

2023

York County

Real Estate Market Report

Prepared by:



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2023 York County Real Estate Market Report

The Realtors® Association of York & Adams Counties (RAYAC) represents over 1,300 Realtor® members who work for the best interest of consumers - home buyers and sellers - and advocate for private property rights. RAYAC members also include commercial Realtors®, property managers and appraisers.

This annual report provides an overview of York County's real estate market as well as providing housing trends for each of the 16 school districts. The data was derived from the Multiple Listing Service of the Realtors® Association of York & Adams Counties and Bright MLS. The statistics do not represent every real estate transaction in the county. It does not include private real estate transactions or new construction that did not involve a Realtor®.

Housing continues to be a significant economic sector within our community. It is the source of direct employment for a variety of trades and professions such as construction, finance and insurance. Housing sales also create a huge and often unrecognized impact on the larger economy because it unleashes additional spending as buyers transform a house into their home to reflect their tastes and interests.

Thank you for reading this report and please contact RAYAC with any questions you might have.



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Table of Contents

York County Housing Market	3
York County New Construction Market	9
York County School District Map	10
Central York School District	11
Dallastown Area School District	13
Dover Area School District	15
Eastern York School District	17
Hanover Public School District	19
Northeastern School District	21
Northern York County School District	23
Red Lion Area School District	25
South Eastern School District	27
South Western School District	29
Southern York County School District	31
Spring Grove Area School District	33
West Shore School District	35
West York Area School District	37
York City School District	39
York Suburban School District	41

York County Housing Market Snapshot

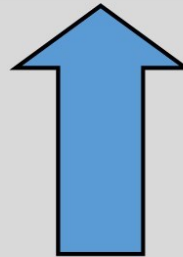
REALTORS® Association of York & Adams Counties

2023 Market Update for York County

Median Sold Price

\$264,000

2022 Year End: \$245,000

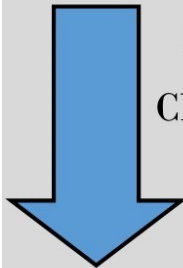


Sales Price
Change Y/Y

+ 8%

Number of
Homes Sold

5,416



Sales #
Change Y/Y

- 16%

New Listings

337



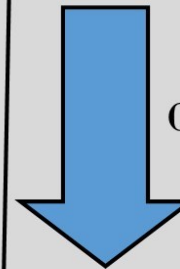
All Active Listings

730

December 2022: 586

Number of
Pending Home
Sales

458



Pending #
Change Y/Y

-8%

% of List Price
Received

100%

SOLD

Days on Market

7

Months Supply
of Inventory

1.65 months

For a report by School District please visit

www.RAYAC.com/statistics/



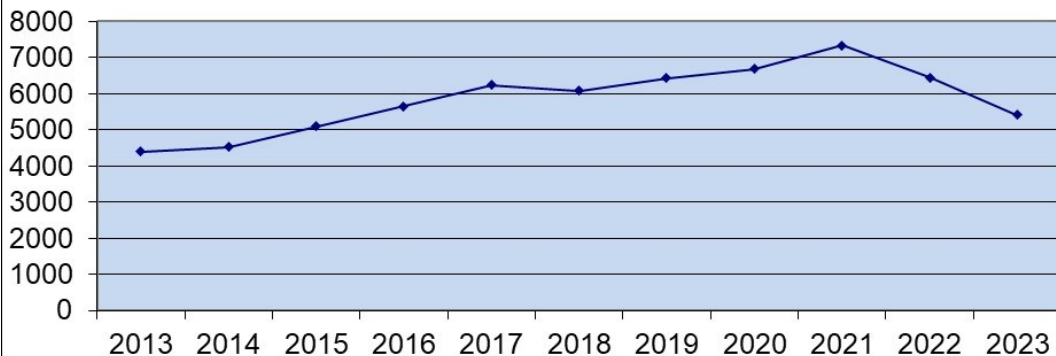
Statistics Source Bright MLS

York County Housing Market: Number of Homes Sold

In 2023 Realtors® sold 5,416 homes in York County. This reflects a 16% decrease in the number of homes sold compared to 2022. The total dollar volume reached over \$1.45 billion reflecting a 17% decrease compared to 2022 sales.

School District	<u>2023</u> <u>Sold</u>	<u>2022</u> <u>Sold</u>	<u>2018</u> <u>Sold</u>	<u>2013</u> <u>Sold</u>	<u>%</u> <u>Change</u> <u>Over</u> <u>1 Year</u>	<u>%</u> <u>Change</u> <u>Over</u> <u>5 Years</u>	<u>%</u> <u>Change</u> <u>Over</u> <u>10</u> <u>Years</u>
Central	468	594	564	427	-21%	-17%	10%
Dallastown	475	602	648	405	-21%	-27%	17%
Dover	341	356	420	239	-4%	-19%	43%
Eastern	181	206	209	136	-12%	-13%	33%
Hanover	213	295	204	126	-28%	4%	69%
Northeastern	322	415	371	258	-22%	-13%	25%
Northern	207	279	257	112	-26%	-19%	85%
Red Lion	384	464	451	315	-17%	-15%	22%
South Eastern	264	282	214	168	-6%	23%	57%
South Western	483	519	475	276	-7%	2%	75%
Southern	242	281	260	179	-14%	-7%	35%
Spring Grove	320	434	393	248	-26%	-19%	29%
West Shore	373	376	435	146	-1%	-14%	155%
West York	312	371	394	288	-16%	-21%	8%
York City	540	609	392	254	-11%	38%	113%
York Suburban	291	371	397	271	-22%	-27%	7%
Total York County	5,416	6,454	6,085	3848	-16%	-11%	41%

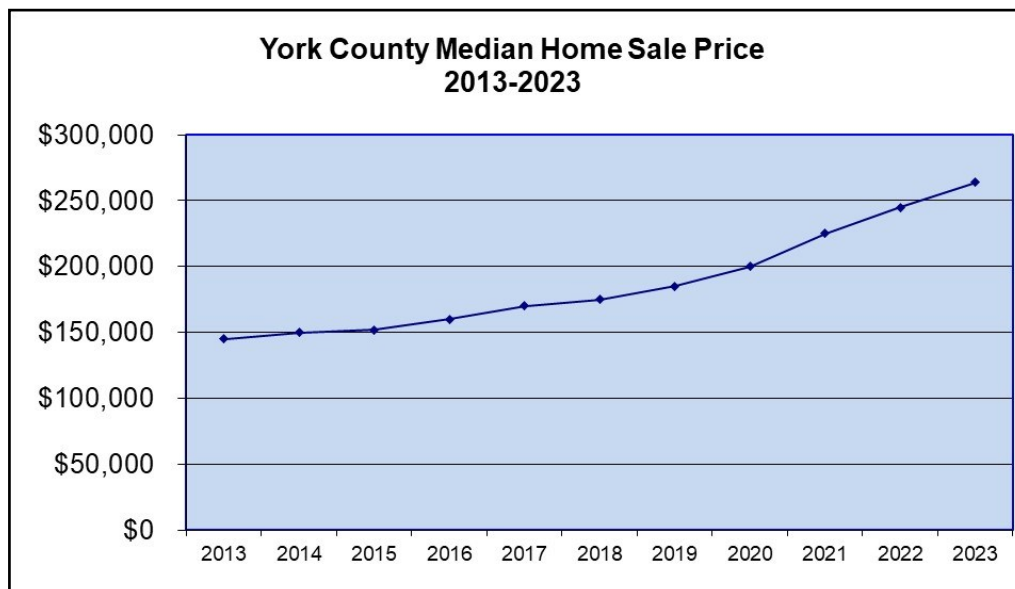
**York County Number of Homes Sold
2013-2023**



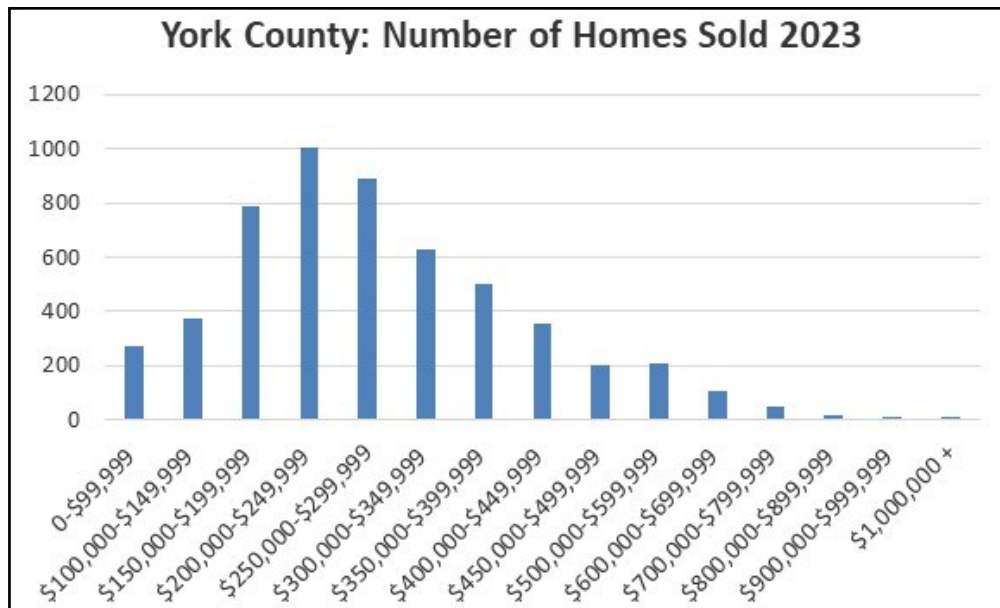
York County Housing Market: Median Home Sale Price

In York County the median home sale price increased by 8% to \$264,000 compared to 2022 sales. This is the highest median home sale price on record in the history of York County. The median sold price in York County increased 51% in five years and increased 82% over the past 10 years.

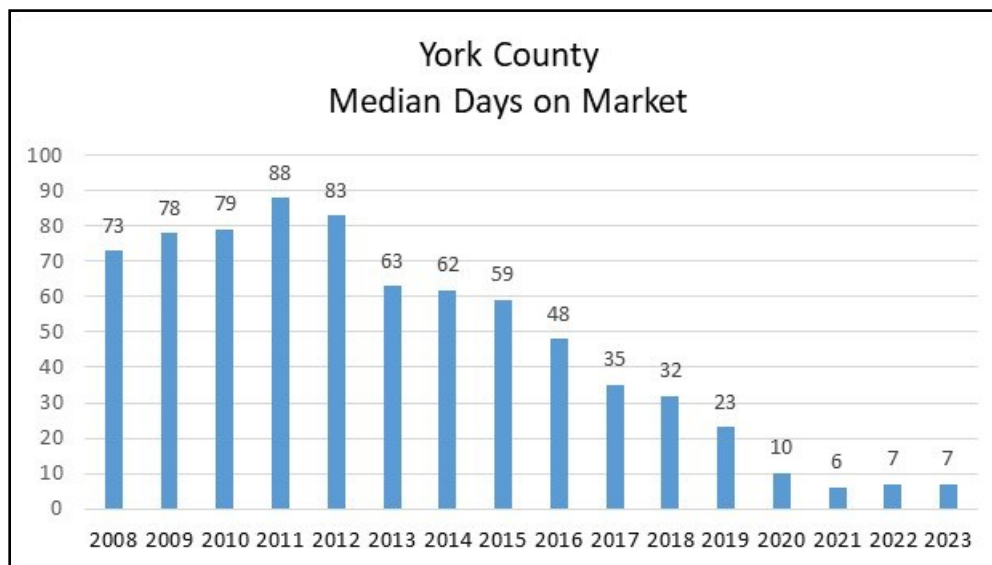
School District	<u>2023</u> <u>Median</u> <u>Sale Price</u>	<u>2022</u> <u>Median</u> <u>Sale Price</u>	<u>2018</u> <u>Median</u> <u>Sale Price</u>	<u>2013</u> <u>Median</u> <u>Sale Price</u>	<u>% Change</u> <u>Over</u> <u>1 Year</u>	<u>%</u> <u>Change</u> <u>Over</u> <u>5 Years</u>	<u>%</u> <u>Change</u> <u>Over</u> <u>10 Years</u>
Central	\$279,875	\$262,200	\$185,200	\$150,000	7%	51%	87%
Dallastown	\$281,755	\$258,600	\$190,000	\$150,000	9%	48%	88%
Dover	\$257,280	\$240,000	\$162,800	\$145,000	7%	58%	77%
Eastern	\$250,000	\$231,000	\$159,900	\$120,000	8%	56%	108%
Hanover	\$225,000	\$202,000	\$150,000	\$125,000	11%	50%	80%
Northeastern	\$279,500	\$259,990	\$174,900	\$149,900	8%	60%	86%
Northern	\$325,000	\$346,500	\$235,700	\$210,000	-6%	38%	55%
Red Lion	\$265,000	\$249,900	\$180,000	\$145,000	6%	47%	83%
South Eastern	\$325,500	\$315,000	\$205,400	\$182,900	3%	58%	78%
South Western	\$299,000	\$265,000	\$192,000	\$164,900	13%	56%	81%
Southern	\$329,950	\$335,000	\$235,000	\$200,000	-2%	40%	65%
Spring Grove	\$280,000	\$275,000	\$179,900	\$155,000	2%	56%	81%
West Shore	\$304,000	\$265,000	\$195,000	\$167,200	15%	56%	82%
West York	\$213,500	\$201,500	\$144,900	\$125,000	6%	47%	71%
York City	\$126,750	\$119,900	\$64,900	\$30,161	6%	95%	320%
York Suburban	\$263,500	\$235,000	\$173,200	\$140,000	12%	52%	88%
Total York County	\$264,000	\$245,000	\$175,000	\$145,000	8%	51%	82%



