



# RAYAC Housing Snapshot

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

## August 2023 Housing Statistics

The REALTORS® Association of York & Adams Counties (RAYAC) reports that a total of 719 homes were sold in Adams County in August 2023, a 14% decrease from 2022. In York County 3,561 homes were sold during the first eight months of 2023, which is a 20% decrease from this time last year.

The median sales price in Adams County was \$281,000, which remained about the same from this time last year. The median sales price in York County was \$263,900, a 8% increase from last year.

"The continuous shortage of available housing inventory, coupled with strong buyer demand, consistently impacts sales prices, leading many sellers to receive multiple offers shortly after listing their properties." stated Reid Weinbrom RAYAC 2023 President.

**RAYAC Statistics by School District  
2023-2022 (January 1-August 31) 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	\$282,400	\$290,000	-3%	78	95	-18%
Conewago Valley	\$250,500	\$238,000	5%	180	193	-7%
Fairfield	\$323,500	\$285,000	14%	56	71	-21%
Gettysburg	\$349,900	\$305,990	14%	229	259	-12%
Littlestown	\$273,500	\$270,000	1%	112	155	-28%
Upper Adams	\$274,950	\$234,950	17%	64	62	3%
<b>Total Adams County</b>	<b>\$281,000</b>	<b>\$279,900</b>	<b>0%</b>	<b>719</b>	<b>835</b>	<b>-14%</b>
<b>York County</b>						
Central York	\$282,000	\$265,000	6%	318	387	-18%
Dallastown	\$282,130	\$255,000	11%	324	421	-23%
Dover	\$259,950	\$241,000	8%	234	243	-4%
Eastern York	\$239,950	\$237,450	1%	114	142	-20%
Hanover	\$229,450	\$205,000	12%	158	228	-31%
Northeastern	\$272,000	\$255,490	6%	201	292	-31%
Northern York	\$325,000	\$344,500	-6%	125	182	-31%
Red Lion	\$268,000	\$240,000	12%	267	327	-18%
South Eastern	\$335,000	\$300,000	12%	168	193	-13%
South Western	\$295,000	\$266,500	11%	315	355	-11%
Southern York	\$330,000	\$327,000	1%	169	199	-15%
Spring Grove	\$295,000	\$280,230	5%	205	307	-33%
West Shore	\$300,000	\$263,000	14%	228	239	-5%
West York	\$205,500	\$196,000	5%	208	274	-24%
York City	\$130,000	\$120,000	8%	331	437	-24%
York Suburban	\$264,500	\$235,000	13%	196	249	-21%
<b>Total York County</b>	<b>\$263,900</b>	<b>\$244,360</b>	<b>8%</b>	<b>3561</b>	<b>4475</b>	<b>-20%</b>

# August 2023 Housing Statistics

The REALTORS® Association of York & Adams Counties (RAYAC) reports that a total of 109 homes were sold in Adams County in August 2023, which is a 3% decrease from this time last year. In York County 515 homes were sold in August 2023, which is a 18% decrease from last year.

The median sales price in Adams County was \$295,000 a 6% increase since last year. The median sale price in York County was \$275,000, a 10% increase from last year.

<b>RAYAC MLS Statistics by School District</b>						
<b>2023-2022 (August) 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	\$289,450	\$267,450	8%	12	16	-25%
Conewago Valley	\$266,000	\$291,000	-9%	32	19	68%
Fairfield	\$395,000	\$300,000	32%	10	6	67%
Gettysburg	\$375,000	\$272,500	38%	33	33	0%
Littlestown	\$232,000	\$274,900	-16%	17	31	-45%
Upper Adams	\$202,000	\$211,000	-4%	5	7	-29%
<b>Total Adams County</b>	<b>\$295,000</b>	<b>\$278,500</b>	<b>6%</b>	<b>109</b>	<b>112</b>	<b>-3%</b>
<b>York County</b>						
Central York	\$307,000	\$312,450	-2%	43	66	-35%
Dallastown	\$297,000	\$248,750	19%	44	60	-27%
Dover	\$262,000	\$245,000	7%	41	41	0%
Eastern York	\$270,000	\$255,500	6%	23	16	44%
Hanover	\$209,000	\$209,900	0%	20	37	-46%
Northeastern	\$300,000	\$259,900	15%	23	34	-32%
Northern York	\$325,000	\$367,720	-12%	19	20	-5%
Red Lion	\$239,000	\$229,900	4%	31	45	-31%
South Eastern	\$339,500	\$326,875	4%	20	28	-29%
South Western	\$325,000	\$295,000	10%	55	51	8%
Southern York	\$330,000	\$350,000	-6%	26	21	24%
Spring Grove	\$280,500	\$282,450	-1%	28	33	-15%
West Shore	\$325,000	\$309,950	5%	39	36	8%
West York	\$228,000	\$210,000	9%	26	51	-49%
York City	\$131,000	\$120,000	9%	47	55	-15%
York Suburban	\$259,000	\$230,000	13%	30	37	-19%
<b>Total York County</b>	<b>\$275,000</b>	<b>\$250,000</b>	<b>10%</b>	<b>515</b>	<b>631</b>	<b>-18%</b>

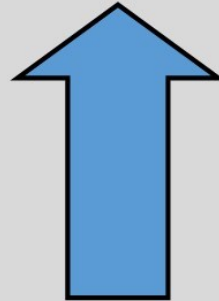
# REALTORS® Association of York & Adams Counties

## August 2023 Market Update for York County

Median Sold Price Year to Date

**\$263,900**

August 2022: \$244,360



Sales Price  
Change Y/Y

**+8%**

Number of  
Homes Sold Year to  
Date

**3,561**

Sales #  
Change Y/Y

**-20%**

New Listings

**625**



All Active Listings

**732**

August 2022: 646

Number of  
Pending Home  
Sales

**628**

Pending #  
Change Y/Y

**-29%**

% of List Price  
Received

**100%**

**SOLD**

Days on Market

**6**

Months Supply  
of Inventory

**1.61 months**

For a report by School District please visit

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



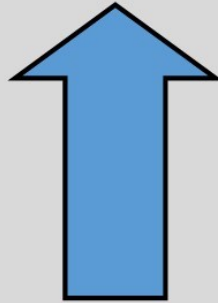
Statistics Source Bright MLS

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

Median Sold Price Year to Date

**\$281,000**

August 2022: \$279,900



Sales Price  
Change Y/Y

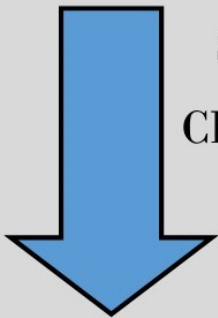
**+ 0%**

Number of  
Homes Sold Year to  
Date

**719**

Sales #  
Change Y/Y

**- 14%**



New Listings

**120**



All Active Listings

**145**

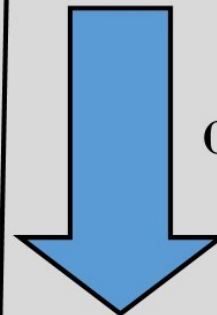
August 2022: 196

Number of  
Pending Home  
Sales

**99**

Pending #  
Change Y/Y

**-37%**



% of List Price  
Received

**100%**

**SOLD**

Days on Market

**9**

Months Supply  
of Inventory

**1.65 months**

For a report by School District please visit  
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Statistics Source Bright MLS