



RAYAC Housing Snapshot

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

May 2023 Housing Statistics

The REALTORS® Association of York & Adams Counties (RAYAC) reports that a total of 382 homes were sold in Adams County in May 2023, a 18% decrease from 2022. In York County 2,045 homes were sold during the first five months of 2023, which is a 20% decrease from this time last year.

The median sales price in Adams County was \$275,000, a 2% increase from 2022. The median sales price in York County was \$255,000, a 9% increase from last year.

"The housing market in York and Adams Counties is witnessing a steady increase in median home sale prices alongside a decline in the number of home sales compared to the previous year. This can be attributed to the basic principles of supply and demand. The demand for homes remains strong, with numerous eager and financially capable buyers in our community. However, the limited inventory of available homes is unable to meet this demand. Sellers who choose to list their homes are still experiencing a high demand, often resulting in multiple competitive offers." stated Reid Weinbrom RAYAC 2023 President.

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

School District	2023 Median Sale Price	2022 Median Sale Price	% Change	2023 Number Sold	2022 Number Sold	% Change
Adams County						
Bermudian Springs	\$268,750	\$260,000	3%	32	46	-30%
Conewago Valley	\$244,950	\$219,900	11%	98	117	-16%
Fairfield	\$300,000	\$275,000	9%	25	45	-44%
Gettysburg	\$325,000	\$289,000	12%	129	137	-6%
Littlestown	\$280,000	\$275,000	2%	53	83	-36%
Upper Adams	\$275,000	\$245,000	12%	45	39	15%
Total Adams County	\$275,000	\$270,000	2%	382	467	-18%
York County						
Central York	\$265,000	\$237,000	12%	177	201	-12%
Dallastown	\$270,000	\$250,330	8%	191	228	-16%
Dover	\$252,340	\$235,000	7%	122	135	-10%
Eastern York	\$237,950	\$233,500	2%	58	86	-33%
Hanover	\$220,000	\$200,100	10%	96	135	-29%
Northeastern York	\$291,000	\$244,995	19%	110	172	-36%
Northern York	\$305,000	\$335,000	-9%	80	101	-21%
Red Lion	\$259,950	\$238,000	9%	154	190	-19%
South Eastern	\$316,845	\$291,200	9%	106	110	-4%
South Western	\$284,500	\$255,000	12%	178	206	-14%
Southern York	\$328,000	\$318,735	3%	93	124	-25%
Spring Grove	\$293,500	\$269,950	9%	120	180	-33%
West Shore	\$289,000	\$260,750	11%	120	132	-9%
West York	\$200,000	\$181,000	10%	125	152	-18%
York City	\$127,000	\$115,450	10%	203	264	-23%
York Suburban	\$256,000	\$228,000	12%	112	139	-19%
Total York County	\$255,000	\$233,700	9%	2045	2555	-20%

May 2023 Housing Statistics

The REALTORS® Association of York & Adams Counties (RAYAC) reports that a total of 104 homes were sold in Adams County in May 2023, which is a 10% decrease from this time last year. In York County 505 homes were sold in May 2023, which is a 15% decrease from last year.

The median sales price in Adams County was \$317,000 a 14% increase since last year. The median sale price in York County was \$270,000, a 8% increase from last year.

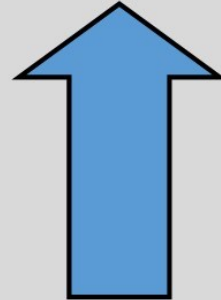
RAYAC MLS Statistics by School District						
2023-2021 (May) Comparison						
School District	2023 Median Sale Price	2022 Median Sale Price	% Change	2023 Number Sold	2022 Number Sold	% Change
Adams County						
Bermudian Springs	\$291,950	\$300,000	-3%	10	11	-9%
Conewago Valley	\$230,500	\$229,500	0%	22	30	-27%
Fairfield	\$347,450	\$284,970	22%	8	12	-33%
Gettysburg	\$385,000	\$310,010	24%	43	32	34%
Littlestown	\$270,000	\$275,000	-2%	12	21	-43%
Upper Adams	\$279,900	\$295,000	-5%	9	9	0%
Total Adams County	\$317,000	\$279,000	14%	104	115	-10%
York County						
Central York	\$272,000	\$230,000	18%	37	45	-18%
Dallastown	\$300,000	\$270,770	11%	54	47	15%
Dover	\$275,000	\$228,000	21%	33	29	14%
Eastern York	\$247,000	\$239,950	3%	21	24	-13%
Hanover	\$237,500	\$227,450	4%	22	32	-31%
Northeastern	\$345,500	\$255,995	35%	15	31	-52%
Northern York	\$272,000	\$371,800	-27%	21	28	-25%
Red Lion	\$260,000	\$267,500	-3%	39	47	-17%
South Eastern	\$342,500	\$315,000	9%	30	25	20%
South Western	\$285,000	\$273,400	4%	37	55	-33%
Southern York	\$325,000	\$331,000	-2%	24	41	-41%
Spring Grove	\$285,000	\$255,000	12%	33	43	-23%
West Shore	\$309,500	\$275,000	13%	38	31	23%
West York	\$200,000	\$221,000	-10%	27	35	-23%
York City	\$140,000	\$129,900	8%	45	45	0%
York Suburban	\$261,000	\$250,000	4%	29	37	-22%
Total York County	\$270,000	\$250,000	8%	505	595	-15%

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

Median Sold Price Year to Date

\$255,000

May 2022: \$233,700



Sales Price
Change Y/Y

+9%

Number of
Homes Sold Year to
Date

2,045

Sales #
Change Y/Y

-20%

New Listings

628



All Active Listings

568

May 2022: 571

Number of
Pending Home
Sales

778

Pending #
Change Y/Y

-25%

% of List Price
Received

100%

SOLD

Days on Market

5

Months Supply
of Inventory

1.14 months

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

 **RAYAC**
REALTORS® ASSOCIATION
OF YORK & ADAMS COUNTIES, INC.

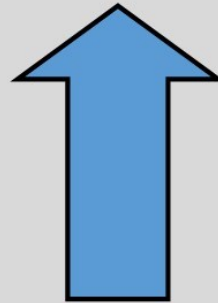
Statistics Source Bright MLS

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

Median Sold Price Year to Date

\$275,000

May 2022: \$270,000



Sales Price
Change Y/Y

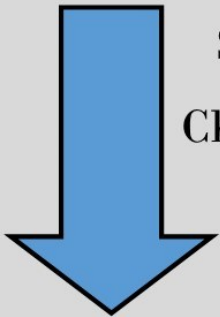
+ 2%

Number of
Homes Sold Year to
Date

382

Sales #
Change Y/Y

- 18%



New Listings

133



All Active Listings

140

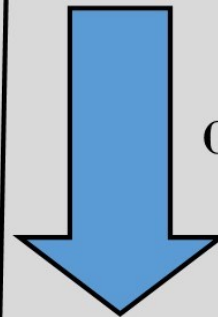
May 2022: 172

Number of
Pending Home
Sales

158

Pending #
Change Y/Y

-17%



% of List Price
Received

100%

SOLD

Days on Market

7

Months Supply
of Inventory

1.56 months

For a report by School District please visit

www.RAYAC.com/statistics/



Statistics Source Bright MLS