York County Housing Market by Price Range



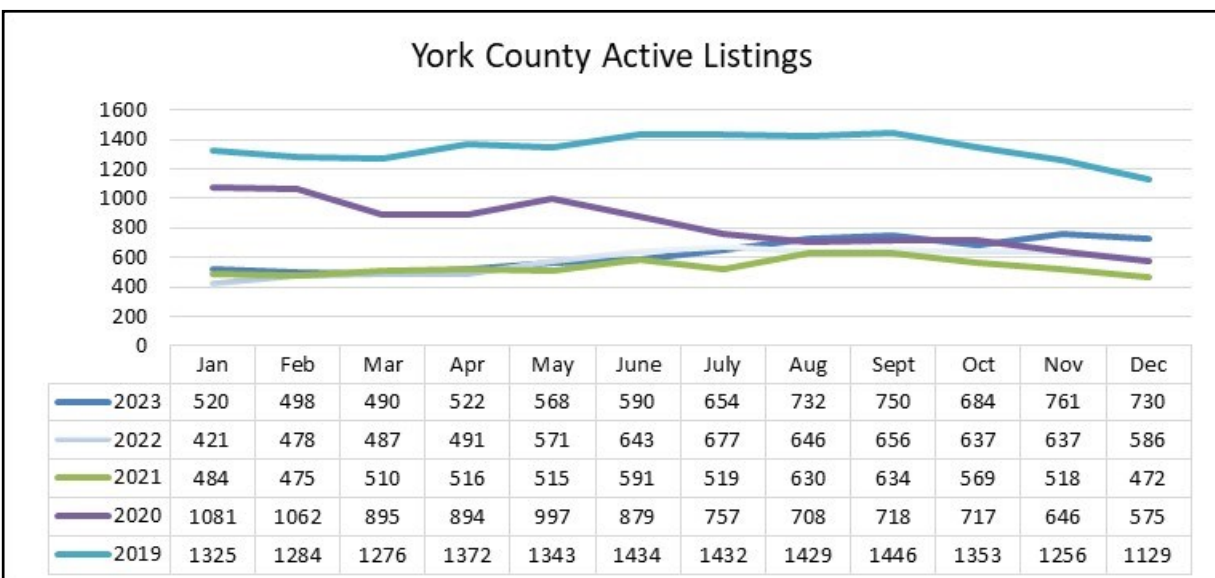
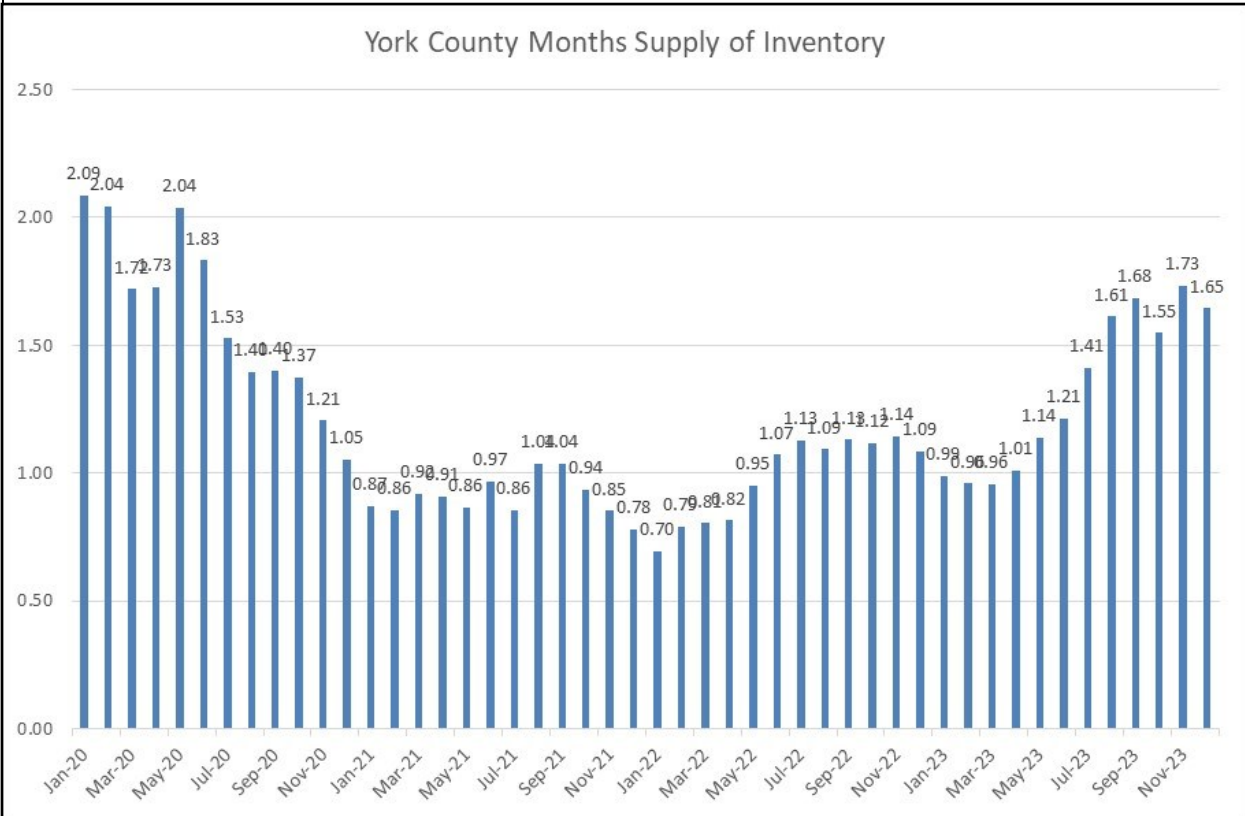
In 2023, 5% of the homes sold in York County were priced under \$100,000, 21% of the homes sold were priced between \$100,00-\$199,999, 35% of the homes sold were priced between \$200,000-\$299,999 and 39% of the homes sold were priced over \$300,000.



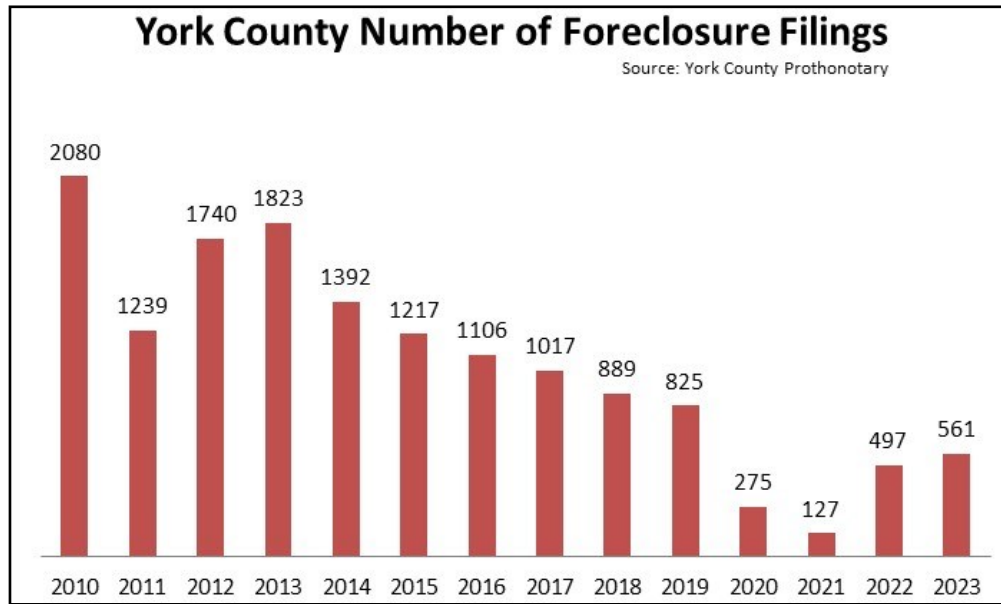
The median days on the market for York County in 2023 was 7 days. 2023 was the second fastest moving real estate market in York County's history. A balanced market is considered to be 60 days on market. Anything below that is considered to be a seller's market.

York County: Months Supply of Inventory

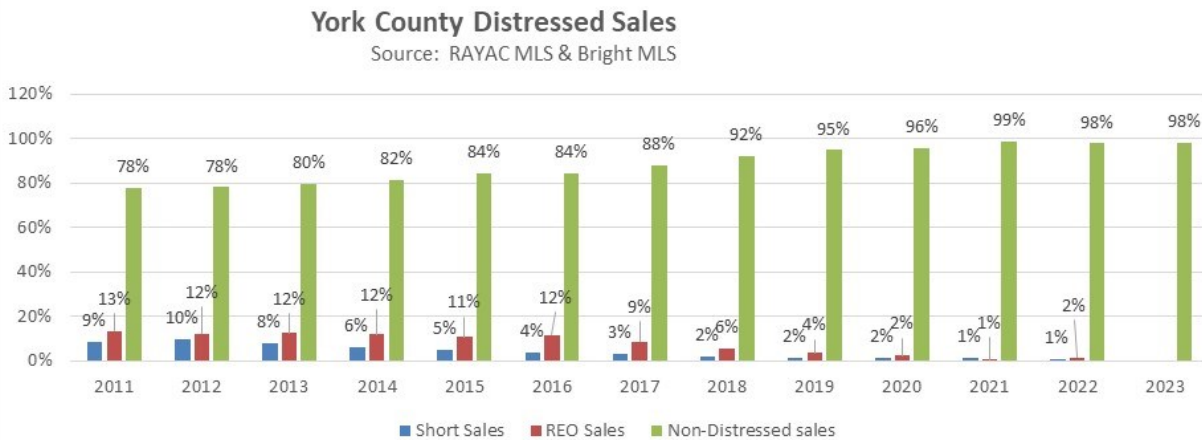
The months supply of inventory indicates how many months it would take for all the current homes for sale on the market to sell, given a monthly sales volume. Six months supply of inventory is considered a balanced market. The greater the number indicates there are more sellers than buyers in the market. The lower the number indicates there are more buyers than sellers.



York County: Foreclosure Filings



Source: Prothonotary of York County



A short sale is when the proceeds from a sale of real estate falls short from paying the balance of the liens on the property, but the lien holder agrees to release the lien and accept less than the amount owed on the debt. A REO Sale is a Real Estate Owned Sale which is a class of property typically owned by a bank or government entity as a result of a foreclosure on a property.

York County: New Construction

The Bright Multi-List System only captures a part of the new home construction market which involved a real estate agent.

