



RAYAC Housing Snapshot

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

March 2023 Housing Statistics

The REALTORS® Association of York & Adams Counties (RAYAC) reports that a total of 200 homes were sold in Adams County in March 2023, a 16% decrease from 2022. In York County 1,084 homes were sold during the first three months of 2023, which is a 23% decrease from this time last year.

The median sales price in Adams County was \$269,950, a 6% increase from 2022. The median sales price in York County was \$249,490, an 11% increase from last year.

“Inventory continues to be the main theme of the real estate market. In York County the months supply of inventory is still below the historically low one-month mark. If we take out new construction homes, there are only 225 homes available for sale in all of York County. That simply is not enough to meet the housing demands of our population. One of the main reasons behind the decrease in the number of home sales in our community is a lack of inventory.” said Reid Weinbrom, 2023 RAYAC President.

RAYAC Statistics by School District 2023-2022 (January 1-March 31) Comparison

School District	2023 Median Sale Price	2022 Median Sale Price	% Change	2023 Number Sold	2022 Number Sold	% Change
Adams County						
Bermudian Springs	\$260,000	\$254,900	2%	15	25	-40%
Conewago Valley	\$258,000	\$215,000	20%	55	59	-7%
Fairfield	\$260,000	\$272,500	-5%	14	18	-22%
Gettysburg	\$306,450	\$280,000	9%	64	71	-10%
Littlestown	\$330,000	\$250,000	32%	29	41	-29%
Upper Adams	\$270,000	\$245,000	10%	23	23	0%
Total Adams County	\$269,950	\$255,000	6%	200	237	-16%
York County						
Central	\$278,190	\$235,000	18%	102	117	-13%
Dallastown	\$259,120	\$235,000	10%	92	120	-23%
Dover	\$239,450	\$246,000	-3%	58	73	-21%
Eastern York	\$225,000	\$225,000	0%	27	49	-45%
Hanover	\$200,000	\$203,000	-1%	51	73	-30%
Northeastern	\$254,495	\$234,990	8%	62	109	-43%
Northern York	\$268,000	\$293,500	-9%	39	55	-29%
Red Lion	\$265,000	\$225,000	18%	86	101	-15%
South Eastern	\$315,000	\$289,900	9%	53	63	-16%
South Western	\$284,000	\$252,500	12%	101	104	-3%
Southern York	\$310,000	\$318,730	-3%	46	62	-26%
Spring Grove	\$288,500	\$270,000	7%	64	100	-36%
West Shore	\$280,000	\$263,700	6%	59	70	-16%
West York	\$202,500	\$170,000	19%	78	83	-6%
York City	\$125,000	\$103,000	21%	108	151	-28%
York Suburban	\$256,250	\$215,000	19%	58	72	-19%
Total York County	\$249,490	\$225,000	11%	1084	1402	-23%

March 2023 Housing Statistics

The REALTORS® Association of York & Adams Counties (RAYAC) reports that a total of 94 homes were sold in Adams County in March 2023, which is the same as this time last year. In York County 442 homes were sold in March 2023, which is a 15% decrease from last year.

The median sales price in Adams County was \$274,950 a 3% increase since last year. The median sale price in York County was \$261,000, a 4% increase from last year.

