



RAYAC Housing Snapshot

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

July 2023 Housing Statistics

The REALTORS® Association of York & Adams Counties (RAYAC) reports that a total of 608 homes were sold in Adams County in July 2023, a 16% decrease from 2022. In York County 3,040 homes were sold during the first seven months of 2023, which is a 21% decrease from this time last year.

The median sales price in Adams County was \$279,900, which remained the same from this time last year. The median sales price in York County was \$260,000, an 8% increase from last year.

"Our ongoing inventory shortage and robust buyer demand persistently exert influence on sales prices, resulting in numerous sellers frequently receiving multiple offers shortly after listing their properties. Individuals contemplating selling their homes, who have yet to take action, might unintentionally overlook a unique chance to capitalize on historically unprecedented levels of home equity." stated Reid Weinbrom RAYAC 2023 President.

School District	2023 Median Sale Price	2022 Median Sale Price	% Change	2023 Number Sold	2022 Number Sold	% Change
Adams County						
Bermudian Springs	\$270,000	\$295,000	-8%	65	79	-18%
Conewago Valley	\$249,950	\$230,000	9%	148	174	-15%
Fairfield	\$312,000	\$279,900	11%	46	65	-29%
Gettysburg	\$336,600	\$309,950	9%	195	224	-13%
Littlestown	\$285,000	\$269,950	6%	95	124	-23%
Upper Adams	\$277,000	\$240,000	15%	59	55	7%
Total Adams County	\$279,900	\$279,000	0%	608	721	-16%
York County						
Central York	\$276,000	\$257,000	7%	275	320	-14%
Dallastown	\$272,950	\$255,000	7%	280	361	-22%
Dover	\$257,640	\$240,000	7%	192	202	-5%
Eastern York	\$236,000	\$232,000	2%	91	125	-27%
Hanover	\$229,950	\$200,500	15%	138	191	-28%
Northeastern	\$270,000	\$253,500	7%	178	256	-30%
Northern York	\$323,000	\$337,500	-4%	106	161	-34%
Red Lion	\$275,000	\$247,450	11%	234	282	-17%
South Eastern	\$335,000	\$296,950	13%	148	164	-10%
South Western	\$289,950	\$263,500	10%	258	302	-15%
Southern York	\$330,000	\$321,250	3%	143	178	-20%
Spring Grove	\$297,000	\$280,060	6%	177	274	-35%
West Shore	\$294,600	\$260,000	13%	188	202	-7%
West York	\$205,000	\$192,500	6%	182	223	-18%
York City	\$128,700	\$119,900	7%	284	381	-25%
York Suburban	\$269,450	\$240,000	12%	166	211	-21%
Total York County	\$260,000	\$241,500	8%	3040	3833	-21%

July 2023 Housing Statistics

The REALTORS® Association of York & Adams Counties (RAYAC) reports that a total of 109 homes were sold in Adams County in July 2023, which is a 2% increase from this time last year. In York County 453 homes were sold in July 2023, which is a 23% decrease from last year.

The median sales price in Adams County was \$290,000 a 2% decrease since last year. The median sale price in York County was \$266,900, a 7% increase from last year.

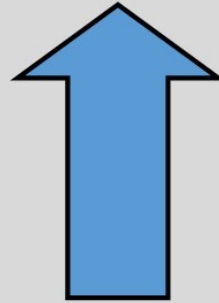
School District	2023 Median Sale Price	2022 Median Sale Price	% Change	2023 Number Sold	2022 Number Sold	% Change
Adams County						
Bermudian Springs	\$260,500	\$310,000	-16%	16	15	7%
Conewago Valley	\$255,000	\$240,500	6%	22	23	-4%
Fairfield Area	\$360,000	\$279,900	29%	11	11	0%
Gettysburg	\$362,680	\$335,000	8%	33	37	-11%
Littlestown	\$307,450	\$270,000	14%	20	15	33%
Upper Adams	\$244,500	\$191,000	28%	7	6	17%
Total Adams County	\$290,000	\$295,000	-2%	109	107	2%
York County						
Central York	\$254,500	\$312,500	-19%	40	56	-29%
Dallastown	\$265,000	\$268,255	-1%	43	66	-35%
Dover	\$278,000	\$240,000	16%	37	37	0%
Eastern York	\$234,000	\$255,000	-8%	16	15	7%
Hanover	\$250,000	\$225,500	11%	15	28	-46%
Northeastern	\$260,000	\$259,990	0%	24	35	-31%
Northern York	\$376,450	\$350,000	8%	12	26	-54%
Red Lion	\$289,950	\$202,000	44%	32	39	-18%
South Eastern	\$335,000	\$292,500	15%	19	24	-21%
South Western	\$289,950	\$295,000	-2%	44	47	-6%
Southern York	\$314,000	\$310,250	1%	22	26	-15%
Spring Grove	\$282,450	\$319,900	-12%	28	32	-13%
West Shore	\$320,000	\$274,500	17%	37	34	9%
West York	\$228,500	\$192,500	19%	24	34	-29%
York City	\$112,500	\$120,000	-6%	35	59	-41%
York Suburban	\$272,000	\$254,950	7%	25	32	-22%
Total York County	\$266,900	\$250,000	7%	453	590	-23%

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

Median Sold Price Year to Date

\$260,000

July 2022: \$241,500



Sales Price
Change Y/Y

+8%

Number of
Homes Sold Year to
Date

3,040

Sales #
Change Y/Y

-21%

New Listings

632



All Active Listings

654

July 2022: 677

Number of
Pending Home
Sales

764

Pending #
Change Y/Y

-21%

% of List Price
Received

100%

SOLD

Days on Market

7

Months Supply
of Inventory

1.41 months

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



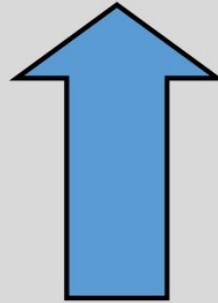
Statistics Source Bright MLS

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

Median Sold Price Year to Date

\$279,900

July 2022: \$279,900



Sales Price
Change Y/Y

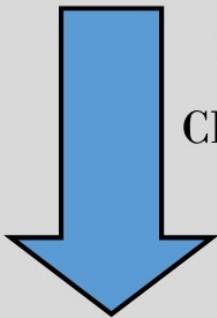
+ 0%

Number of
Homes Sold Year to
Date

608

Sales #
Change Y/Y

- 16%



New Listings

124



All Active Listings

134

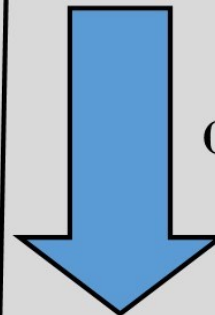
July 2022: 178

Number of
Pending Home
Sales

153

Pending #
Change Y/Y

-14%



% of List Price
Received

100%

SOLD

Days on Market

10

Months Supply
of Inventory

1.52 months

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Statistics Source Bright MLS