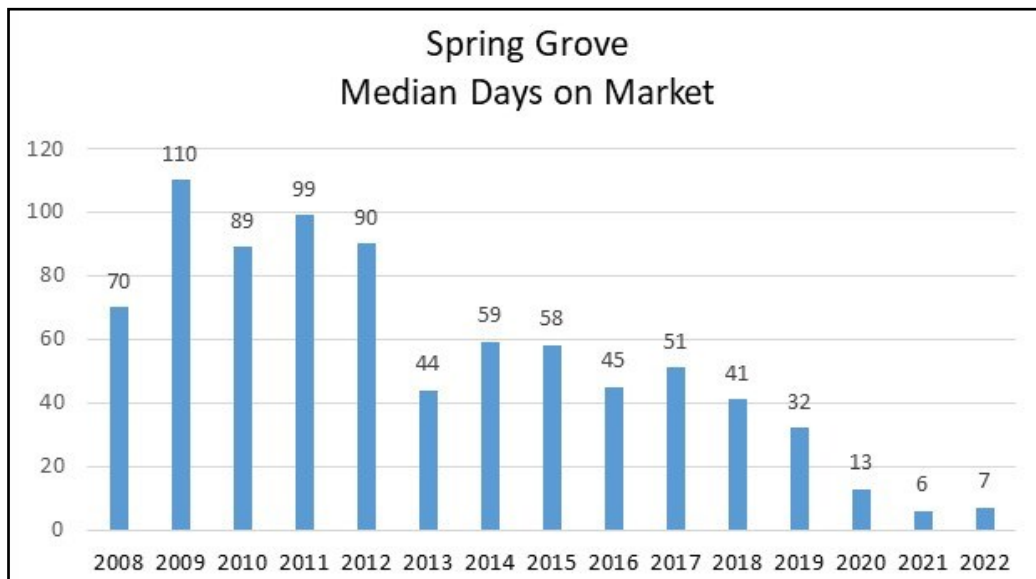
The median home sale price was \$275,000 in 2022. This home sale price reflects a 15 % increase compared to 2021 sales, a 53% increase over 5 years and a 95% increase over 10 years.



Spring Grove School District

Type	No. Sold	Median Price	Median Days on Market
Detached	355	\$ 309,995	8
Twin/Semi-Detached	28	\$ 230,000	8
Townhouse/Row Home	32	\$ 189,950	6
Mobile Home w/ Land	19	\$ 138,000	7
Grand Total	434	\$ 275,000	7

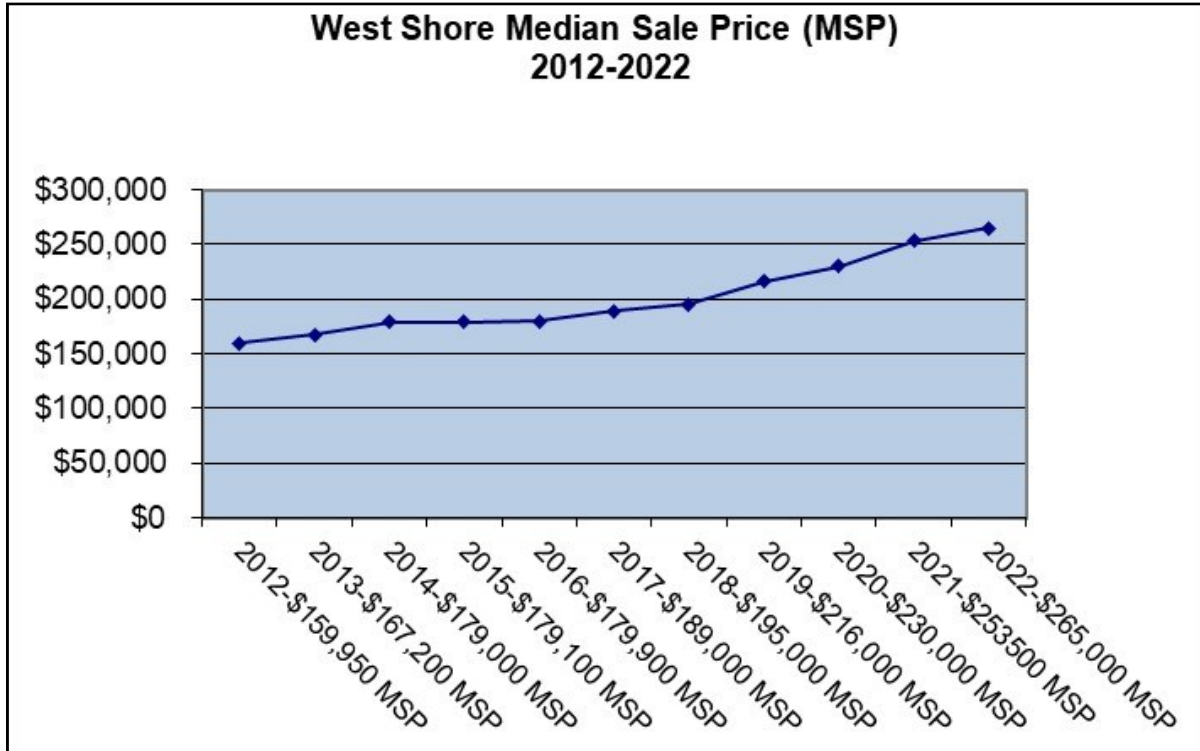
The charts below reflect the median days on market and the number of units sold in each price range.