New Construction Single Family Detached Homes

Year	Median Sold Price	Median Finished Square Ft	\$/Square Ft
2023	\$ 434,990	2270	\$ 192
2022	\$ 440,880	2313	\$ 191
2021	\$ 367,600	2201	\$ 167
2020	\$ 294,080	2203	\$ 133
2019	\$ 324,300	2225	\$ 146
2018	\$ 341,900	2163	\$ 158

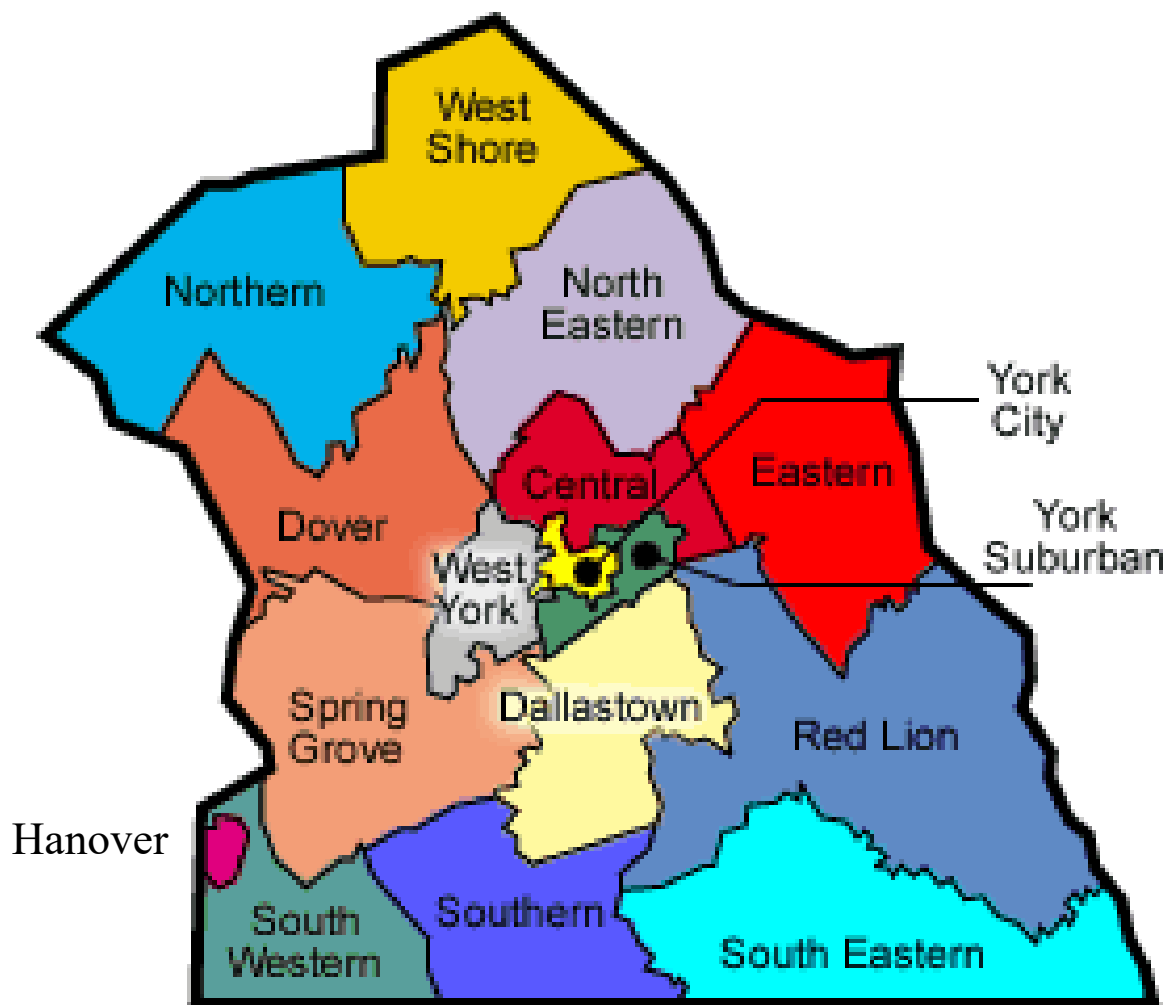
New Construction Townhouse/Condo Homes

Year	Median Sold Price	Median Finished Square Ft	\$/Square Ft
2023	\$ 281,628	1532	\$ 184
2022	\$ 272,700	1556	\$ 175
2021	\$ 257,200	1589	\$ 162
2020	\$ 232,600	1589	\$ 146
2019	\$ 208,700	1563	\$ 134
2018	\$ 219,000	1516	\$ 144

York County Number of New Home Sales By School District

	2023	2022	2021	2020	2019	2018
Central	54	69	63	26	17	19
Dallastown	31	48	43	26	40	47
Dover	52	48	66	48	50	28
Eastern	6	8	4	6	4	6
Hanover	12	31	51	25	17	2
Northeastern	53	100	68	83	52	43
Northern	13	39	43	24	31	18
Red Lion	6	8	9	14	15	17
South Eastern	48	67	54	25	9	4
South Western	134	97	137	87	79	79
Southern	23	23	13	54	29	6
Spring Grove	46	88	33	32	51	45
West Shore	42	12	7	14	36	36
West York	4	5	5	4	3	2
York City	0	2	2	0	0	0
York Suburban	1	1	16	50	51	25
Total York County	525	646	614	523	484	377

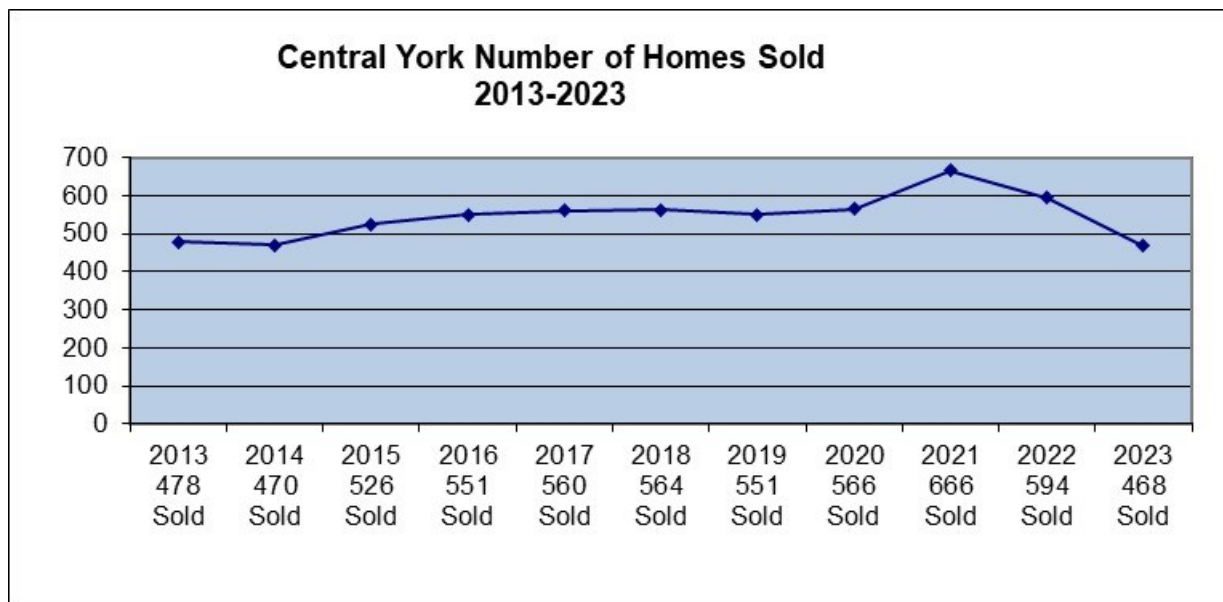
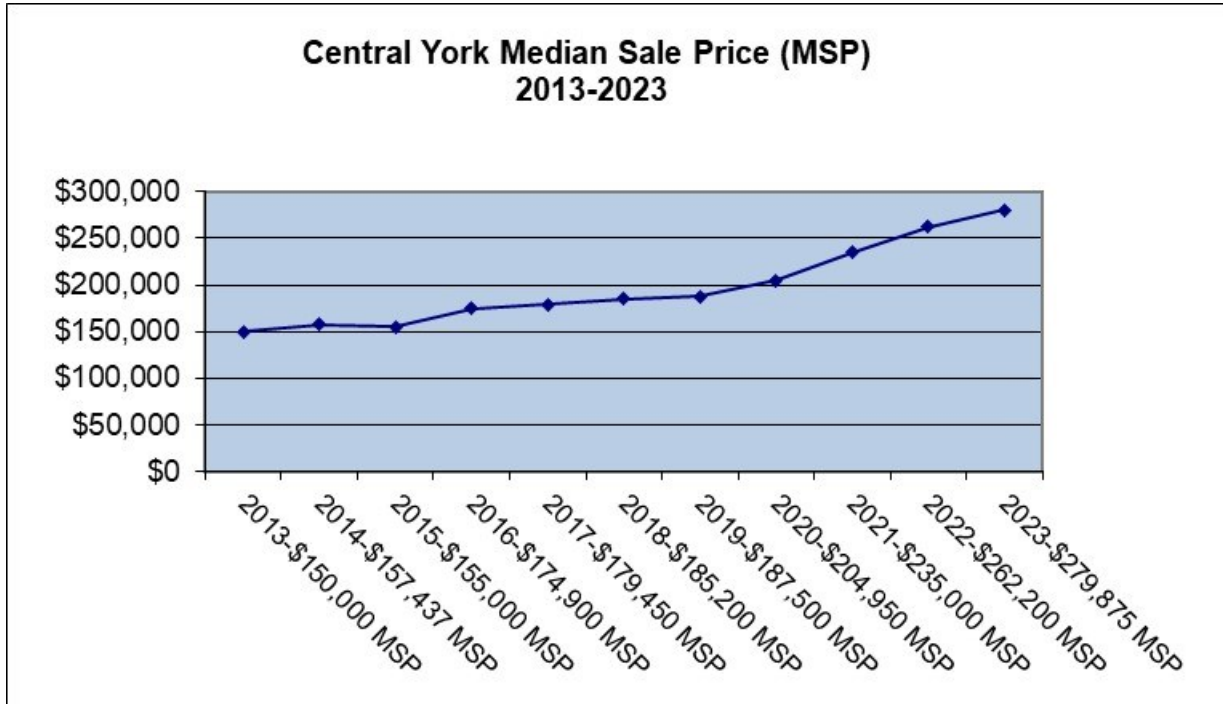
Real Estate Activity by School District



Central York School District

In the Central York School District there were 468 homes sold in 2023 for a total dollar volume of \$157.1 million. The number of homes sold in 2023 decreased by 21% from 2022.

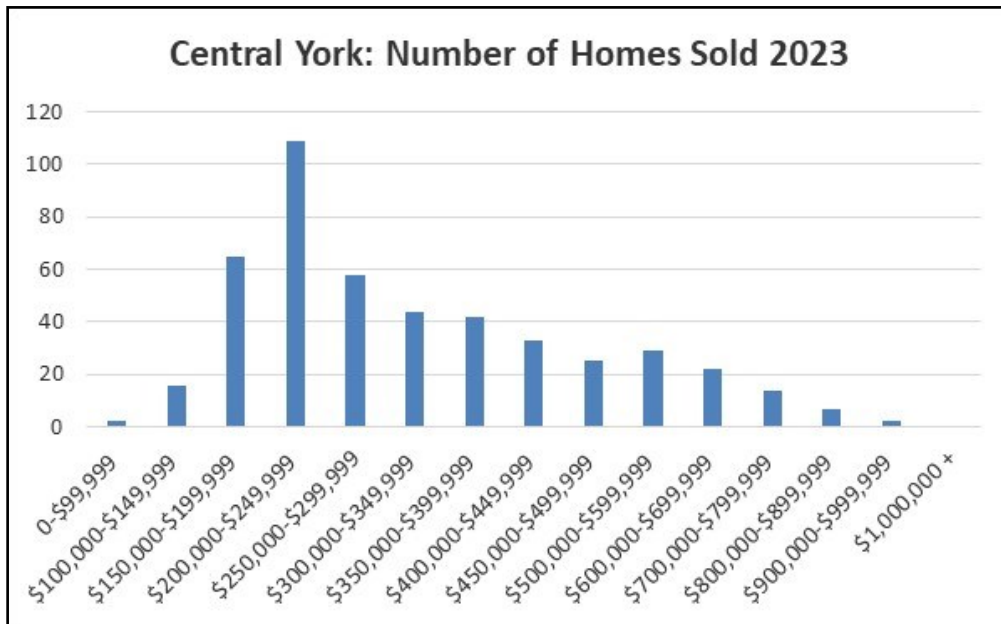
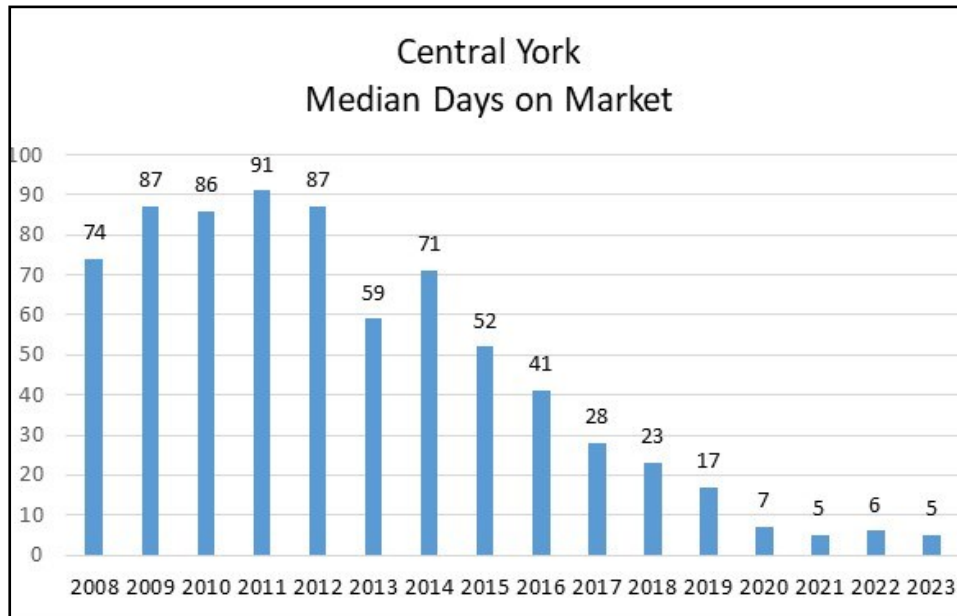
The median home sale price was \$279,875 in 2023. This home sale price reflects a 7% increase compared to 2022 sales, a 51% increase over 5 years, and a 87% increase over 10 years.



