



RAYAC Housing Snapshot

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

January 2023 Housing Statistics

The REALTORS® Association of York & Adams Counties (RAYAC) reports that a total of 57 homes were sold in Adams County in January 2023 which is a 28% decrease from this time last year. In York County 303 homes were sold during the first month of 2023, which is a 34% decrease from this time last year.

The median sales price in Adams County was \$264,900, a 17% increase from 2022. The median sales price in York County was \$240,000, a 14% increase from last year.

“Kicking off 2023, we are still challenged by historically low inventory. In York County the months supply of inventory is just shy of 1 month. To put that into perspective, if you remove any new construction listings, there were only 262 residential homes available for sale at the end of January in the entire county of York. If there was more inventory available we know that we have buyers who are still anxious to purchase. The median home sale price had a double digit increase compared to January 2022, mostly due to a lack of inventory continuing to increase prices. The number of homes is down over double digits compared to 2022. Keep in mind January of 2022 the interest rates for a 30 year fixed rate were around 3% and they are double that today. Take also into consideration, this is only one month, and the numbers aren’t large enough to be statistically significant,” said Reid Weinbrom, 2023 RAYAC President.

School District	2023 Median Sale Price	2022 Median Sale Price	% Change	2023 Number Sold	2022 Number Sold	% Change
Adams County						
Bermudian Springs	\$270,000	\$192,450	40%	3	6	-50%
Conewago Valley	\$228,000	\$201,000	13%	18	23	-22%
Fairfield	\$293,750	\$237,750	24%	2	10	-80%
Gettysburg	\$374,245	\$251,000	49%	20	19	5%
Littlestown	\$269,900	\$235,000	15%	7	17	-59%
Upper Adams	\$199,900	\$294,900	-32%	7	4	75%
Total Adams County	\$264,900	\$225,950	17%	57	79	-28%
York County						
Central York	\$262,500	\$235,000	12%	29	39	-26%
Dallastown	\$260,000	\$229,900	13%	25	31	-19%
Dover	\$200,250	\$211,000	-5%	14	26	-46%
Eastern York	\$210,000	\$200,000	5%	8	17	-53%
Hanover	\$194,500	\$170,000	14%	6	23	-74%
Northeastern York	\$250,000	\$233,700	7%	23	38	-39%
Northern York	\$332,500	\$302,500	10%	14	18	-22%
Red Lion	\$238,000	\$206,000	16%	32	29	10%
South Eastern York	\$323,500	\$266,050	22%	18	24	-25%
South Western York	\$249,000	\$246,500	1%	25	28	-11%
Southern York	\$359,900	\$335,000	7%	9	27	-67%
Spring Grove	\$275,000	\$274,850	0%	20	26	-23%
West Shore	\$270,000	\$262,500	3%	19	23	-17%
West York	\$207,500	\$162,000	28%	20	34	-41%
York City	\$107,450	\$101,500	6%	30	54	-44%
York Suburban	\$282,000	\$207,450	36%	11	24	-54%
Total York County	\$240,000	\$209,900	14%	303	461	-34%

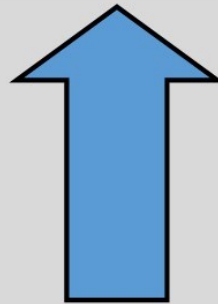
REALTORS® Association of York & Adams Counties

January 2023 Market Update for York County

Median Sold Price Year to Date

\$240,000

January 2022: \$209,900



Sales Price
Change Y/Y

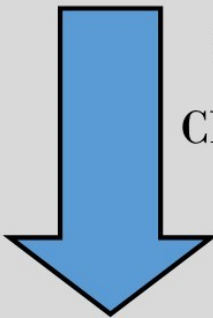
+14%

Number of
Homes Sold Year to
Date

303

Sales #
Change Y/Y

-34%



New Listings

450



All Active Listings

520

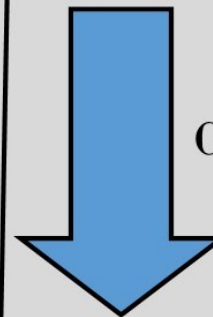
January 2022: 421

Number of
Pending Home
Sales

516

Pending #
Change Y/Y

-36%



% of List Price
Received

100%

SOLD

Days on Market

13

Months Supply
of Inventory

.99 months

For a report by School District please visit

www.RAYAC.com/statistics/



Statistics Source Bright MLS

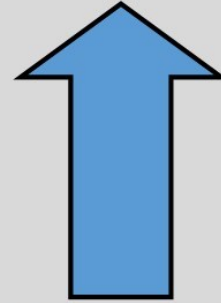
REALTORS® Association of York & Adams Counties

January 2023 Market Update for Adams County

Median Sold Price Year to Date

\$264,900

January 2022: \$225,950



Sales Price
Change Y/Y

+ 17%

Number of
Homes Sold Year to
Date

57

Sales #
Change Y/Y

- 28%

New Listings

99



All Active Listings

134

January 2022: 126

Number of
Pending Home
Sales

83

Pending #
Change Y/Y

-38%

% of List Price
Received

98.5%

SOLD

Days on Market

12

Months Supply
of Inventory

1.42 months

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Statistics Source Bright MLS