West Shore School District

In the West Shore School District there were 376 homes sold in 2022 for a total dollar volume of \$116.1 million. The number of homes sold in 2022 decreased by 17% from 2021. The median home sale price was \$265,000 in 2022. This home sale price is a 5% increase compared to 2021 sales, increased 40% over 5 years and increased 66% increase over 10 years.*

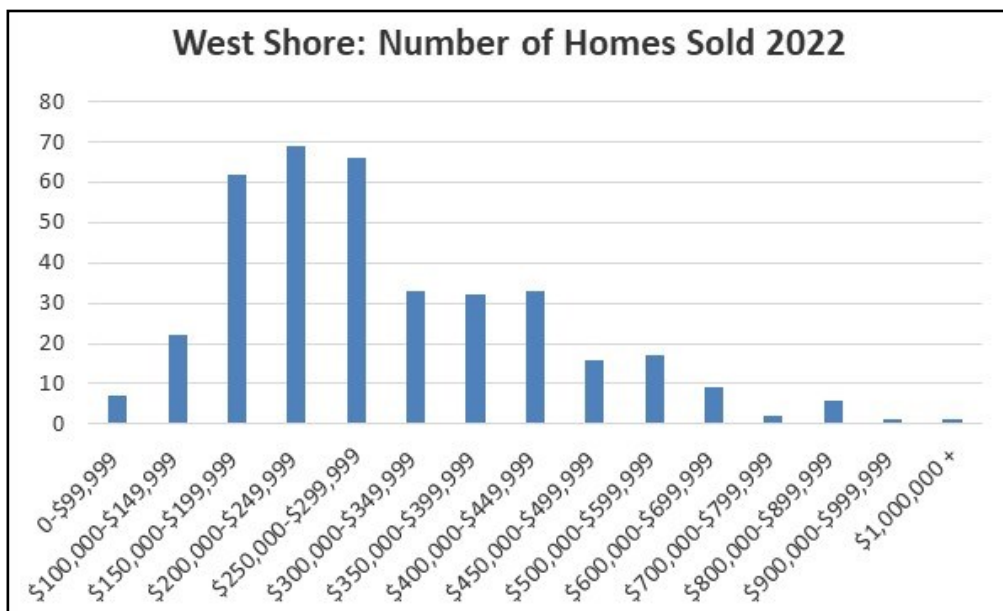
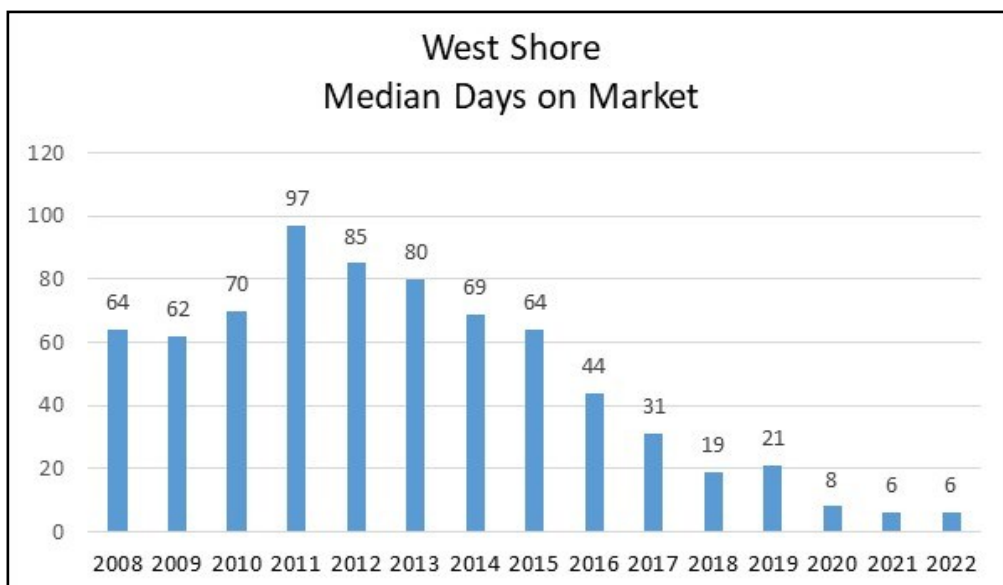
**Prior to 2017, the West Shore School District was covered by two separate MLS systems; therefore, the number reported prior to 2016 was only a fraction of what truly sold.