Central York School District

Type	No. Sold	Median Price	Median Days on Market
Detached	348	\$ 349,450	6
Twin/Semi-Detached	19	\$ 165,000	6
Townhouse/Row Home	101	\$ 200,000	5
Mobile Home w/ Land	0	\$ -	0
Grand Total	468	\$ 279,875	5

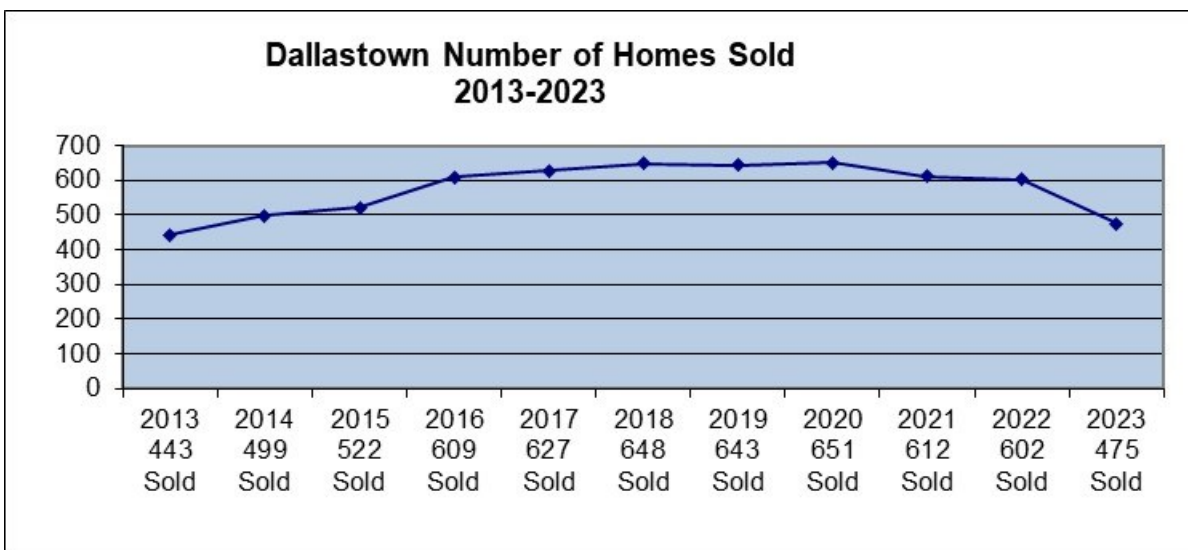
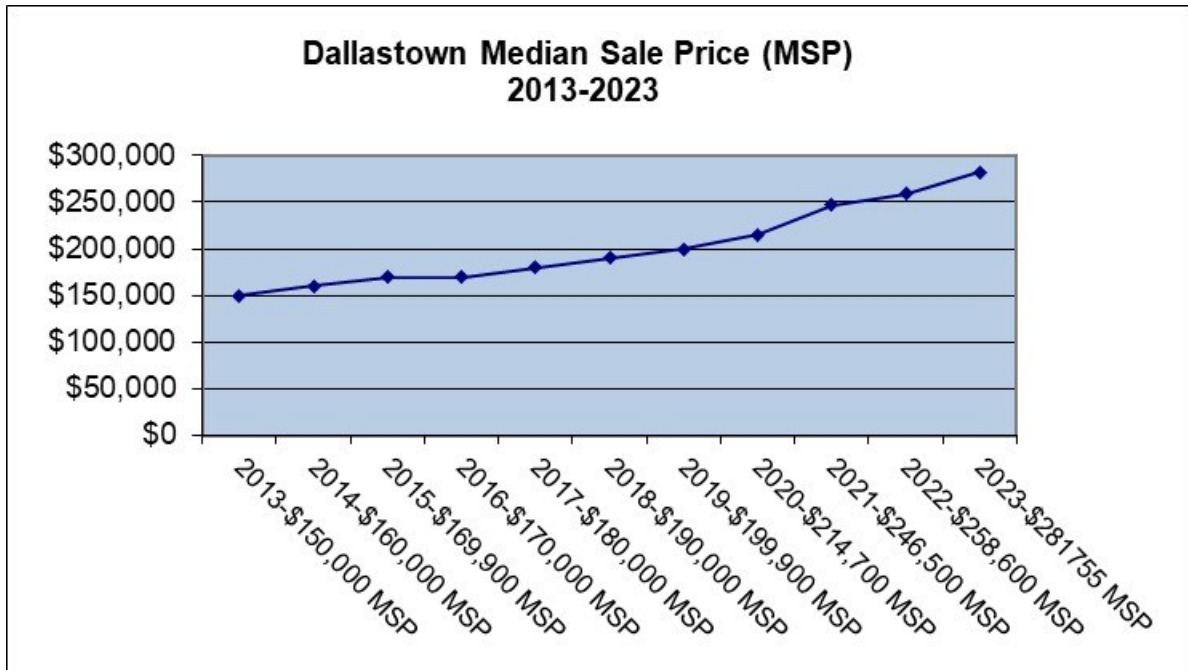
The charts below reflect the median days on market and the number of units sold in each price range.



Dallastown Area School District

In the Dallastown Area School District there were 475 homes sold in 2023 for a total dollar volume of \$153.3 million. The number of homes sold in 2023 decreased by 21% from 2022.

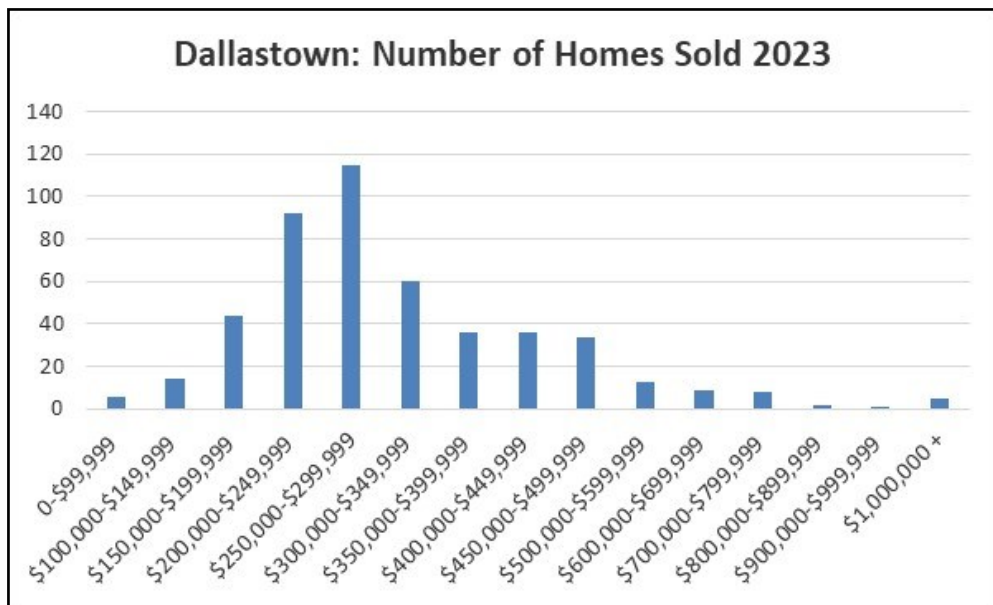
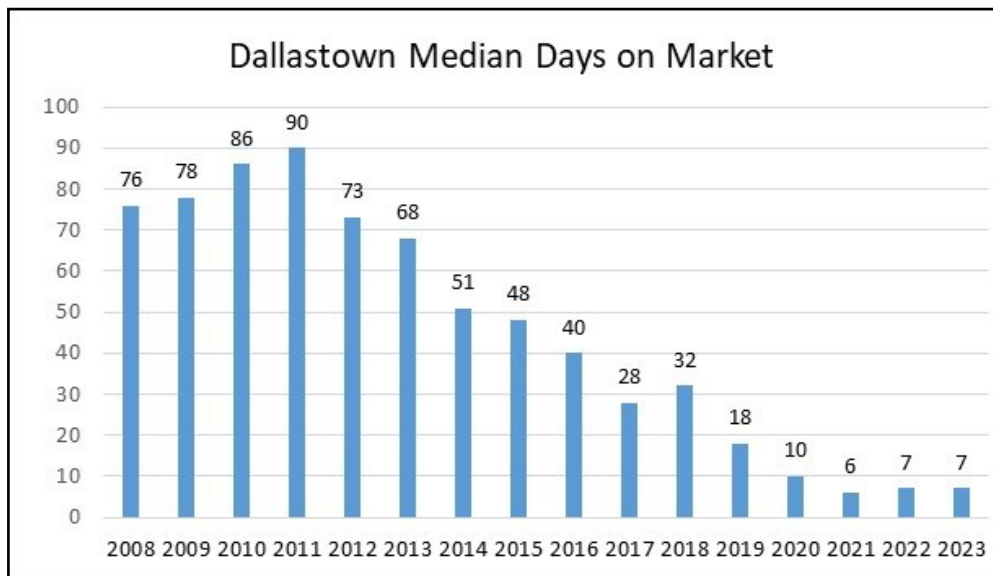
The median home sale price was \$281,755 in 2023. This home sale price reflects a 9% increase compared to 2022 sales, a 48% increase over 5 years and a 88% increase over 10 years.



Dallastown Area School District

Type	No. Sold	Median Price	Median Days on Market
Detached	347	\$ 315,000	7
Twin/Semi-Detached	34	\$ 240,000	7
Townhouse/Row Home	88	\$ 238,700	10
Mobile Home w/ Land	6	\$ 63,500	13
Grand Total	475	\$ 281,755	7

The charts below reflect the median days on market and the number of units sold in each price range.

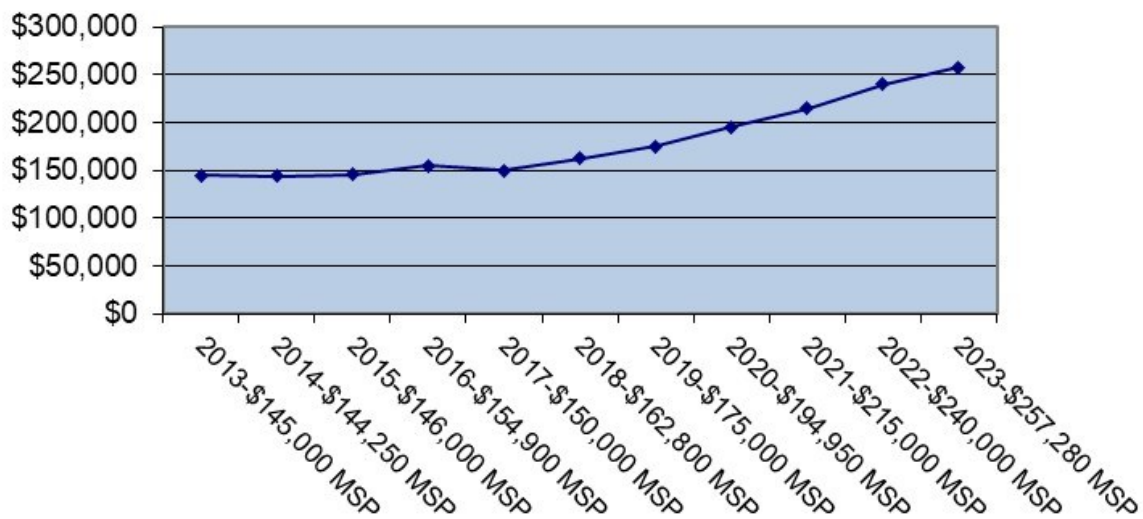


Dover Area School District

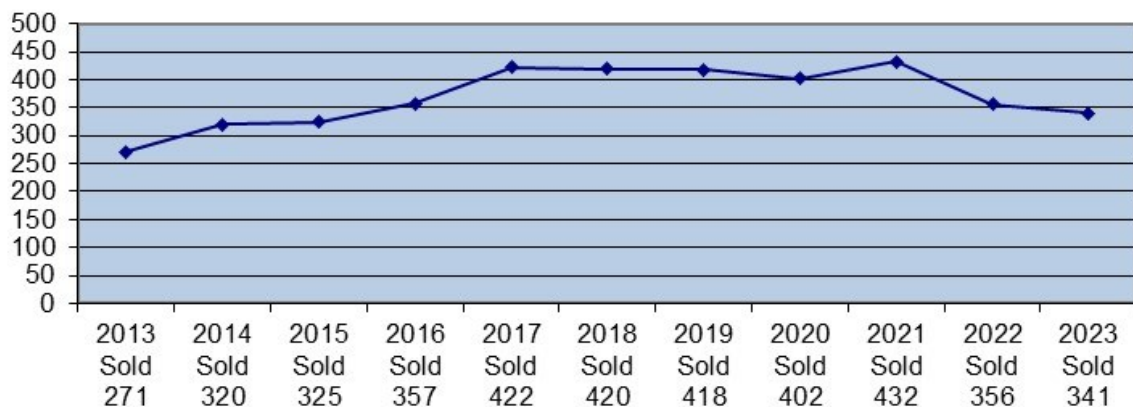
In the Dover Area School District there were 341 homes sold in 2023 for a total dollar volume of \$94.4 million. The number of homes sold in 2023 decreased by 4% compared to 2022.

