



RAYAC Housing Snapshot

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

June 2023 Housing Statistics

The REALTORS® Association of York & Adams Counties (RAYAC) reports that a total of 497 homes were sold in Adams County in June 2023, a 17% decrease from 2022. In York County 2,573 homes were sold during the first six months of 2023, which is a 20% decrease from this time last year.

The median sales price in Adams County was \$275,000, a 1% increase from 2022. The median sales price in York County was \$260,000, an 8% increase from last year.

“Halfway through the year the housing market continues to experience steady increases in median home sale prices with declines in the number of home sales compared to the first 6 months of 2022. The demand for homes continues to be strong. With limited inventory of available homes for sale this has led to our continued increased sales prices”, stated Reid Weinbrom RAYAC 2023 President.

RAYAC Statistics by School District 2023-2022 (January 1-June 30) Comparison

School District	2023 Median Sale Price	2022 Median Sale Price	% Change	2023 Number Sold	2022 Number Sold	% Change
Adams County						
Bermudian Springs	\$275,000	\$290,000	-5%	49	64	-23%
Conewago Valley	\$238,000	\$225,000	6%	126	151	-17%
Fairfield	\$287,500	\$277,500	4%	34	54	-37%
Gettysburg	\$329,900	\$294,945	12%	161	176	-9%
Littlestown	\$274,000	\$269,400	2%	75	108	-31%
Upper Adams	\$277,750	\$242,500	15%	52	48	8%
Total Adams County	\$275,000	\$272,500	1%	497	601	-17%
York County						
Central York	\$283,000	\$250,500	13%	233	264	-12%
Dallastown	\$277,950	\$252,500	10%	236	293	-19%
Dover	\$255,000	\$240,000	6%	153	165	-7%
Eastern York	\$237,950	\$225,750	5%	74	110	-33%
Hanover	\$229,000	\$200,100	14%	123	163	-25%
Northeastern	\$270,000	\$253,500	7%	152	216	-30%
Northern York	\$308,500	\$335,000	-8%	94	134	-30%
Red Lion	\$265,000	\$249,900	6%	200	241	-17%
South Eastern	\$335,000	\$299,990	12%	128	139	-8%
South Western	\$290,500	\$260,000	12%	213	253	-16%
Southern York	\$336,000	\$320,000	5%	121	151	-20%
Spring Grove	\$299,990	\$275,000	9%	149	239	-38%
West Shore	\$289,000	\$265,000	9%	150	167	-10%
West York	\$205,000	\$191,750	7%	158	188	-16%
York City	\$130,000	\$118,950	9%	249	320	-22%
York Suburban	\$265,500	\$234,900	13%	140	177	-21%
Total York County	\$260,000	\$240,000	8%	2573	3220	-20%

June 2023 Housing Statistics

The REALTORS® Association of York & Adams Counties (RAYAC) reports that a total of 113 homes were sold in Adams County in June 2023, which is a 15% decrease from this time last year. In York County 518 homes were sold in June 2023, which is a 21% decrease from last year.

The median sales price in Adams County was \$299,500 a 7% increase since last year. The median sale price in York County was \$281,000, a 6% increase from last year.

RAYAC MLS Statistics by School District						
2023-2022 (June) Comparison						
School District	2023 Median Sale Price	2022 Median Sale Price	% Change	2023 Number Sold	2022 Number Sold	% Change
Adams County						
Bermudian Springs	\$301,000	\$310,000	-3%	17	18	-6%
Conewago Valley	\$235,000	\$243,750	-4%	28	34	-18%
Fairfield	\$257,000	\$319,500	-20%	9	9	0%
Gettysburg	\$350,000	\$305,490	15%	31	39	-21%
Littlestown	\$260,250	\$260,000	0%	22	25	-12%
Upper Adams	\$304,750	\$225,000	35%	6	8	-25%
Total Adams County	\$299,500	\$280,000	7%	113	133	-15%
York County						
Central York	\$355,450	\$300,000	18%	56	61	-8%
Dallastown	\$294,500	\$265,000	11%	45	63	-29%
Dover	\$257,280	\$249,060	3%	31	30	3%
Eastern York	\$233,500	\$200,500	16%	16	24	-33%
Hanover	\$237,950	\$210,000	13%	26	27	-4%
Northeastern	\$239,000	\$295,000	-19%	38	42	-10%
Northern York	\$336,000	\$330,000	2%	13	32	-59%
Red Lion	\$296,000	\$280,000	6%	46	51	-10%
South Eastern	\$360,250	\$299,990	20%	22	27	-19%
South Western	\$322,500	\$303,000	6%	35	47	-26%
Southern York	\$355,000	\$315,000	13%	27	27	0%
Spring Grove	\$299,995	\$308,990	-3%	28	57	-51%
West Shore	\$290,000	\$290,000	0%	29	35	-17%
West York	\$225,000	\$238,175	-6%	33	36	-8%
York City	\$155,000	\$125,000	24%	45	55	-18%
York Suburban	\$305,000	\$285,000	7%	28	38	-26%
Total York County	\$281,000	\$265,000	6%	518	652	-21%

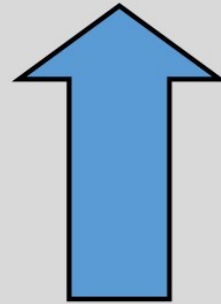
REALTORS® Association of York & Adams Counties

June 2023 Market Update for York County

Median Sold Price Year to Date

\$260,000

June 2022: \$240,000



Sales Price
Change Y/Y

+8%

Number of
Homes Sold Year to
Date

2,573

Sales #
Change Y/Y

-20%

New Listings

563



All Active Listings

590

June 2022: 643

Number of
Pending Home
Sales

684

Pending #
Change Y/Y

-33%

% of List Price
Received

101%

SOLD

Days on Market

6

Months Supply
of Inventory

1.21 months

For a report by School District please visit

www.RAYAC.com/statistics/



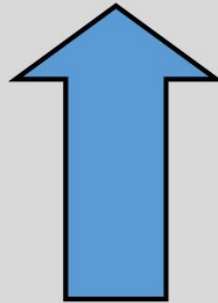
Statistics Source Bright MLS

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

Median Sold Price Year to Date

\$275,000

June 2022: \$272,500



Sales Price
Change Y/Y

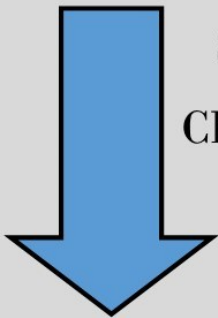
+ 1%

Number of
Homes Sold Year to
Date

497

Sales #
Change Y/Y

- 17%



New Listings

122



All Active Listings

136

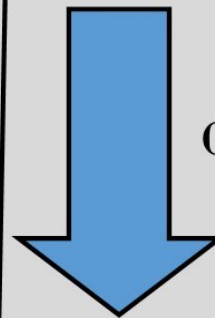
June 2022: 175

Number of
Pending Home
Sales

153

Pending #
Change Y/Y

-16%



% of List Price
Received

100%

SOLD

Days on Market

7

Months Supply
of Inventory

1.54 months

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Statistics Source Bright MLS