West Shore School District

Type	No. Sold	Median Price	Median Days on Market
Detached	289	\$ 304,250	6
Twin/Semi-Detached	5	\$ 201,000	20
Townhouse/Row Home	75	\$ 175,600	5
Mobile Home w/ Land	7	\$ 165,000	29
Grand Total	376	\$ 265,000	6

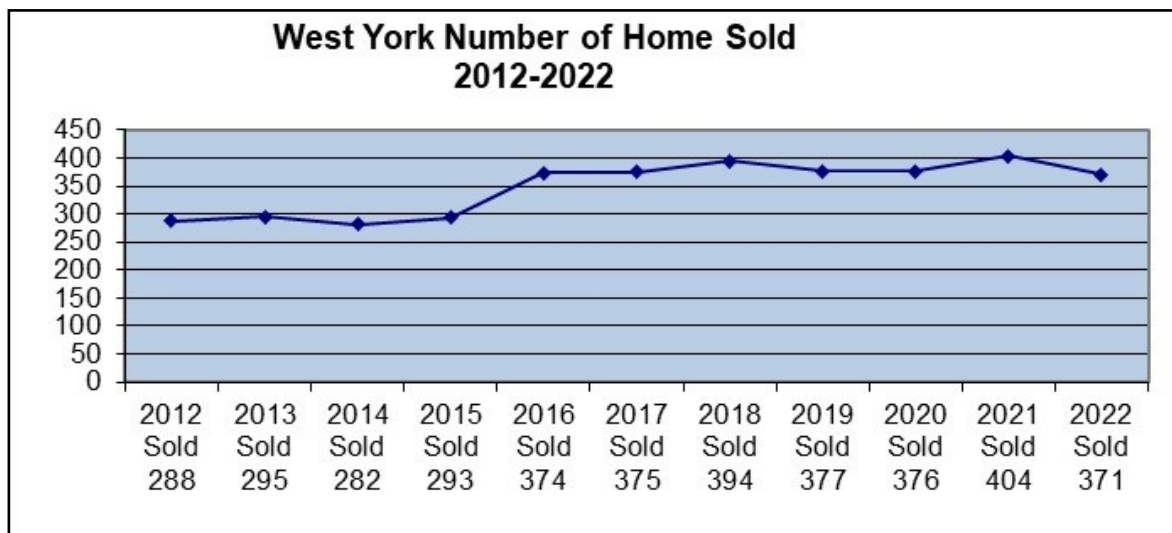
The charts below reflect the median days on market and the number of units sold in each price range.