The median home sale price was \$257,280 in 2023. This home sale price reflects a 7% increase compared to 2022 sales, a 58% increase over 5 years and a 77% increase over 10 years.

**Dover Median Sale Price (MSP)
2013-2023**



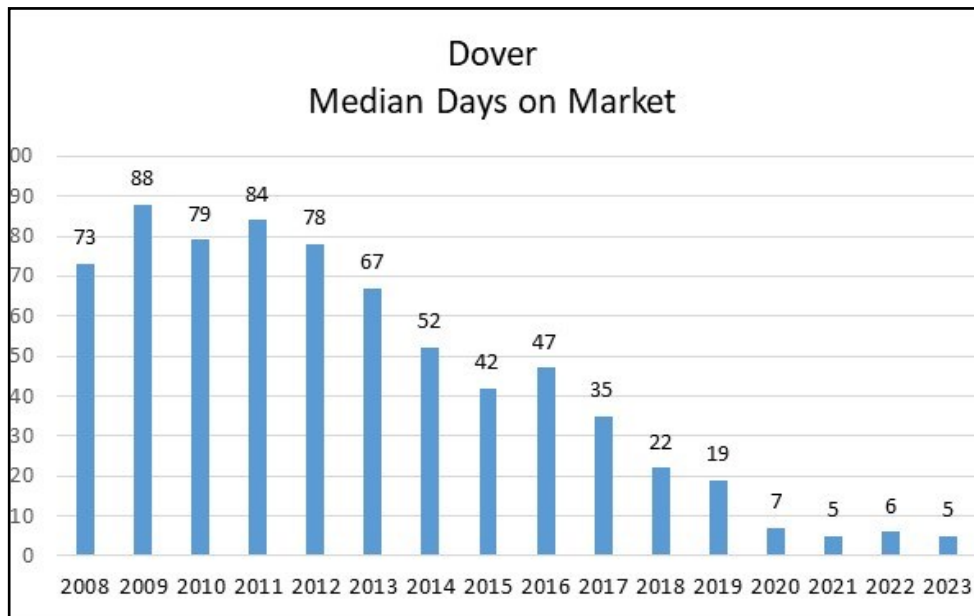
**Dover Number of Homes Sold
2013-2023**



Dover Area School District

Type	No. Sold	Median Price	Median Days on Market
Detached	238	\$ 287,000	5
Twin/Semi-Detached	56	\$ 210,000	6
Townhouse/Row Home	27	\$ 205,000	5
Mobile Home w/ Land	20	\$ 107,450	8
Grand Total	341	\$ 257,280	5

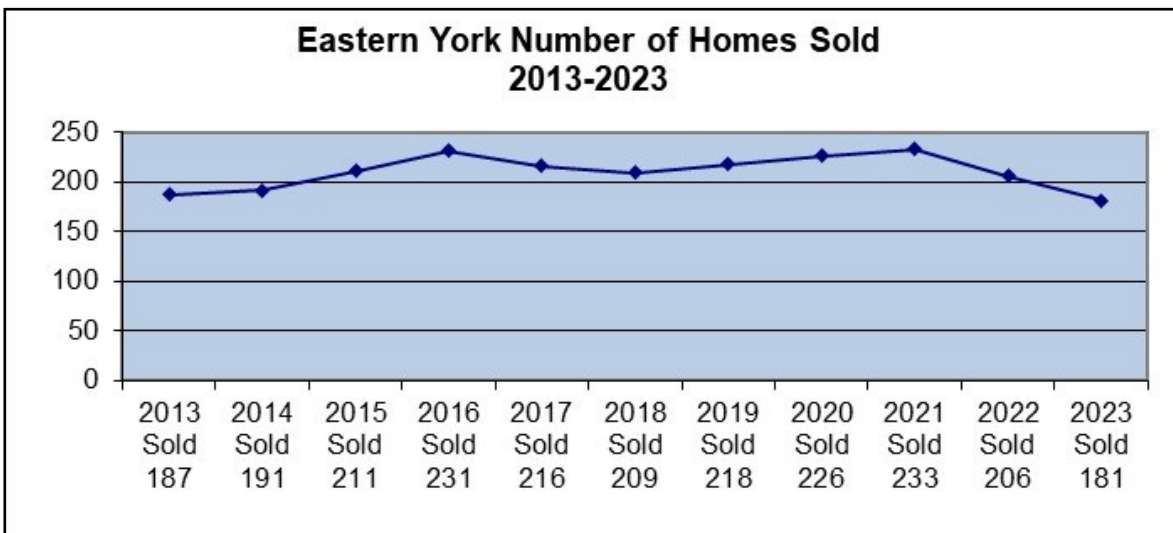
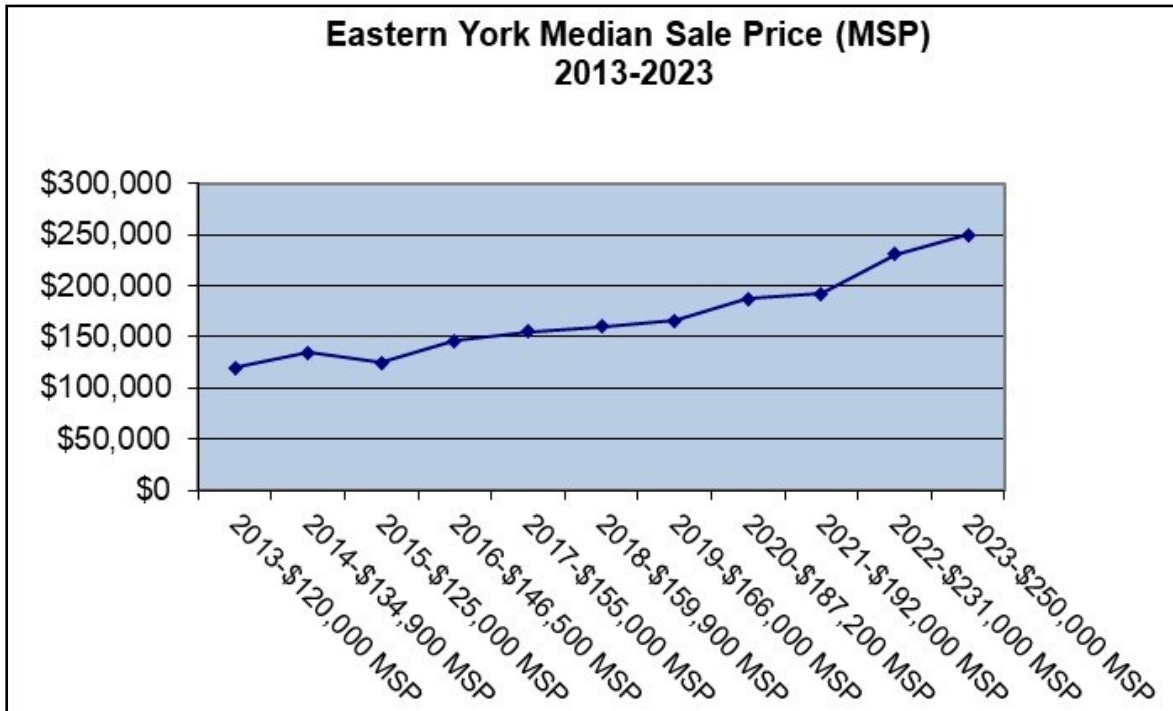
The charts below reflect the median days on market and the number of units sold in each price range.



Eastern York School District

In the Eastern York School District there were 181 homes sold in 2023 for a total dollar volume of \$53.7 million. The number of homes sold in 2023 decreased by 12% from 2022.

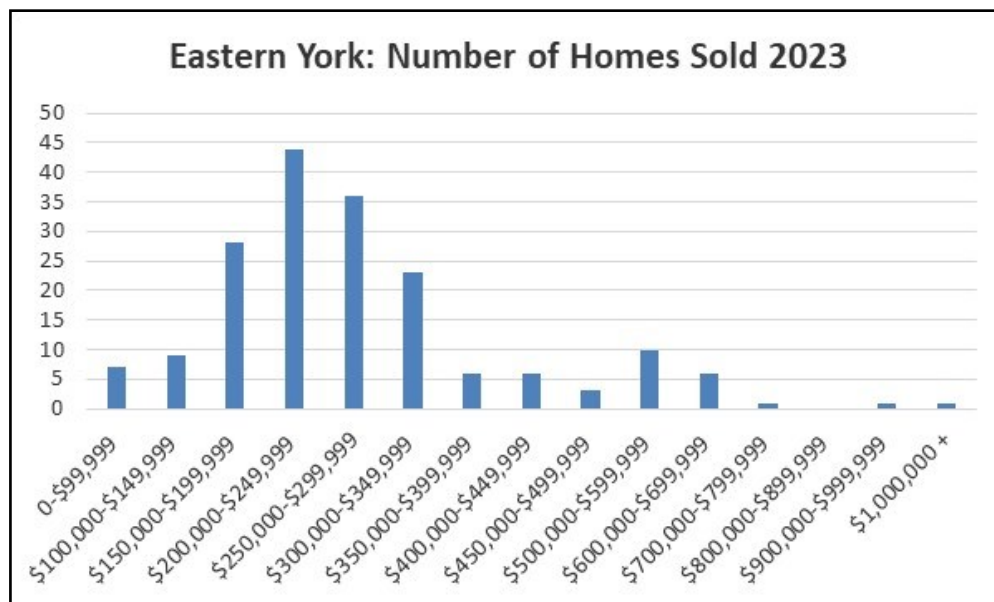
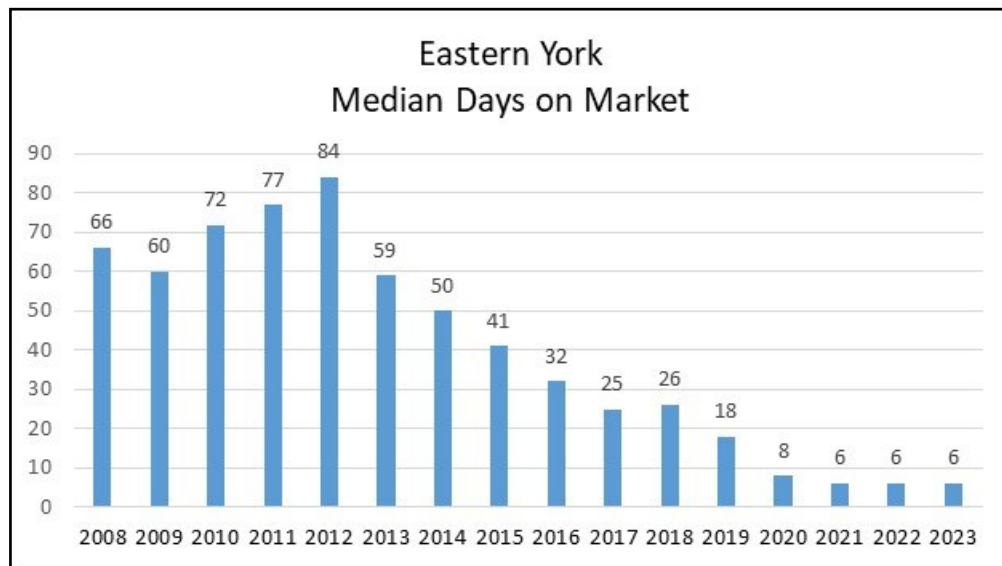
The median home sale price was \$250,000 in 2023. This home sale price reflects a 8% increase compared to 2022 sales, a 56% increase over 5 years and a 108% increase over 10 years.



