



RAYAC Housing Snapshot

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

February 2023 Housing Statistics

The REALTORS® Association of York & Adams Counties (RAYAC) reports that a total of 105 homes were sold in Adams County in February 2023, a 26% decrease from 2022. In York County 631 homes were sold during the first two months of 2023, which is a 28% decrease from this time last year.

The median sales price in Adams County was \$264,900, a 4% increase from 2022. The median sales price in York County was \$239,900, a 12% increase from last year.

“Inventory still continues to be the top issue facing our market. York County has less than one month’s supply of inventory, putting it at historically low levels. If there was more inventory available, we know that we have buyers who are still anxious to purchase.” said Reid Weinbrom, 2023 RAYAC President.

RAYAC Statistics by School District						
2023-2021 (January 1-February 28) Comparison						
School District	2023 Median Sale Price	2022 Median Sale Price	% Change	2023 Number Sold	2022 Number Sold	% Change
Adams County						
Bermudian Springs	\$270,000	\$254,900	6%	7	13	-46%
Conewago Valley	\$219,250	\$215,000	2%	33	41	-20%
Fairfield	\$260,000	\$277,500	-6%	10	12	-17%
Gettysburg	\$322,000	\$255,000	26%	34	41	-17%
Littlestown	\$309,950	\$262,000	18%	12	23	-48%
Upper Adams	\$241,000	\$245,000	-2%	9	11	-18%
Total Adams County	\$264,900	\$254,900	4%	105	141	-26%
York County						
Central York	\$237,000	\$230,000	3%	60	74	-19%
Dallastown	\$255,000	\$232,450	10%	57	74	-23%
Dover	\$217,750	\$226,000	-4%	36	45	-20%
Eastern York	\$230,000	\$202,500	14%	18	30	-40%
Hanover	\$190,000	\$185,500	2%	29	48	-40%
Northeastern York	\$257,990	\$233,900	10%	42	61	-31%
Northern York	\$325,000	\$272,000	19%	25	39	-36%
Red Lion	\$240,000	\$222,400	8%	51	63	-19%
South Eastern	\$325,000	\$278,050	17%	29	42	-31%
South Western	\$263,750	\$245,000	8%	50	60	-17%
Southern York	\$300,000	\$312,500	-4%	23	38	-39%
Spring Grove	\$267,500	\$269,900	-1%	40	59	-32%
West Shore	\$275,000	\$255,000	8%	39	44	-11%
West York	\$200,000	\$165,000	21%	41	56	-27%
York City	\$124,950	\$97,500	28%	64	101	-37%
York Suburban	\$282,000	\$199,900	41%	27	45	-40%
Total York County	\$239,900	\$215,000	12%	631	879	-28%

February 2023 Housing Statistics

The REALTORS® Association of York & Adams Counties (RAYAC) reports that a total of 48 homes were sold in Adams County in February 2023, a 23% decrease from this time last year. In York County 325 homes were sold in February 2023, which is a 21% decrease from last year.

The median sales price in Adams County was \$262,450 a 3% decrease since last year. The median sale price in York County was \$236,500, a 7% increase from last year.