West York Area School District

In the West York Area School District there were 371 homes sold in 2022 for a total dollar volume of \$82.7 million. The number of homes sold in 2022 decreased by 8% from 2021.

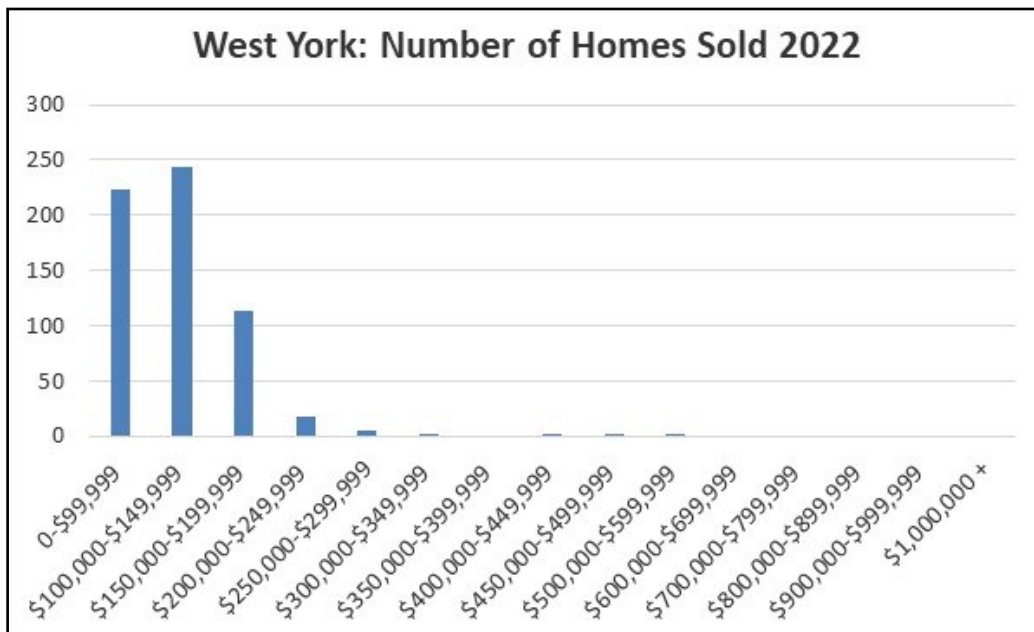
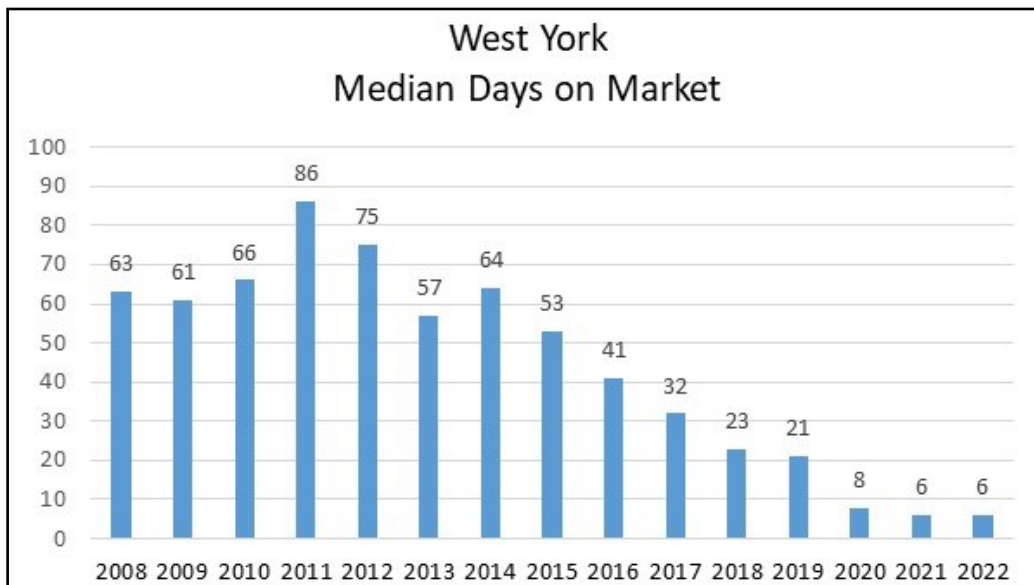
The median home sale price was \$201,500 in 2022. This home sale price reflects a 12% increase compared to 2021 sales, a 42% increase over 5 years and a 68% increase over 10 years.