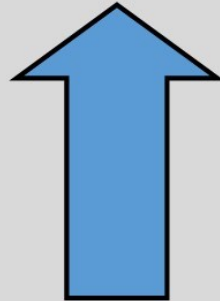
RAYAC MLS Statistics by School District						
2023-2022 (March) Comparison						
School District	2023 Median Sale Price	2022 Median Sale Price	% Change	2023 Number Sold	2022 Number Sold	% Change
Adams County						
Bermudian Springs	\$247,500	\$263,750	-6%	8	12	-33%
Conewago Valley	\$270,000	\$213,750	26%	21	18	17%
Fairfield	\$292,500	\$270,000	8%	4	6	-33%
Gettysburg	\$284,450	\$312,500	-9%	30	28	7%
Littlestown	\$330,000	\$230,000	43%	17	18	-6%
Upper Adams	\$277,400	\$257,500	8%	14	12	17%
Total Adams County	\$274,950	\$266,950	3%	94	94	0%
York County						
Central	\$317,500	\$292,375	9%	42	40	5%
Dallastown	\$286,250	\$235,000	22%	34	45	-24%
Dover	\$283,760	\$270,500	5%	21	28	-25%
Eastern York	\$215,000	\$285,000	-25%	9	19	-53%
Hanover	\$220,000	\$266,041	-17%	21	25	-16%
Northeastern	\$253,550	\$237,495	7%	19	48	-60%
Northern York	\$260,000	\$312,500	-17%	15	16	-6%
Red Lion	\$315,000	\$238,000	32%	35	38	-8%
South Eastern	\$300,000	\$337,500	-11%	24	20	20%
South Western	\$314,500	\$268,500	17%	46	44	5%
Southern York	\$320,000	\$321,250	0%	22	24	-8%
Spring Grove	\$308,000	\$272,000	13%	23	41	-44%
West Shore	\$302,500	\$280,000	8%	20	26	-23%
West York	\$205,000	\$190,000	8%	37	27	37%
York City	\$134,900	\$120,000	12%	43	49	-12%
York Suburban	\$250,000	\$242,500	3%	31	28	11%
Total York County	\$261,000	\$249,900	4%	442	518	-15%

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

Median Sold Price Year to Date

\$249,490

March 2023: \$225,000



Sales Price
Change Y/Y

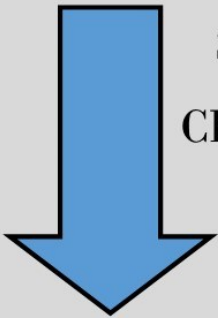
+11%

Number of
Homes Sold Year to
Date

1,084

Sales #
Change Y/Y

-23%



New Listings

555



All Active Listings

490

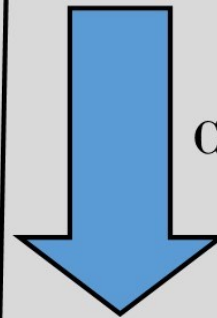
March 2022: 683

Number of
Pending Home
Sales

570

Pending #
Change Y/Y

-27%



% of List Price
Received

100%

SOLD

Days on Market

8

Months Supply
of Inventory

.96 months

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



Statistics Source Bright MLS

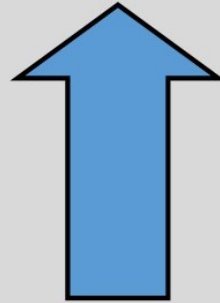
REALTORS® Association of York & Adams Counties

March 2023 Market Update for Adams County

Median Sold Price Year to Date

\$269,950

March 2022: \$255,000



Sales Price
Change Y/Y

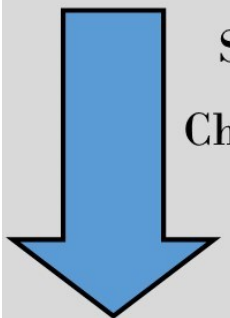
+ 6%

Number of
Homes Sold Year to
Date

200

Sales #
Change Y/Y

- 16%



New Listings

103



All Active Listings

126

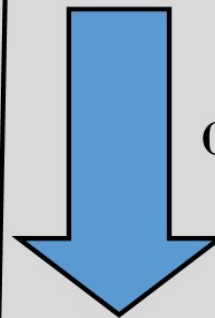
March 2022: 143

Number of
Pending Home
Sales

113

Pending #
Change Y/Y

-23%



% of List Price
Received

99%

SOLD

Days on Market

19

Months Supply
of Inventory

1.35 months

For a report by School District please visit

www.RAYAC.com/statistics/



Statistics Source Bright MLS