



# RAYAC Housing Snapshot

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

## September 2023 Housing Statistics

The REALTORS® Association of York & Adams Counties (RAYAC) reports that a total of 800 homes were sold in Adams County in September 2023, a 16% decrease from 2022. In York County 4,035 homes were sold during the first nine months of 2023, which is a 20% decrease from this time last year.

The median sales price in Adams County was \$284,950, which is a 2% increase from this time last year. The median sales price in York County was \$263,950, an 8% increase from last year.

"The median home sales price continue to break more records, setting the highest median home sales price ever recorded in both York and Adams Counties. Inventory is up ever so slightly but is still depleted compared to 2019. We expect that the price pressure will remain, and desirable and well-priced homes will go under contract quickly." stated Reid Weinbrom RAYAC 2023 President.

RAYAC Statistics by School District						
2023-2022 (January 1-September 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	\$284,950	\$285,000	0%	84	105	-20%
Conewago Valley	\$250,000	\$240,000	4%	201	229	-12%
Fairfield	\$325,000	\$280,000	16%	63	83	-24%
Gettysburg	\$350,000	\$305,715	14%	254	286	-11%
Littlestown	\$273,500	\$270,000	1%	126	173	-27%
Upper Adams	\$274,900	\$240,000	15%	72	71	1%
<b>Total Adams County</b>	<b>\$284,950</b>	<b>\$279,900</b>	<b>2%</b>	<b>800</b>	<b>947</b>	<b>-16%</b>
<b>York County</b>						
Central	\$284,750	\$263,450	8%	358	454	-21%
Dallastown	\$280,775	\$255,880	10%	353	472	-25%
Dover	\$258,000	\$240,000	8%	265	281	-6%
Eastern York	\$243,500	\$237,450	3%	128	156	-18%
Hanover	\$229,900	\$207,000	11%	167	250	-33%
Northeastern	\$280,000	\$255,000	10%	233	326	-29%
Northern York	\$321,000	\$347,000	-7%	143	215	-33%
Red Lion	\$266,500	\$245,000	9%	306	381	-20%
South Eastern	\$335,000	\$309,900	8%	195	219	-11%
South Western	\$295,000	\$268,700	10%	364	394	-8%
Southern York	\$329,900	\$326,000	1%	183	224	-18%
Spring Grove	\$285,000	\$278,950	2%	232	340	-32%
West Shore	\$300,000	\$264,950	13%	265	276	-4%
West York	\$206,000	\$199,900	3%	239	297	-20%
York City	\$127,250	\$119,200	7%	389	482	-19%
York Suburban	\$264,000	\$235,000	12%	215	280	-23%
<b>Total York County</b>	<b>\$263,950</b>	<b>\$245,000</b>	<b>8%</b>	<b>4035</b>	<b>5047</b>	<b>-20%</b>

# September 2023 Housing Statistics

The REALTORS® Association of York & Adams Counties (RAYAC) reports that a total of 79 homes were sold in Adams County in September 2023, which is a 29% decrease from this time last year. In York County 463 homes were sold in September 2023, which is a 18% decrease from last year.

The median sales price in Adams County was \$300,000 a 9% increase since last year. The median sale price in York County was \$261,500, a 5% increase from last year.