West York Area School District

Type	No. Sold	Median Price	Median Days on Market
Detached	252	\$ 240,000	6
Twin/Semi-Detached	45	\$ 142,000	7
Townhouse/Row Home	74	\$ 165,750	6
Mobile Home w/ Land	0	\$ -	0
Grand Total	371	\$ 201,500	6

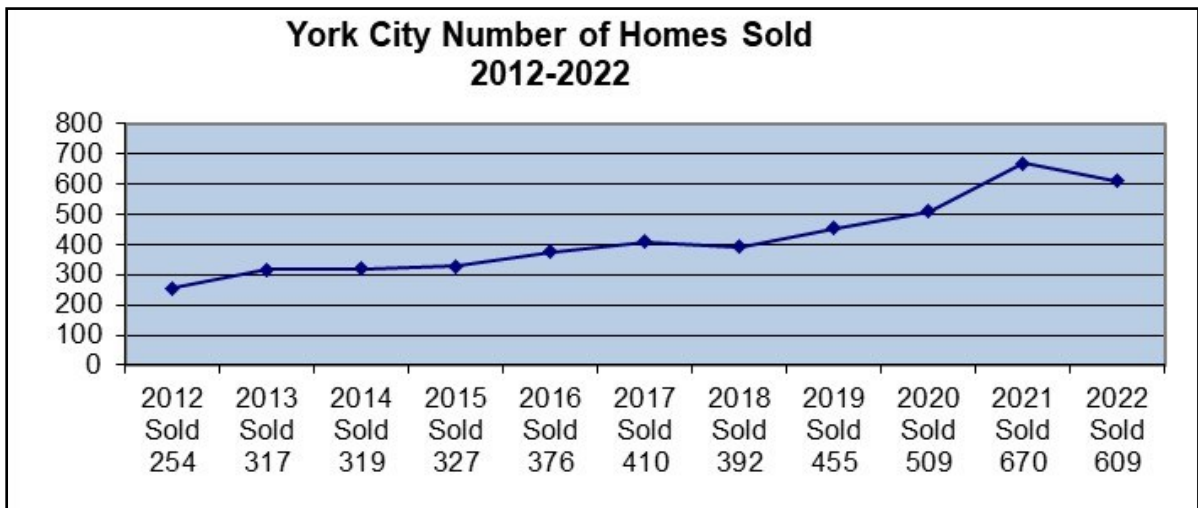
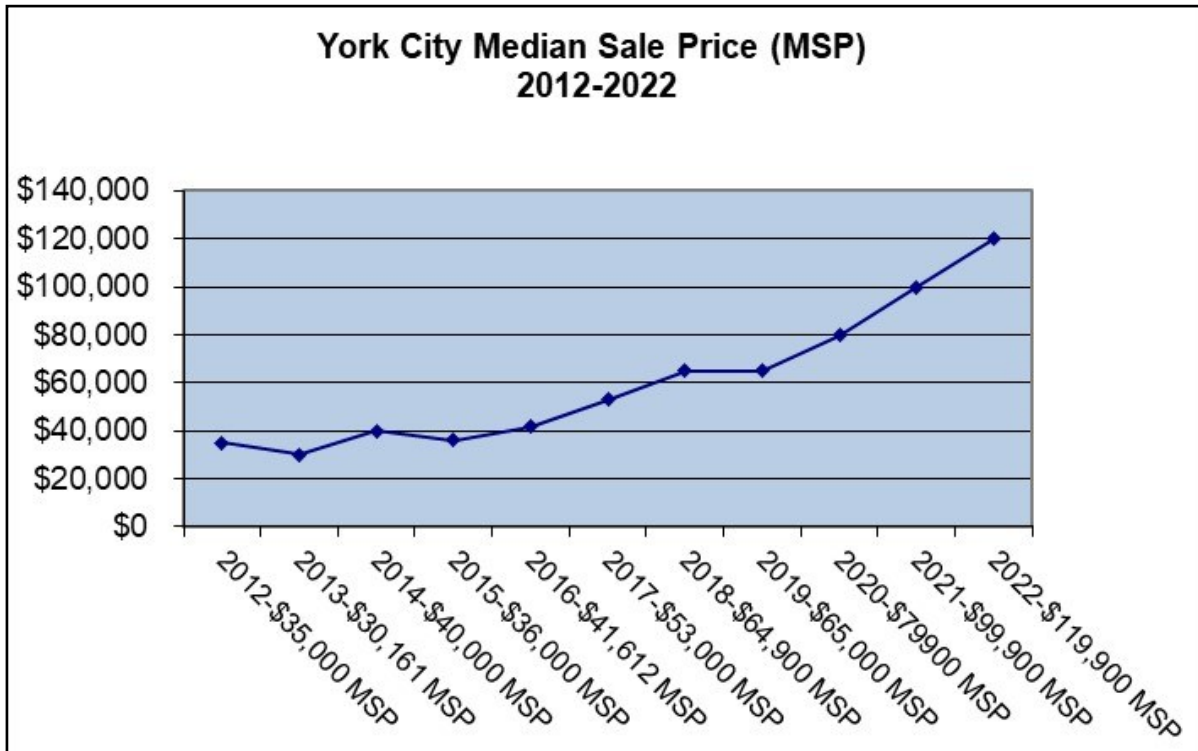
The charts below reflect the median days on market and the number of units sold in each price range.



