



RAYAC Housing Snapshot

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

December 2023 Housing Statistics

The REALTORS® Association of York & Adams Counties (RAYAC) reports that a total of 1,038 homes were sold in Adams County in 2023, a 13% decrease from 2022. In York County 5,416 homes were sold throughout the year, which is a 16% decrease from this time last year.

The median sales price in Adams County was \$287,500, a 5% increase over last year. The median sales price in York County was \$264,000, an 8% increase from last year.

"In 2023, real estate in York and Adams Counties marked a historic milestone, achieving the highest-ever median home sale prices recorded in a single year for both regions. Since 2020, the median home sale price in York County has surged by 32%, while Adams County has experienced a 28% increase. This notable price escalation can be attributed primarily to sustained buyer demand and a shortage of available inventory. The decline in the number of home sales across both counties reflects the dual impact of limited inventory for prospective buyers and higher interest rates. As we enter 2024, there is optimism that interest rates may have reached their peak, potentially stabilizing or even decreasing in the next coming months. However, the persistent challenge remains, the insufficient supply of homes for sale with both counties maintaining less than a two-month supply of inventory. The real estate market exhibits a nuanced landscape, where homes in specific price ranges continue to experience swift movement, while others linger on the market for extended periods. In this dynamic environment, the guidance of a REALTOR® is crucial for both buyers and sellers in achieving their respective goals," stated Jason Phillips, the 2024 RAYAC President.

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

School District	2023 Median Sale Price	2022 Median Sale Price	% Change	2023 Number Sold	2022 Number Sold	% Change
Adams County						
Bermudian Springs	\$285,000	\$290,000	-2%	115	137	-16%
Conewago Valley	\$251,650	\$230,000	9%	256	300	-15%
Fairfield	\$317,500	\$280,000	13%	86	110	-22%
Gettysburg	\$349,900	\$307,495	14%	328	346	-5%
Littlestown	\$280,000	\$270,000	4%	157	209	-25%
Upper Adams	\$272,450	\$235,500	16%	96	86	12%
Total Adams County	\$287,500	\$275,000	5%	1038	1188	-13%
York County						
Central York	\$279,875	\$262,200	7%	468	594	-21%
Dallastown	\$281,755	\$258,600	9%	475	602	-21%
Dover	\$257,280	\$240,000	7%	341	356	-4%
Eastern York	\$250,000	\$231,000	8%	181	206	-12%
Hanover	\$225,000	\$202,000	11%	213	295	-28%
Northeastern	\$279,500	\$259,990	8%	322	415	-22%
Northern York	\$325,000	\$346,500	-6%	207	279	-26%
Red Lion	\$265,000	\$249,900	6%	384	464	-17%
South Eastern	\$325,500	\$315,000	3%	264	282	-6%
South Western	\$299,000	\$265,000	13%	483	519	-7%
Southern York	\$329,950	\$335,000	-2%	242	281	-14%
Spring Grove	\$280,000	\$275,000	2%	320	434	-26%
West Shore	\$304,000	\$265,000	15%	373	376	-1%
West York	\$213,500	\$201,500	6%	312	371	-16%
York City	\$126,750	\$119,900	6%	540	609	-11%
York Suburban	\$263,500	\$235,000	12%	291	371	-22%
Total York County	\$264,000	\$245,000	8%	5,416	6,454	-16%

December 2023 Housing Statistics

The REALTORS® Association of York & Adams Counties (RAYAC) reports that a total of 70 homes were sold in Adams County in December 2023, which is a 8% decrease from this time last year. In York County 445 homes were sold in December 2023, which is a 13% increase from last year.

The median sales price in Adams County was \$300,950 a 23% increase since last year. The median sale price in York County was \$265,000 a 4% increase from last year.