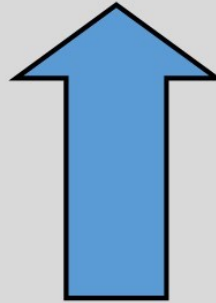
<b>RAYAC MLS Statistics by School District</b>						
<b>2023-2022 (September) Comparison</b>						
School District	2023 Median Sale Price	2022 Median Sale Price	% Change	2023 Number Sold	2022 Number Sold	% Change
<b>Adams County</b>						
Bermudian Springs	\$307,450	\$260,000	18%	6	10	-40%
Conewago Valley	\$227,250	\$264,950	-14%	20	36	-44%
Fairfield	\$325,000	\$270,000	20%	7	12	-42%
Gettysburg	\$389,120	\$295,000	32%	24	27	-11%
Littlestown	\$284,950	\$295,000	-3%	14	17	-18%
Upper Adams	\$232,500	\$305,000	-24%	8	9	-11%
<b>Total Adams County</b>	<b>\$300,000</b>	<b>\$275,000</b>	<b>9%</b>	<b>79</b>	<b>111</b>	<b>-29%</b>
<b>York County</b>						
Central	\$288,500	\$240,000	20%	39	66	-41%
Dallastown	\$269,950	\$279,240	-3%	28	50	-44%
Dover	\$250,000	\$232,000	8%	31	36	-14%
Eastern York	\$265,000	\$236,500	12%	14	14	0%
Hanover	\$232,450	\$218,000	7%	8	23	-65%
Northeastern York	\$339,900	\$240,000	42%	31	33	-6%
Northern York	\$305,000	\$400,100	-24%	18	33	-45%
Red Lion	\$265,000	\$255,125	4%	39	54	-28%
South Eastern	\$342,000	\$335,500	2%	27	26	4%
South Western	\$297,500	\$284,900	4%	46	39	18%
Southern York	\$299,950	\$310,100	-3%	14	25	-44%
Spring Grove	\$243,500	\$255,000	-5%	27	33	-18%
West Shore	\$325,000	\$285,000	14%	35	37	-5%
West York	\$209,900	\$215,000	-2%	31	21	48%
York City	\$120,000	\$110,000	9%	56	44	27%
York Suburban	\$252,000	\$240,000	5%	19	31	-39%
<b>Total York County</b>	<b>\$261,500</b>	<b>\$249,900</b>	<b>5%</b>	<b>463</b>	<b>565</b>	<b>-18%</b>

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

Median Sold Price Year to Date

**\$263,950**

September 2023: \$245,000



Sales Price  
Change Y/Y

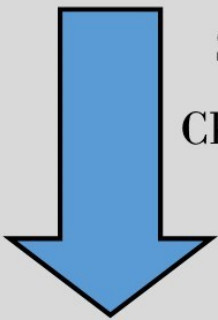
**+8%**

Number of  
Homes Sold Year to  
Date

**4,035**

Sales #  
Change Y/Y

**-20%**



New Listings

**569**



All Active Listings

**750**

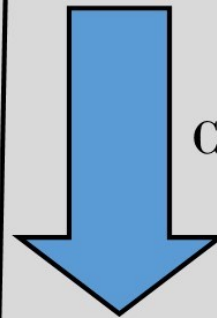
September 2023: 590

Number of  
Pending Home  
Sales

**588**

Pending #  
Change Y/Y

**-28%**



% of List Price  
Received

**100%**

**SOLD**

Days on Market

**7**

Months Supply  
of Inventory

**1.68 months**

For a report by School District please visit  
[www.RAYAC.com/statistics/](http://www.RAYAC.com/statistics/)



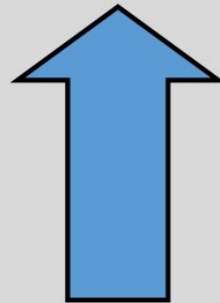
Statistics Source Bright MLS

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

Median Sold Price Year to Date

**\$284,950**

September 2023: \$279,900



Sales Price  
Change Y/Y

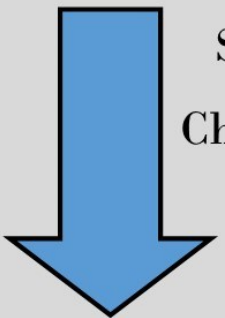
**+ 2%**

Number of  
Homes Sold Year to  
Date

**800**

Sales #  
Change Y/Y

**- 16%**



New Listings

**92**



All Active Listings

**149**

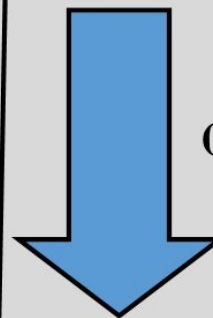
September 2023: 184

Number of  
Pending Home  
Sales

**99**

Pending #  
Change Y/Y

**-33%**



% of List Price  
Received

**100%**

**SOLD**

Days on Market

**7**

Months Supply  
of Inventory

**1.74 months**

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