



RAYAC Housing Snapshot

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

October 2023 Housing Statistics

The REALTORS® Association of York & Adams Counties (RAYAC) reports that a total of 869 homes were sold in Adams County in October 2023, a 17% decrease from 2022. In York County 4,520 homes were sold during the first ten months of 2023, which is a 19% decrease from this time last year.

The median sales price in Adams County was \$281,000, which is nearly the same as this time last year. The median sales price in York County was \$265,000, an 8% increase from last year.

"As we continue to keep our eyes on the real estate market, we are seeing that housing prices have remained steady in Adams County, while prices continue to rise in York County. Even with the number of home sales down in both counties, homes listed within certain price ranges are selling quickly, and we are still seeing those homes being presented with multiple offers." stated Reid Weinbrom RAYAC 2023 President.

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

School District	2023 Median Sale Price	2022 Median Sale Price	% Change	2023 Number Sold	2022 Number Sold	% Change
Adams County						
Bermudian Springs	\$284,900	\$285,000	0%	91	118	-23%
Conewago Valley	\$249,900	\$238,000	5%	221	259	-15%
Fairfield	\$325,000	\$282,500	15%	71	92	-23%
Gettysburg	\$349,990	\$305,990	14%	273	311	-12%
Littlestown	\$275,000	\$274,200	0%	135	184	-27%
Upper Adams	\$274,950	\$235,000	17%	78	77	1%
Total Adams County	\$281,000	\$279,900	0%	869	1041	-17%
York County						
Central	\$280,000	\$260,610	7%	405	502	-19%
Dallastown	\$280,000	\$256,000	9%	397	525	-24%
Dover	\$256,590	\$240,000	7%	288	304	-5%
Eastern York	\$242,400	\$232,000	4%	147	174	-16%
Hanover Public	\$229,000	\$206,000	11%	181	266	-32%
Northeastern	\$294,900	\$259,990	13%	267	357	-25%
Northern York	\$325,000	\$346,750	-6%	167	238	-30%
Red Lion	\$265,000	\$245,000	8%	332	410	-19%
South Eastern	\$330,000	\$310,000	6%	217	243	-11%
South Western	\$300,000	\$264,900	13%	402	437	-8%
Southern York	\$330,000	\$330,000	0%	201	251	-20%
Spring Grove	\$285,000	\$275,000	4%	263	380	-31%
West Shore	\$310,000	\$266,250	16%	305	312	-2%
West York	\$210,000	\$200,000	5%	269	232	16%
York City	\$127,500	\$119,200	7%	435	536	-19%
York Suburban	\$264,500	\$235,000	13%	244	318	-23%
Total York County	\$265,000	\$245,000	8%	4520	5576	-19%

October 2023 Housing Statistics

The REALTORS® Association of York & Adams Counties (RAYAC) reports that a total of 67 homes were sold in Adams County in October 2023, which is a 26% decrease from this time last year. In York County 475 homes were sold in October 2023, which is an 8% decrease from last year.

The median sales price in Adams County was \$270,000 a 3% decrease since last year. The median sale price in York County was \$268,000, a 9% increase from last year.

