



# RAYAC Housing Snapshot

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

## April 2023 Housing Statistics

The REALTORS® Association of York & Adams Counties (RAYAC) reports that a total of 276 homes were sold in Adams County in April 2023, a 21% decrease from 2022. In York County 1,536 homes were sold during the first four months of 2023, which is a 21% decrease from this time last year.

The median sales price in Adams County was \$268,700, a 1% increase from 2022. The median sales price in York County was \$250,000, an 11% increase from last year.

“The median home sale price continues to rise in York County while the number of home sales has decreased over the same time period last year. The reason is simple, supply and demand economics. We have ready willing and able buyers. We simply do not have enough inventory to meet the demand of those in our community who want to purchase homes. While sellers have become more cautious, those choosing to their list homes are still receiving, in many cases multiple competitive offers.” said Reid Weinbrom, 2023 RAYAC President.

RAYAC Statistics by School District						
2023-2022 (January 1-April 30) Comparison						
School District	2023 Median Sale Price	2022 Median Sale Price	% Change	2023 Number Sold	2022 Number Sold	% Change
<b>Adams County</b>						
Bermudian Springs	\$263,750	\$260,000	1%	22	34	-35%
Conewago Valley	\$251,100	\$215,000	17%	76	86	-12%
Fairfield	\$255,000	\$275,000	-7%	17	33	-48%
Gettysburg	\$285,000	\$285,250	0%	85	104	-18%
Littlestown	\$280,000	\$274,950	2%	41	62	-34%
Upper Adams	\$274,900	\$245,000	12%	35	29	21%
<b>Total Adams County</b>	<b>\$268,700</b>	<b>\$265,270</b>	<b>1%</b>	<b>276</b>	<b>348</b>	<b>-21%</b>
<b>York County</b>						
Central York	\$261,250	\$244,900	7%	140	155	-10%
Dallastown	\$263,900	\$250,000	6%	137	181	-24%
Dover	\$244,995	\$239,900	2%	89	105	-15%
Eastern York	\$235,000	\$226,500	4%	37	61	-39%
Hanover	\$220,000	\$195,000	13%	75	103	-27%
Northeastern	\$265,000	\$241,500	10%	95	141	-33%
Northern York	\$307,000	\$325,000	-6%	59	73	-19%
Red Lion	\$258,000	\$229,900	12%	115	143	-20%
South Eastern	\$310,000	\$285,000	9%	76	85	-11%
South Western	\$287,000	\$247,000	16%	140	149	-6%
Southern York	\$331,500	\$317,470	4%	68	83	-18%
Spring Grove	\$295,000	\$270,000	9%	87	137	-36%
West Shore	\$281,000	\$259,000	8%	82	101	-19%
West York	\$200,000	\$172,900	16%	97	117	-17%
York City	\$125,000	\$110,000	14%	156	214	-27%
York Suburban	\$250,000	\$215,100	16%	83	101	-18%
<b>Total York County</b>	<b>\$250,000</b>	<b>\$226,000</b>	<b>11%</b>	<b>1536</b>	<b>1949</b>	<b>-21%</b>

# April 2023 Housing Statistics

The REALTORS® Association of York & Adams Counties (RAYAC) reports that a total of 75 homes were sold in Adams County in April 2023, which is a 31% decrease from this time last year. In York County 445 homes were sold in April 2023, which is a 16% decrease from last year.

The median sales price in Adams County was \$265,000 a 6% decrease since last year. The median sale price in York County was \$255,000, an 11% increase from last year.