RAYAC MLS Statistics by School District						
2023-2022 (December) Comparison						
School District	2023 Median Sale Price	2022 Median Sale Price	% Change	2023 Number Sold	2022 Number Sold	% Change
Adams County						
Bermudian Springs	\$307,000	\$390,000	-21%	7	11	-36%
Conewago Valley	\$286,000	\$199,995	43%	15	23	-35%
Fairfield	\$299,900	\$232,950	29%	7	10	-30%
Gettysburg	\$352,500	\$272,000	30%	24	11	118%
Littlestown	\$268,000	\$255,000	5%	9	15	-40%
Upper Adams	\$217,500	\$242,990	-10%	8	6	33%
Total Adams County	\$300,950	\$244,900	23%	70	76	-8%
York County						
Central York	\$285,000	\$315,000	-10%	31	36	-14%
Dallastown	\$285,000	\$275,000	4%	37	37	0%
Dover	\$260,000	\$254,950	2%	21	26	-19%
Eastern York	\$292,450	\$270,000	8%	16	14	14%
Hanover	\$200,000	\$195,000	3%	17	22	-23%
Northeastern	\$294,950	\$259,750	14%	28	26	8%
Northern York	\$315,000	\$322,500	-2%	21	18	17%
Red Lion	\$267,200	\$295,000	-9%	29	23	26%
South Eastern	\$300,000	\$320,000	-6%	22	18	22%
South Western	\$300,000	\$302,450	-1%	40	30	33%
Southern York	\$335,000	\$349,000	-4%	19	16	19%
Spring Grove	\$289,900	\$265,000	9%	23	31	-26%
West Shore	\$303,500	\$245,000	24%	40	27	48%
West York	\$224,000	\$230,875	-3%	20	24	-17%
York City	\$117,450	\$123,575	-5%	50	26	92%
York Suburban	\$255,000	\$254,890	0%	31	21	48%
Total York County	\$265,000	\$255,000	4%	445	395	13%

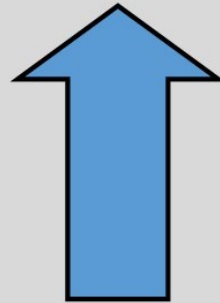
REALTORS® Association of York & Adams Counties

December 2023 Market Update for York County

Median Sold Price Year to Date

\$264,000

December 2023: \$245,000



Sales Price
Change Y/Y

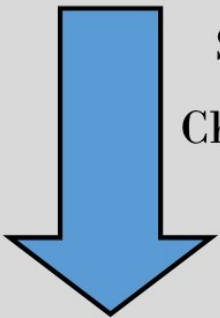
+8%

Number of
Homes Sold Year to
Date

5,416

Sales #
Change Y/Y

-16%



New Listings

337



All Active Listings

730

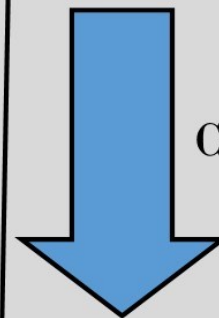
December 2023: 586

Number of
Pending Home
Sales

458

Pending #
Change Y/Y

-8%



% of List Price
Received

100%

SOLD

Days on Market

12

Months Supply
of Inventory

1.65 months

For a report by School District please visit

www.RAYAC.com/statistics/



Statistics Source Bright MLS

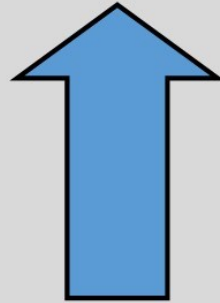
REALTORS® Association of York & Adams Counties

December 2023 Market Update for Adams County

Median Sold Price Year to Date

\$287,500

December 2023: \$275,000



Sales Price
Change Y/Y

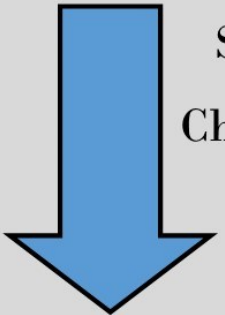
+ 5%

Number of
Homes Sold Year to
Date

1038

Sales #
Change Y/Y

- 13%



New Listings

62



All Active Listings

147

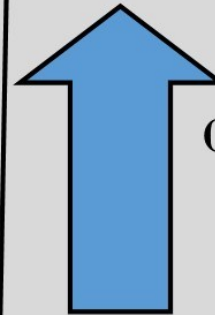
December 2023: 142

Number of
Pending Home
Sales

108

Pending #
Change Y/Y

+31%



% of List Price
Received

99.5%

SOLD

Days on Market

13

Months Supply
of Inventory

1.73 months

For a report by School District please visit

www.RAYAC.com/statistics/



Statistics Source Bright MLS