



# RAYAC Housing Snapshot

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

## November 2023 Housing Statistics

The REALTORS® Association of York & Adams Counties (RAYAC) reports that a total of 964 homes were sold in Adams County in November 2023, a 13% decrease from 2022. In York County 4,957 homes were sold during the first eleven months of 2023, which is an 18% decrease from this time last year.

The median sales price in Adams County was \$285,000, a 2% increase over last year. The median sales price in York County was \$263,500, an 8% increase from last year.

"As we near the conclusion of 2023, we're poised to establish the highest-ever recorded median home sale prices in both York and Adams Counties. The inventory has seen a slight increase compared to last year, giving buyers a bit more flexibility. Given the nuances in the evolving real estate market, working with a real estate professional is now more crucial than ever," emphasized Reid Weinbrom, RAYAC's 2023 President.

RAYAC Statistics by School District						
2023-2022 (January 1-November 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%	108	126	-14%
Conewago Valley	\$249,950	\$236,335	6%	240	277	-13%
Fairfield	\$320,000	\$287,450	11%	79	100	-21%
Gettysburg	\$345,780	\$310,000	12%	301	335	-10%
Littlestown	\$281,500	\$271,750	4%	148	194	-24%
Upper Adams	\$276,000	\$235,000	17%	88	80	10%
<b>Total Adams County</b>	<b>\$285,000</b>	<b>\$278,500</b>	<b>2%</b>	<b>964</b>	<b>1112</b>	<b>-13%</b>
<b>York County</b>						
Central	\$279,000	\$259,450	8%	437	558	-22%
Dallastown	\$280,900	\$256,000	10%	437	565	-23%
Dover	\$255,905	\$239,900	7%	319	329	-3%
Eastern York	\$247,000	\$227,000	9%	165	192	-14%
Hanover	\$228,500	\$205,000	11%	196	284	-31%
Northeastern	\$278,500	\$259,900	7%	294	389	-24%
Northern York	\$325,000	\$347,000	-6%	185	261	-29%
Red Lion	\$265,000	\$249,900	6%	355	440	-19%
South Eastern	\$331,500	\$315,000	5%	242	264	-8%
South Western	\$297,500	\$264,900	12%	440	477	-8%
Southern York	\$329,900	\$332,995	-1%	221	264	-16%
Spring Grove	\$280,000	\$277,950	1%	295	402	-27%
West Shore	\$304,500	\$270,000	13%	332	345	-4%
West York	\$210,750	\$200,000	5%	292	347	-16%
York City	\$129,900	\$119,900	8%	488	583	-16%
York Suburban	\$263,500	\$235,000	12%	259	350	-26%
<b>Total York County</b>	<b>\$263,500</b>	<b>\$245,000</b>	<b>8%</b>	<b>4957</b>	<b>6050</b>	<b>-18%</b>

# *November 2023 Housing Statistics*

The REALTORS® Association of York & Adams Counties (RAYAC) reports that a total of 93 homes were sold in Adams County in November 2023, which is a 31% increase from this time last year. In York County 435 homes were sold in November 2023, which is a 6% decrease from last year.

The median sales price in Adams County was \$305,000 a 15% increase since last year. The median sale price in York County was \$259,890 a 8% increase from last year.