York City School District

In the York City School District there were 609 homes sold in 2022 for a total dollar volume of \$73.4 million. The number of homes sold in 2022 decreased by 9% from 2021.

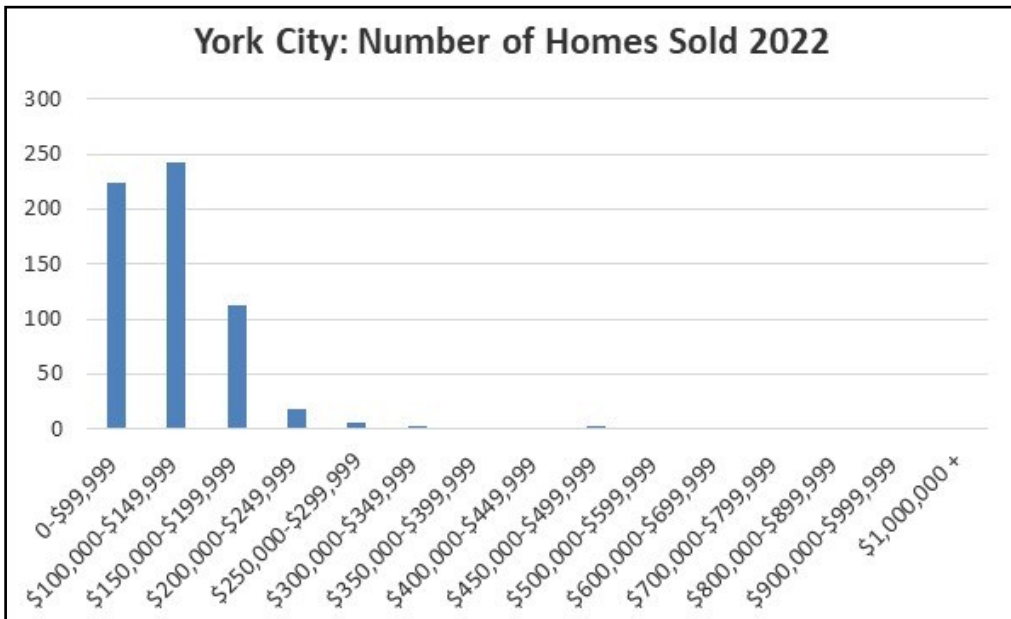
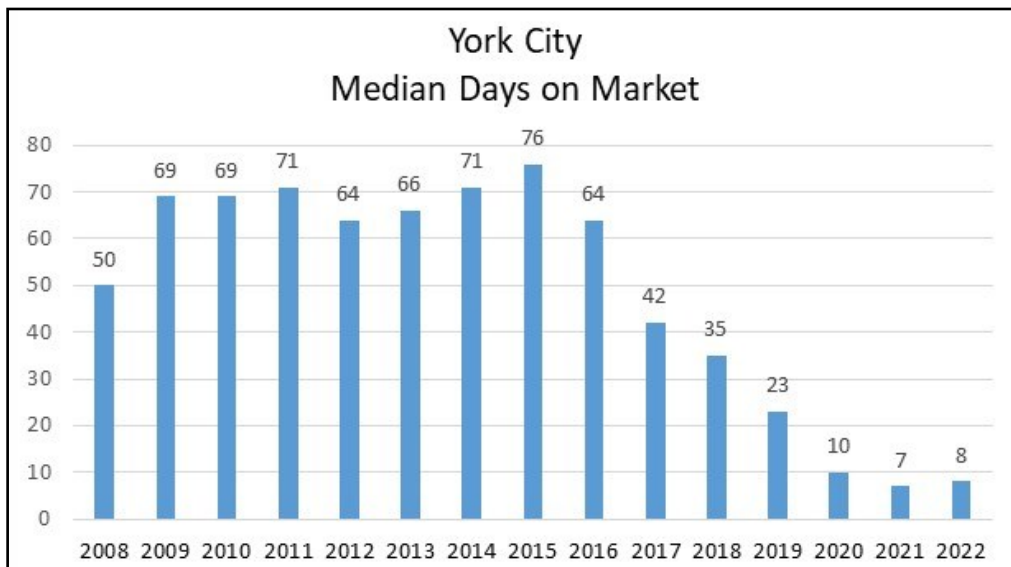
The median home sale price was \$119,900 in 2022. This home sale price reflects a 20% increase compared to 2021 sales, a 126% increase over 5 years and a 243% decrease over 10 years.



York City School District

Type	No. Sold	Median Price	Median Days on Market
Detached	188	\$ 156,500	7
Twin/Semi-Detached	185	\$ 114,000	7
Townhouse/Row Home/Unit	236	\$ 95,000	8
Mobile Home w/ Land	0	\$ -	0
Grand Total	609	\$ 119,900	8