RAYAC MLS Statistics by School District						
2023-2022 (October) Comparison						
School District	2023 Median Sale Price	2022 Median Sale Price	% Change	2022 Number Sold	2022 Number Sold	% Change
Adams County						
Bermudian Springs	\$245,000	\$240,000	2%	7	13	-46%
Conewago Valley	\$231,500	\$227,500	2%	19	30	-37%
Fairfield	\$319,500	\$301,700	6%	8	9	-11%
Gettysburg	\$245,000	\$355,450	-31%	18	22	-18%
Littlestown	\$280,000	\$300,000	-7%	9	10	-10%
Upper Adams	\$330,000	\$210,000	57%	6	6	0%
Total Adams County	\$270,000	\$279,750	-3%	67	90	-26%
York County						
Central York	\$259,500	\$253,750	2%	44	46	-4%
Dallastown	\$275,000	\$257,000	7%	43	53	-19%
Dover	\$245,000	\$238,000	3%	22	23	-4%
Eastern York	\$242,400	\$188,000	29%	19	18	6%
Hanover Public	\$225,000	\$190,000	18%	14	15	-7%
Northeastern	\$297,450	\$320,000	-7%	34	29	17%
Northern York	\$349,950	\$329,000	6%	24	23	4%
Red Lion	\$257,500	\$269,900	-5%	26	29	-10%
South Eastern	\$284,550	\$330,000	-14%	21	23	-9%
South Western	\$330,150	\$249,900	32%	36	41	-12%
Southern York	\$336,000	\$359,900	-7%	18	27	-33%
Spring Grove	\$274,950	\$262,500	5%	30	40	-25%
West Shore	\$370,000	\$315,000	17%	40	35	14%
West York	\$240,050	\$230,500	4%	30	26	15%
York City	\$140,000	\$121,200	16%	45	52	-13%
York Suburban	\$270,000	\$235,000	15%	29	37	-22%
Total York County	\$268,000	\$246,000	9%	475	517	-8%

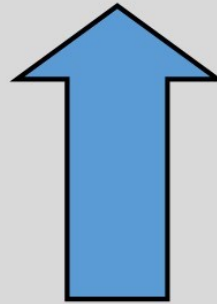
REALTORS® Association of York & Adams Counties

October 2023 Market Update for York County

Median Sold Price Year to Date

\$265,000

October 2022: \$245,000



Sales Price
Change Y/Y

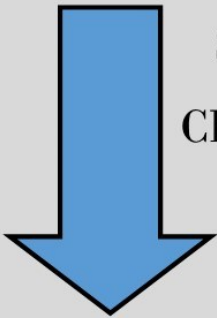
+8%

Number of
Homes Sold Year to
Date

4,520

Sales #
Change Y/Y

-19%



New Listings

545



All Active Listings

684

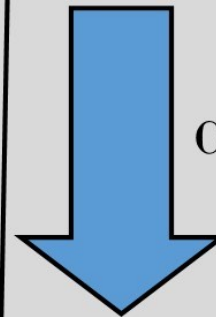
October 2022: 637

Number of
Pending Home
Sales

588

Pending #
Change Y/Y

-30%



% of List Price
Received

100%

SOLD

Days on Market

9

Months Supply
of Inventory

1.55 months

For a report by School District please visit

www.RAYAC.com/statistics/



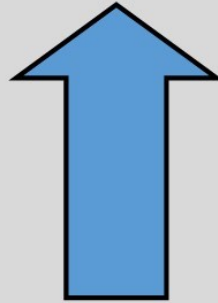
Statistics Source Bright MLS

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

Median Sold Price Year to Date

\$281,000

October 2023: \$279,900



Sales Price
Change Y/Y

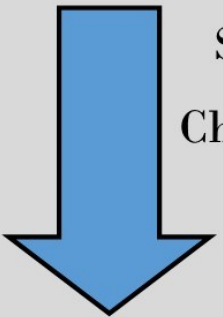
+ 0%

Number of
Homes Sold Year to
Date

869

Sales #
Change Y/Y

- 16%



New Listings

123



All Active Listings

145

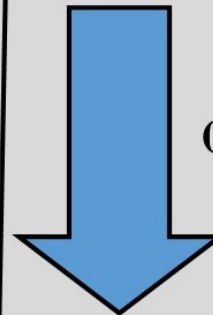
October 2022: 150

Number of
Pending Home
Sales

111

Pending #
Change Y/Y

-4%



% of List Price
Received

100%

SOLD

Days on Market

8

Months Supply
of Inventory

1.74 months

For a report by School District please visit

www.RAYAC.com/statistics/



Statistics Source Bright MLS