<b>RAYAC MLS Statistics by School District</b>						
<b>2023-2022 (April) Comparison</b>						
School District	2023 Median Sale Price	2022 Median Sale Price	% Change	2023 Number Sold	2022 Number Sold	% Change
<b>Adams County</b>						
Bermudian Springs	\$267,500	\$269,900	-1%	7	9	-22%
Conewago Valley	\$230,950	\$209,900	10%	20	27	-26%
Fairfield	\$189,900	\$280,000	-32%	3	15	-80%
Gettysburg	\$279,900	\$285,250	-2%	21	30	-30%
Littlestown	\$272,625	\$292,000	-7%	12	21	-43%
Upper Adams	\$294,250	\$235,450	25%	12	6	100%
<b>Total Adams County</b>	<b>\$265,000</b>	<b>\$281,000</b>	<b>-6%</b>	<b>75</b>	<b>108</b>	<b>-31%</b>
<b>York County</b>						
Central York	\$242,500	\$260,900	-7%	38	38	0%
Dallastown	\$270,000	\$268,750	0%	45	60	-25%
Dover	\$263,000	\$231,000	14%	31	30	3%
Eastern York	\$245,000	\$253,250	-3%	10	12	-17%
Hanover	\$234,950	\$170,000	38%	24	30	-20%
Northeastern	\$335,000	\$266,000	26%	33	32	3%
Northern York	\$351,000	\$374,700	-6%	19	18	6%
Red Lion	\$220,000	\$254,900	-14%	27	42	-36%
South Eastern	\$280,500	\$255,000	10%	22	19	16%
South Western	\$295,000	\$245,000	20%	39	44	-11%
Southern York	\$350,000	\$300,000	17%	22	21	5%
Spring Grove	\$301,245	\$241,000	25%	22	35	-37%
West Shore	\$282,000	\$228,950	23%	23	30	-23%
West York	\$197,000	\$180,000	9%	19	33	-42%
York City	\$124,950	\$125,000	0%	46	60	-23%
York Suburban	\$245,000	\$234,950	4%	25	28	-11%
<b>Total York County</b>	<b>\$255,000</b>	<b>\$229,450</b>	<b>11%</b>	<b>445</b>	<b>532</b>	<b>-16%</b>

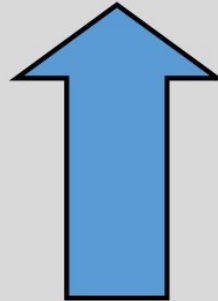
# REALTORS® Association of York & Adams Counties

## April 2023 Market Update for York County

Median Sold Price Year to Date

**\$250,000**

April 2022: \$226,000



Sales Price  
Change Y/Y

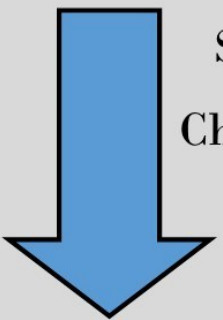
**+11%**

Number of  
Homes Sold Year to  
Date

**1,536**

Sales #  
Change Y/Y

**-21%**



New Listings

**594**



All Active Listings

**510**

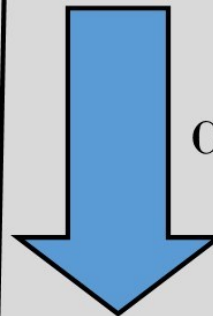
April 2022: 491

Number of  
Pending Home  
Sales

**765**

Pending #  
Change Y/Y

**-10%**



% of List Price  
Received

**100%**

**SOLD**

Days on Market

**6**

Months Supply  
of Inventory

**1.01 months**

For a report by School District please visit

[www.RAYAC.com/statistics/](http://www.RAYAC.com/statistics/)



Statistics Source Bright MLS

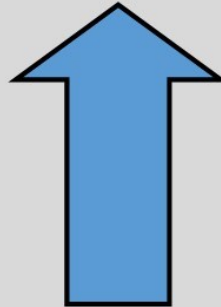
# REALTORS® Association of York & Adams Counties

## April 2023 Market Update for Adams County

Median Sold Price Year to Date

**\$268,700**

April 2022: \$265,270



Sales Price  
Change Y/Y

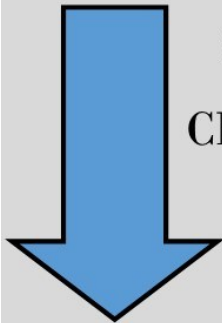
**+ 1%**

Number of  
Homes Sold Year to  
Date

**276**

Sales #  
Change Y/Y

**- 21%**



New Listings

**114**



All Active Listings

**125**

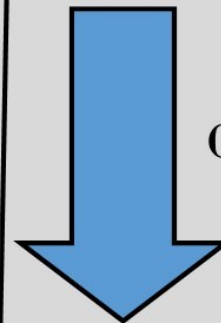
April 2022: 159

Number of  
Pending Home  
Sales

**147**

Pending #  
Change Y/Y

**-6%**



% of List Price  
Received

**100%**

**SOLD**

Days on Market

**7**

Months Supply  
of Inventory

**1.38 months**

For a report by School District please visit

[www.RAYAC.com/statistics/](http://www.RAYAC.com/statistics/)



Statistics Source Bright MLS