Eastern York School District

Type	No. Sold	Median Price	Median Days on Market
Detached	144	\$ 272,000	6
Twin/Semi-Detached	16	\$ 218,250	5
Townhouse/Row Home	14	\$ 187,500	5
Mobile Home w/ Land	7	\$ 135,000	12
Grand Total	181	\$ 250,000	6

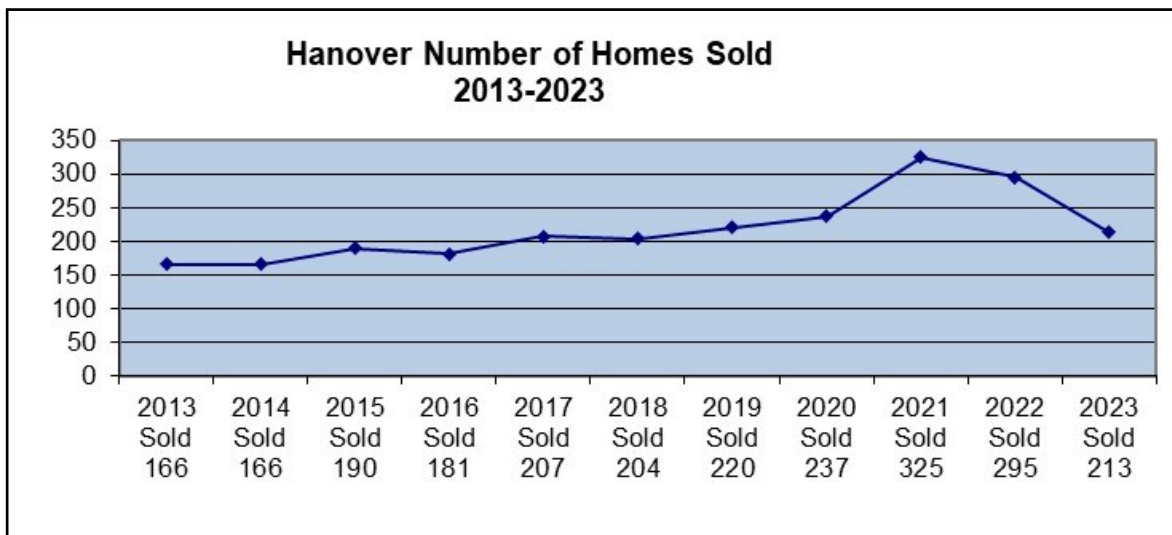
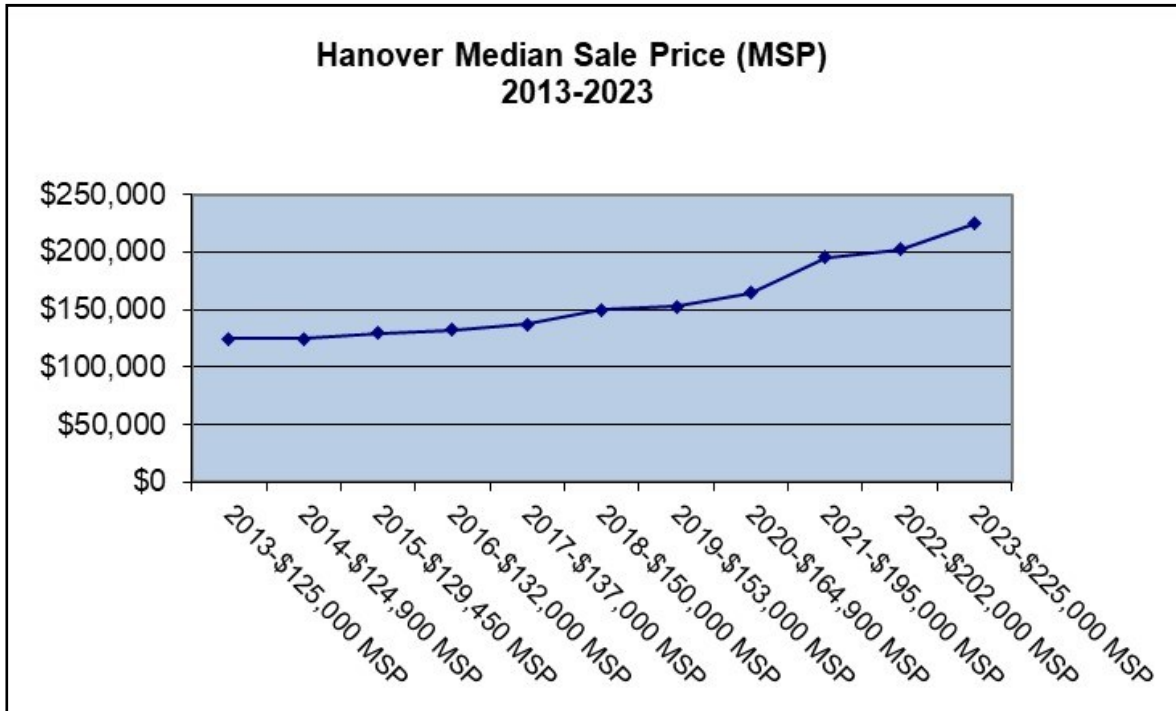
The charts below reflect the median days on market and the number of units sold in each price range.



Hanover Public School District

In the Hanover Public School District there were 213 homes sold in 2023 for a total dollar volume of \$50.2 million. The number of homes sold in 2023 decreased by 28% from 2022.

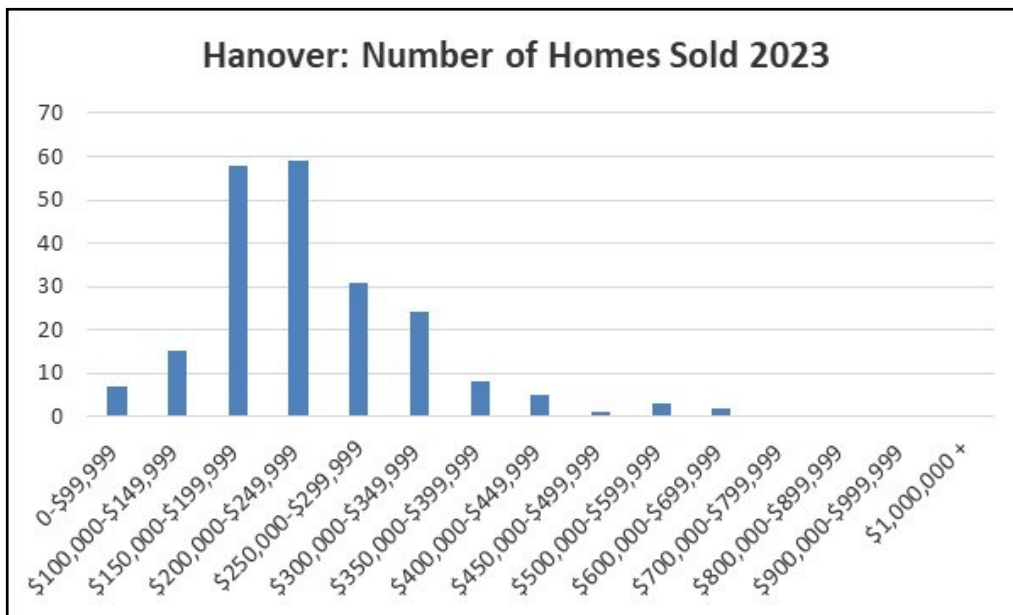
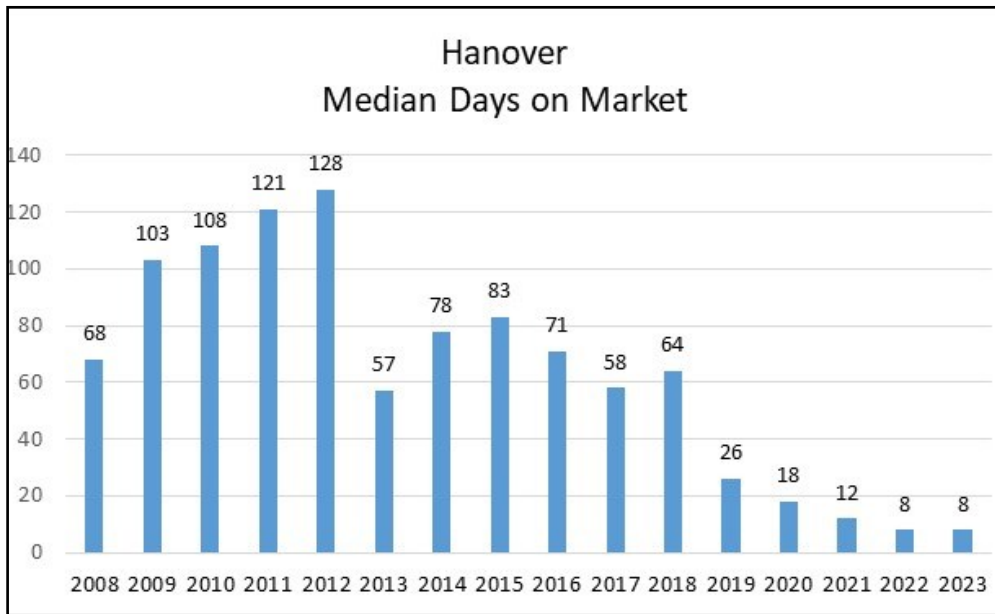
The median home sale price was \$225,000 in 2023. This home sale price reflects a 11% increase compared to 2022 sales, a 50% increase over 5 years and a 80% increase over 10 years.



Hanover Public School District

Type	No. Sold	Median Price	Median Days on Market
Detached	130	\$ 234,450	10
Twin/Semi-Detached	45	\$ 180,000	6
Townhouse/Row Home	38	\$ 218,500	7
Mobile Home w/ Land	0	\$ -	0
Grand Total	213	\$ 225,000	8

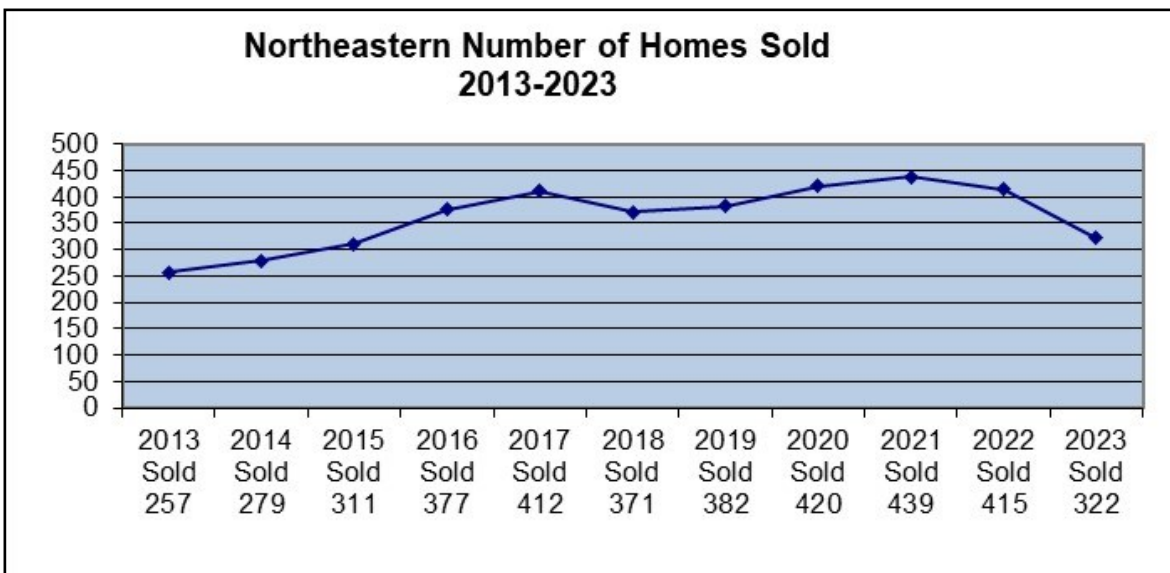
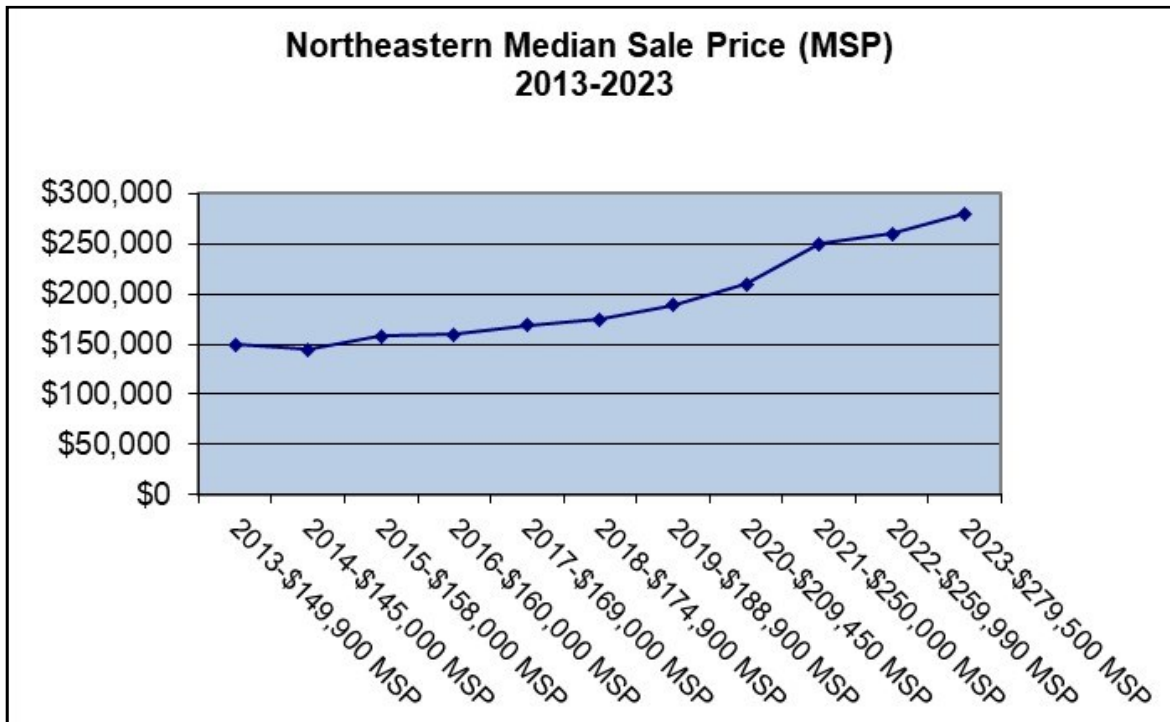
The charts below reflect the median days on market and the number of units sold in each price range.