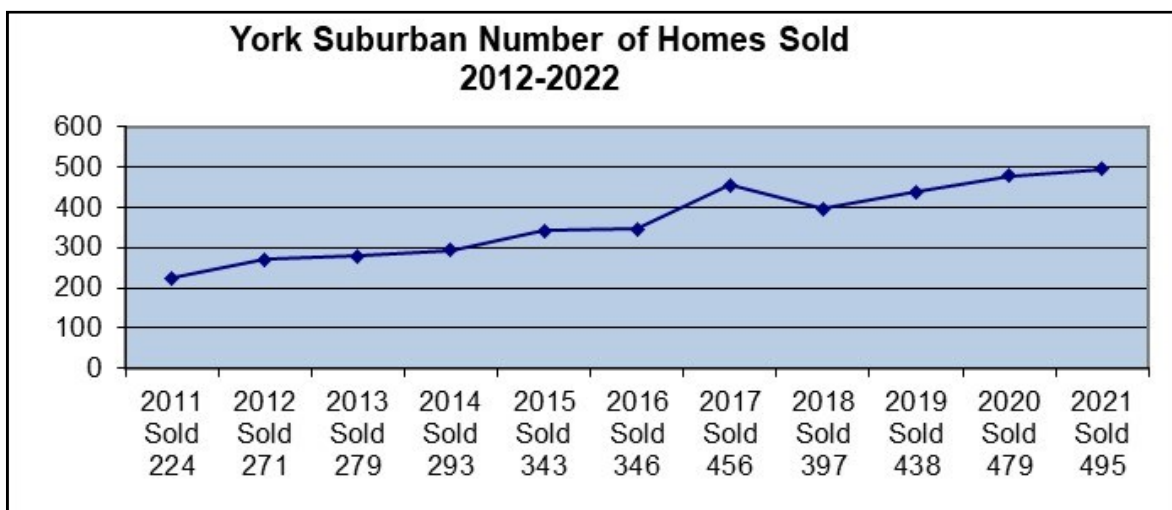
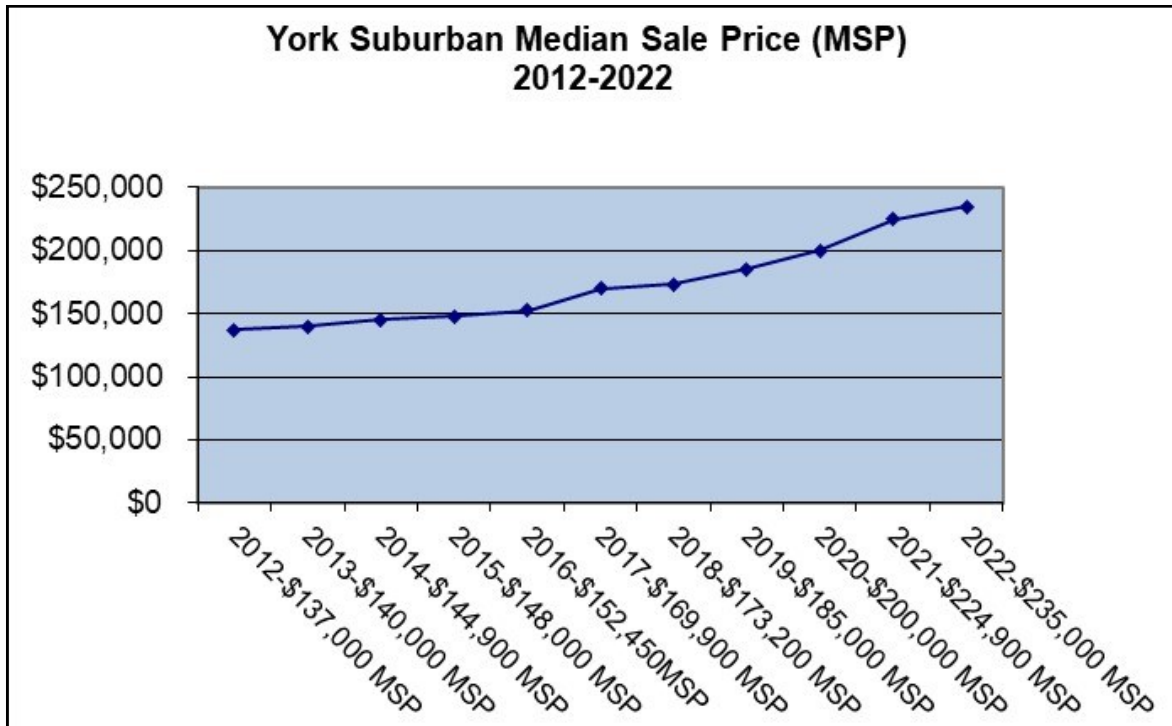
The charts below reflect the median days on market and the number of units sold in each price range.



York Suburban School District

In the York Suburban School District there were 371 homes sold in 2022 for a total dollar volume of \$103.7 million. The number of homes sold in 2022 decreased by 25% from 2021.

The median home sale price was \$235,000 in 2022. This home sale price reflects a 9% increase compared to 2021 sales, a 44% increase over 5 years and a 74% increase over 10 years.



York Suburban School District

Type	No. Sold	Median Price	Median Days on Market
Detached	280	\$ 250,000	6
Twin/Semi-Detached	34	\$ 170,700	5
Townhouse/Row Home	57	\$ 257,500	11
Mobile Home w/ Land	0	\$ -	0
Grand Total	371	\$ 235,000	6

The charts below reflect the median days on market and the number of units sold in each price range.