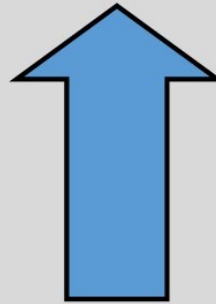
RAYAC Statistics by School District						
2023-2022 (February) Comparison						
School District	2023 Median Sale Price	2022 Median Sale Price	% Change	2023 Number Sold	2022 Number Sold	% Change
Adams County						
Bermudian Springs	\$274,200	\$268,000	2%	4	7	-43%
Conewago Valley	\$200,000	\$270,700	-26%	15	18	-17%
Fairfield	\$260,000	\$332,450	-22%	8	2	300%
Gettysburg	\$280,500	\$260,000	8%	14	22	-36%
Littlestown	\$425,900	\$328,000	30%	5	6	-17%
Upper Adams	\$269,900	\$234,900	15%	2	7	-71%
Total Adams County	\$262,450	\$270,700	-3%	48	62	-23%
York County						
Central York	\$227,000	\$215,000	6%	31	35	-11%
Dallastown	\$240,000	\$235,000	2%	31	43	-28%
Dover	\$239,900	\$239,900	0%	22	19	16%
Eastern York	\$247,950	\$260,000	-5%	10	13	-23%
Hanover	\$179,600	\$194,950	-8%	23	24	-4%
Northeastern York	\$310,000	\$233,990	32%	19	23	-17%
Northern York	\$268,000	\$235,000	14%	11	21	-48%
Red Lion	\$265,000	\$242,500	9%	19	34	-44%
South Eastern	\$357,450	\$288,750	24%	10	18	-44%
South Western	\$305,000	\$242,725	26%	25	32	-22%
Southern York	\$259,995	\$295,990	-12%	14	11	27%
Spring Grove	\$262,500	\$269,950	-3%	20	32	-38%
West Shore	\$290,000	\$230,150	26%	19	21	-10%
West York	\$195,000	\$165,000	18%	21	21	0%
York City	\$130,500	\$95,000	37%	34	44	-23%
York Suburban	\$292,450	\$197,000	48%	16	21	-24%
Total York County	\$236,500	\$221,225	7%	325	412	-21%

REALTORS® Association of York & Adams Counties
February 2023 Market Update for York County

Median Sold Price Year to Date

\$239,900

February 2022: \$215,000



Sales Price
Change Y/Y

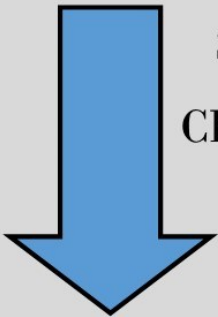
+12%

Number of
Homes Sold Year to
Date

631

Sales #
Change Y/Y

-28%



New Listings

428



All Active Listings

498

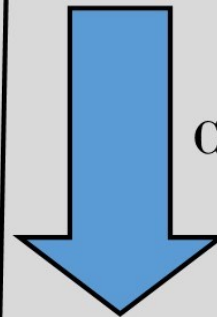
February 2022: 478

Number of
Pending Home
Sales

635

Pending #
Change Y/Y

-19%



% of List Price
Received

100%

SOLD

Days on Market

12

Months Supply
of Inventory

.96 months

For a report by School District please visit

www.RAYAC.com/statistics/



Statistics Source Bright MLS

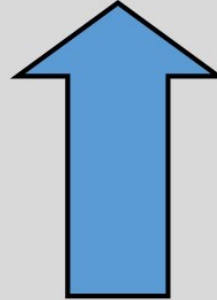
REALTORS® Association of York & Adams Counties

February 2023 Market Update for Adams County

Median Sold Price Year to Date

\$264,900

February 2022: \$254,900



Sales Price
Change Y/Y

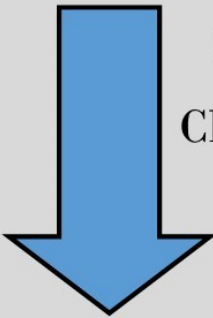
+ 4%

Number of
Homes Sold Year to
Date

105

Sales #
Change Y/Y

- 26%



New Listings

75



All Active Listings

120

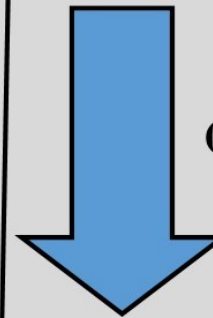
February 2022: 151

Number of
Pending Home
Sales

132

Pending #
Change Y/Y

-1%



% of List Price
Received

99%

SOLD

Days on Market

15

Months Supply
of Inventory

1.28 months

For a report by School District please visit

www.RAYAC.com/statistics/



Statistics Source Bright MLS