Northeastern School District

In the Northeastern School District there were 322 homes sold in 2023 for a total dollar volume of \$94.9 million. The number of homes sold in 2023 decreased by 22% compared to 2022 sales.

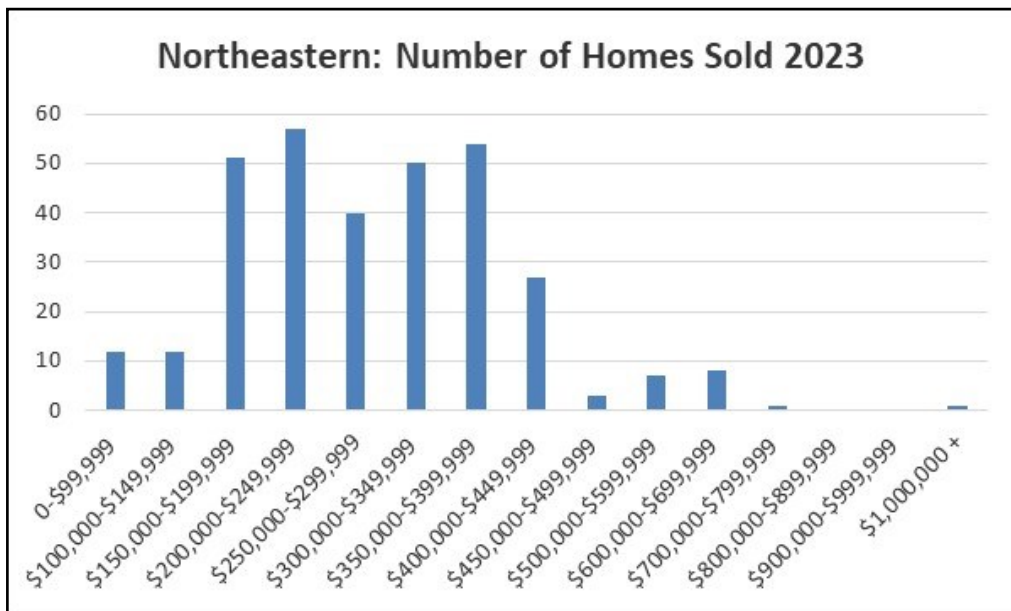
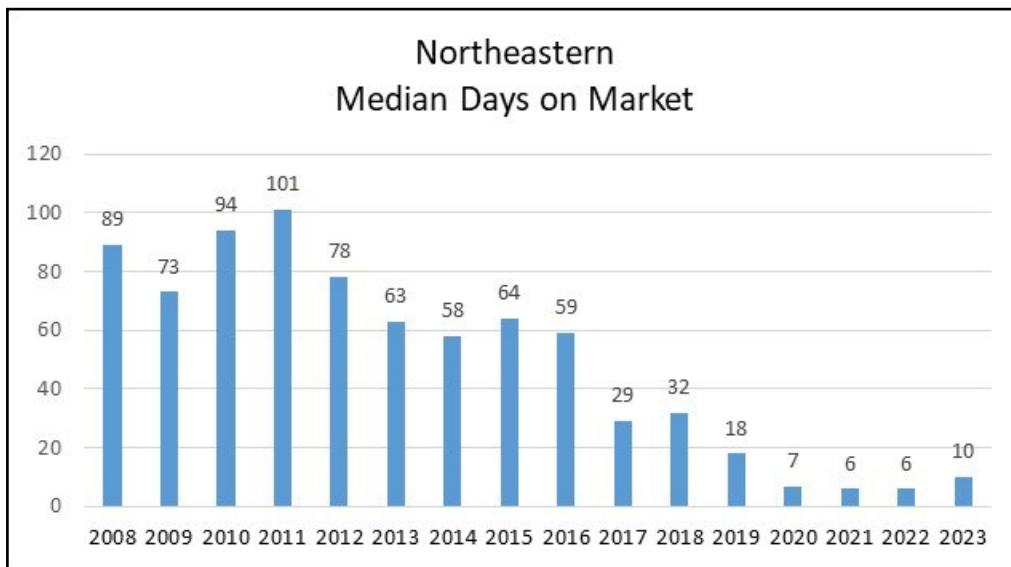
The median home sale price was \$279,500 in 2023. This home sale price reflects a 8% increase compared to 2022 sales, a 60% increase over 5 years and an 86% increase over 10 years.



Northeastern School District

Type	No. Sold	Median Price	Median Days on Market
Detached	245	\$ 329,990	8
Twin/Semi-Detached	9	\$ 175,000	3
Townhouse/Row Home	55	\$ 204,750	30
Mobile Home w/ Land	13	\$ 70,000	13
Grand Total	322	\$ 279,500	10

The charts below reflect the median days on market in each price range and the number of units sold in each price range.

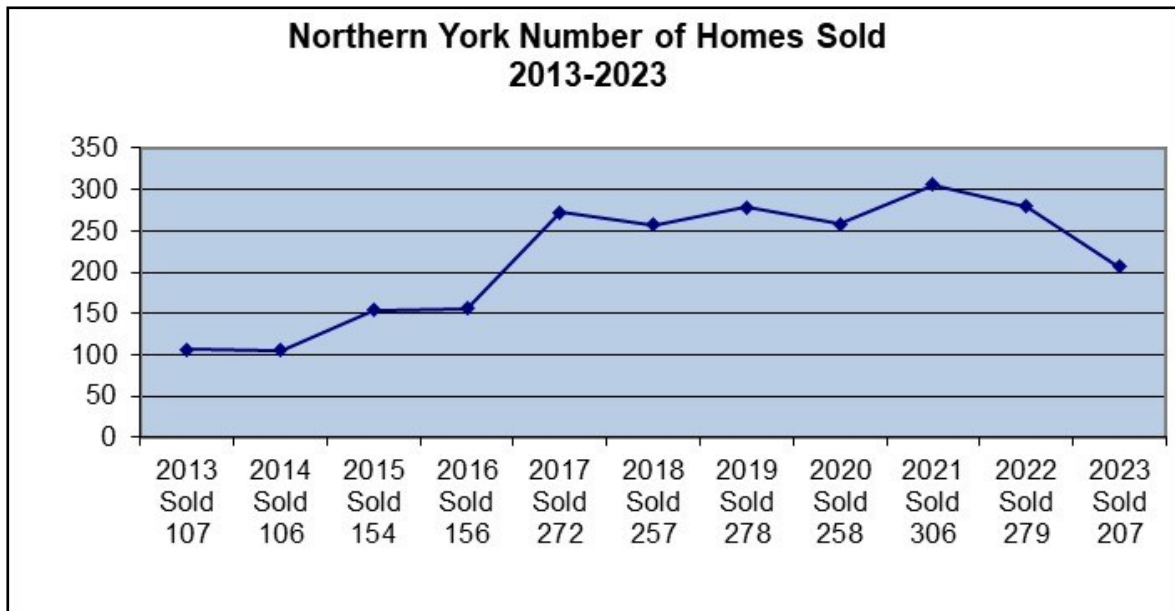


Northern York County School District

In the Northern York County School District there were 207 homes sold in 2023 for a total dollar volume of \$73.3 million. The number of homes sold in 2023 decreased by 26% from 2022.

The median home sale price was \$325,000 in 2023. This home sale price reflects a 6% decrease over 2022 sales, a 38% increase over 5 years and a 55% increase over 10 years.*

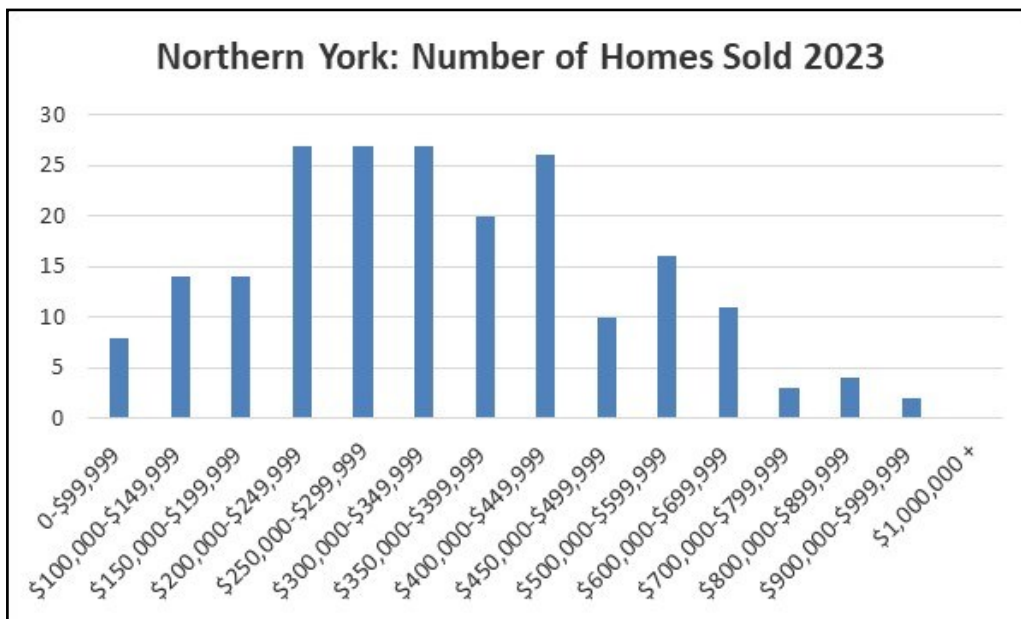
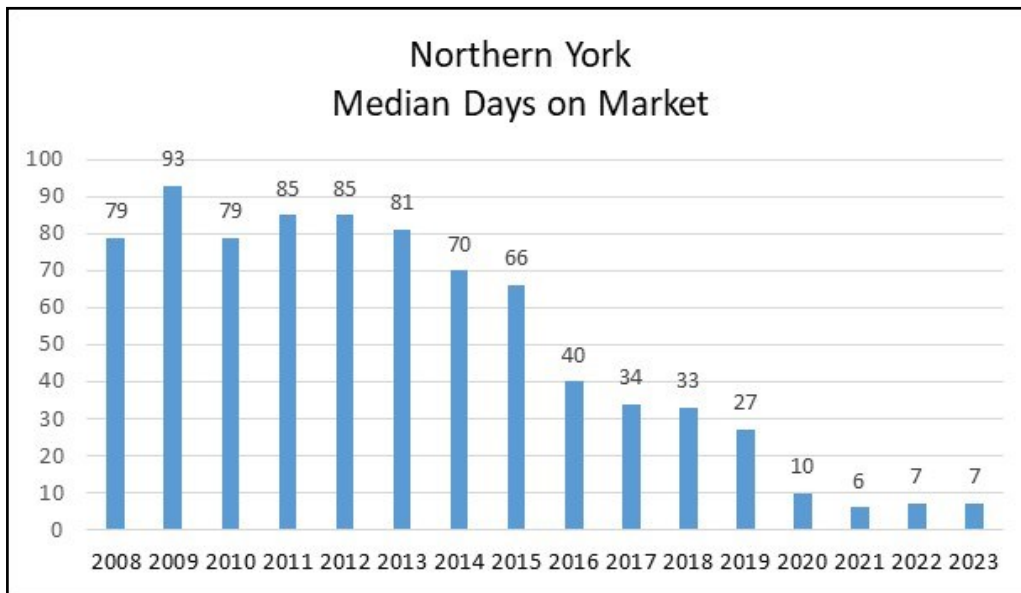
*Prior to 2017, the Northern York School District was covered by two separate MLS systems; therefore, the number reported prior to 2016 was only a fraction of what truly sold.