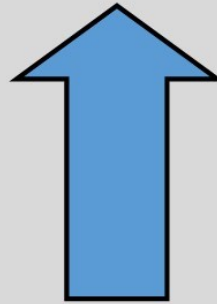
<b>RAYAC MLS Statistics by School District</b>						
<b>2023-2022 (November) Comparison</b>						
School District	2023 Median Sale Price	2022 Median Sale Price	% Change	2023 Number Sold	2022 Number Sold	% Change
<b>Adams County</b>						
Bermudian Springs	\$285,000	\$240,000	19%	17	8	113%
Conewago Valley	\$265,000	\$216,200	23%	19	18	6%
Fairfield	\$312,500	\$292,000	7%	8	8	0%
Gettysburg	\$304,995	\$335,000	-9%	26	24	8%
Littlestown	\$305,000	\$267,450	14%	13	10	30%
Upper Adams	\$315,000	\$142,000	122%	10	3	233%
<b>Total Adams County</b>	<b>\$305,000</b>	<b>\$265,000</b>	<b>15%</b>	<b>93</b>	<b>71</b>	<b>31%</b>
<b>York County</b>						
Central	\$249,950	\$247,450	1%	32	56	-43%
Dallastown	\$288,000	\$254,000	13%	40	40	0%
Dover	\$255,500	\$226,000	13%	31	25	24%
Eastern York	\$280,000	\$210,000	33%	18	17	6%
Hanover	\$224,000	\$200,950	11%	15	18	-17%
Northeastern	\$230,000	\$268,700	-14%	27	30	-10%
Northern York	\$335,000	\$343,000	-2%	18	22	-18%
Red Lion	\$239,900	\$275,000	-13%	23	29	-21%
South Eastern	\$369,980	\$343,700	8%	25	20	25%
South Western	\$281,000	\$263,000	7%	38	39	-3%
Southern York	\$309,490	\$410,750	-25%	20	13	54%
Spring Grove	\$236,250	\$288,000	-18%	32	21	52%
West Shore	\$278,900	\$275,000	1%	27	32	-16%
West York	\$229,900	\$219,900	5%	23	23	0%
York City	\$139,900	\$115,000	22%	51	46	11%
York Suburban	\$259,900	\$252,500	3%	15	32	-53%
<b>Total York County</b>	<b>\$259,890</b>	<b>\$241,000</b>	<b>8%</b>	<b>435</b>	<b>463</b>	<b>-6%</b>

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

Median Sold Price Year to Date

**\$263,500**

November 2023: \$245,000



Sales Price  
Change Y/Y

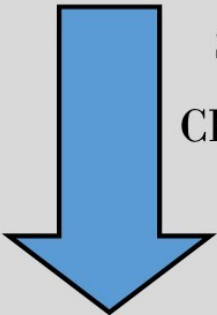
**+8%**

Number of  
Homes Sold Year to  
Date

**4,957**

Sales #  
Change Y/Y

**-18%**



New Listings

**496**



All Active Listings

**761**

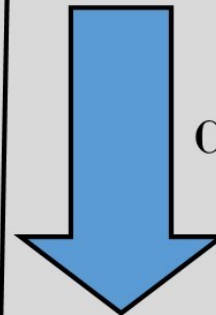
November 2023: 637

Number of  
Pending Home  
Sales

**505**

Pending #  
Change Y/Y

**-11%**



% of List Price  
Received

**100%**

**SOLD**

Days on Market

**11**

Months Supply  
of Inventory

**1.73 months**

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



Statistics Source Bright MLS

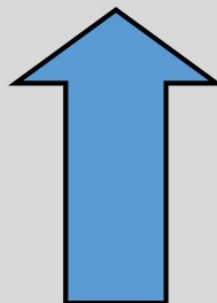
# REALTORS® Association of York & Adams Counties

## November 2023 Market Update for Adams County

Median Sold Price Year to Date

**\$285,000**

November 2023: \$278,500



Sales Price  
Change Y/Y

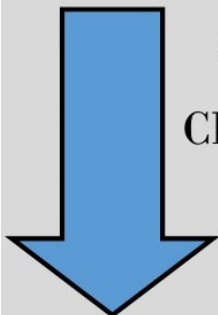
**+ 2%**

Number of  
Homes Sold Year to  
Date

**964**

Sales #  
Change Y/Y

**- 13%**



New Listings

**86**



All Active Listings

**164**

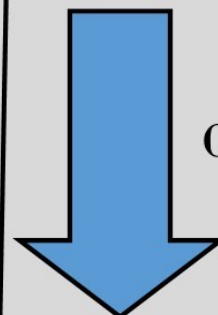
November 2023: 164

Number of  
Pending Home  
Sales

**90**

Pending #  
Change Y/Y

**-8%**



% of List Price  
Received

**98.9%**

**SOLD**

Days on Market

**15**

Months Supply  
of Inventory

**1.92 months**

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