Northern York County School District

Type	No. Sold	Median Price	Median Days on Market
Detached	174	\$ 353,000	7
Twin/Semi-Detached	8	\$ 182,500	9
Townhouse/Row Home	5	\$ 219,000	5
Mobile Home w/ Land	20	\$ 139,250	6
Grand Total	207	\$ 325,000	7

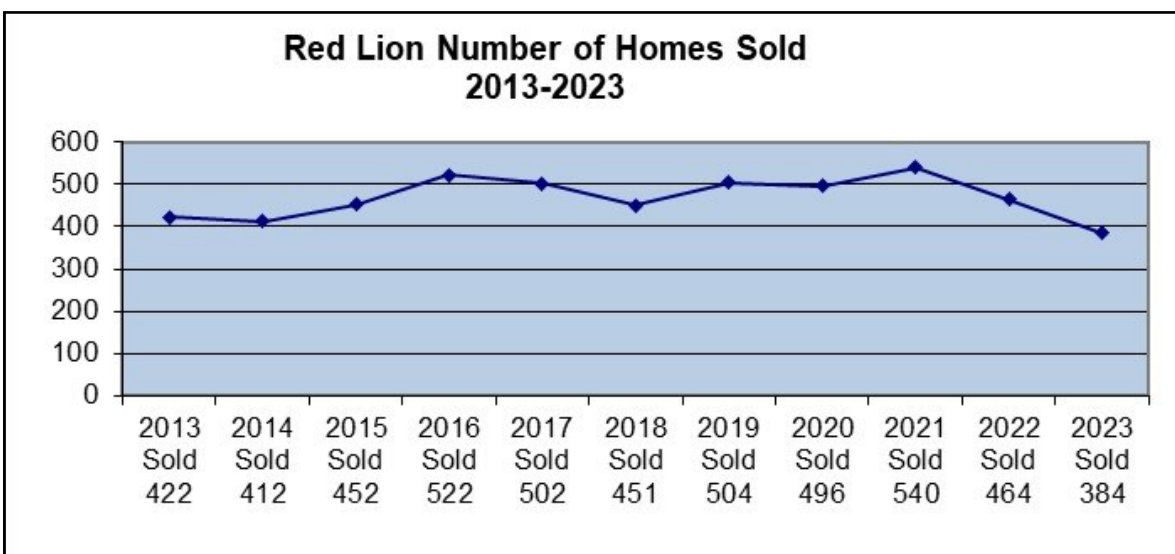
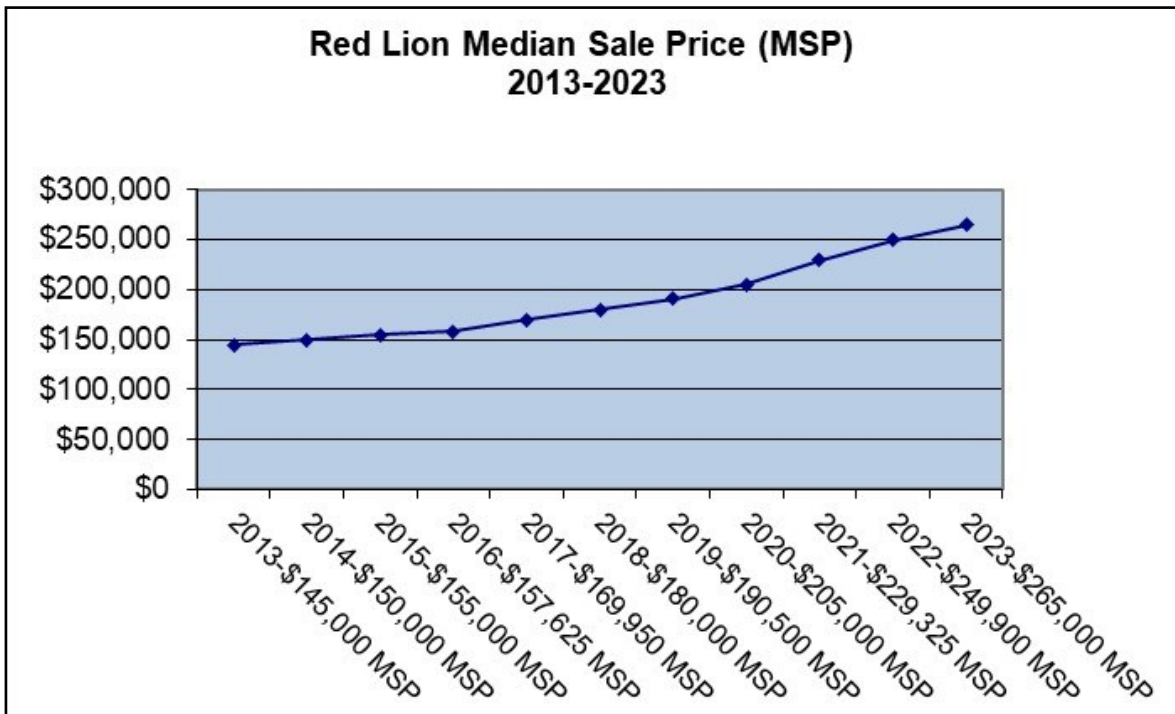
The charts below reflect the median days on market and the number of units sold in each price range.



Red Lion Area School District

In the Red Lion Area School District there were 384 homes sold in 2023 for a total dollar volume of \$107.8 million. The number of homes sold in 2023 was a 17% decrease from 2022.

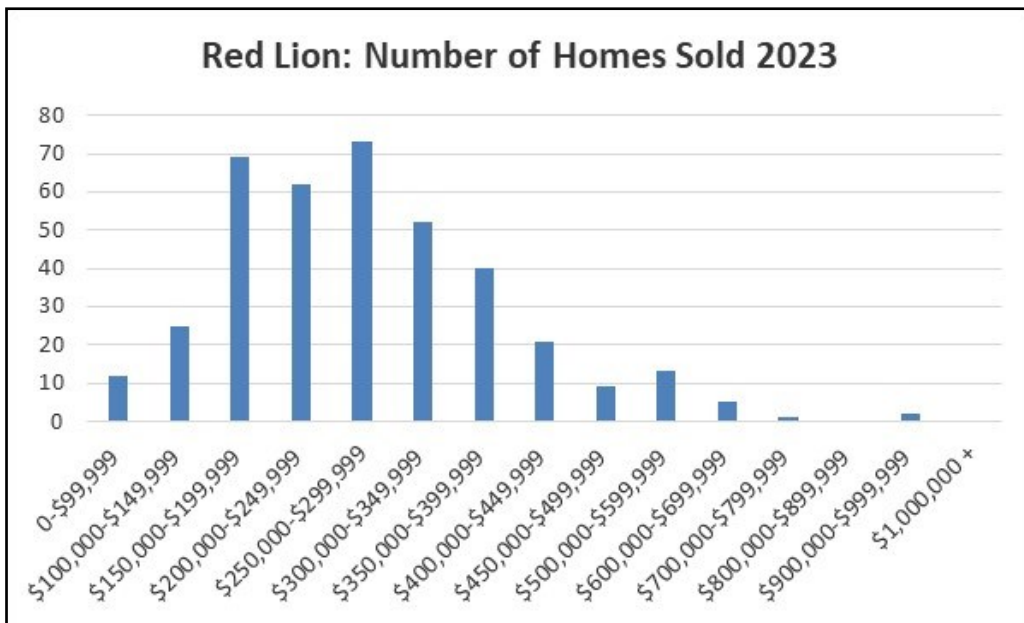
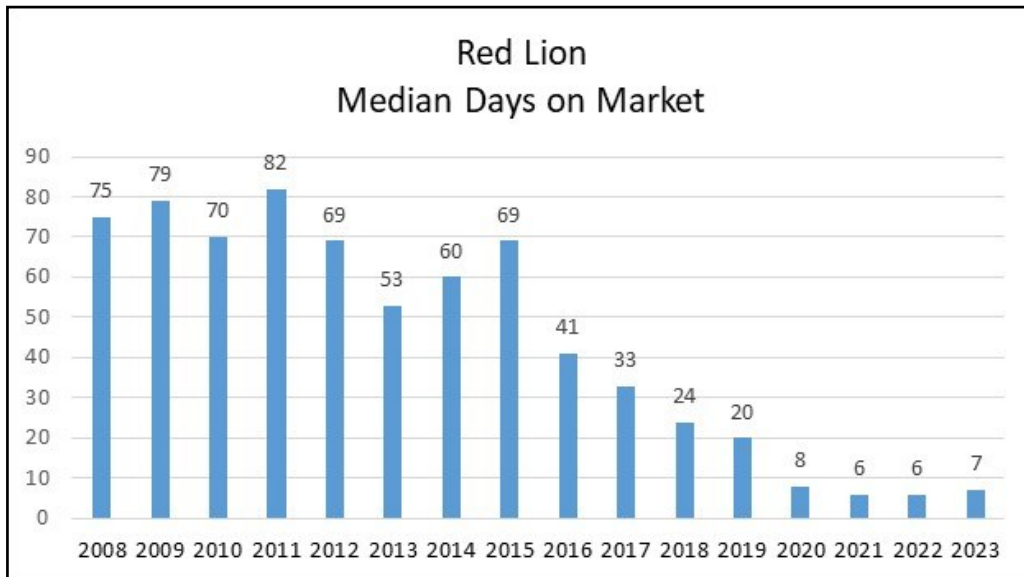
The median home sale price was \$265,000 in 2023. This home sale price reflects a 6% increase compared to 2022 sales, a 47% increase over 5 years and an 83% increase over 10 years.



Red Lion Area School District

Type	No. Sold	Median Price	Median Days on Market
Detached	289	\$ 295,500	7
Twin/Semi-Detached	49	\$ 176,000	6
Townhouse/Row Home	36	\$ 186,950	7
Mobile Home w/ Land	10	\$ 135,998	7
Grand Total	384	\$ 265,000	7

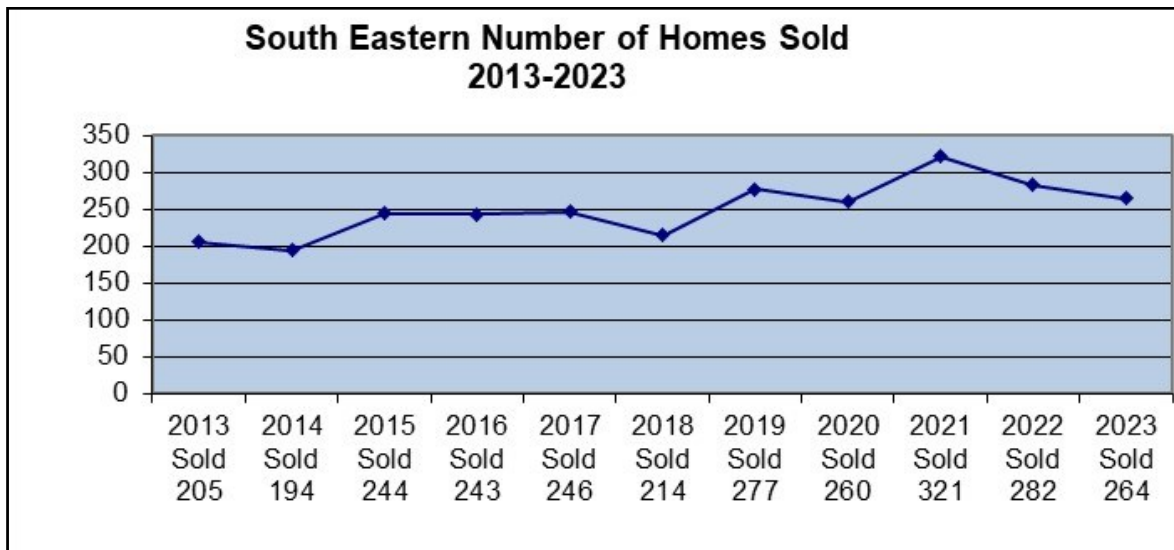
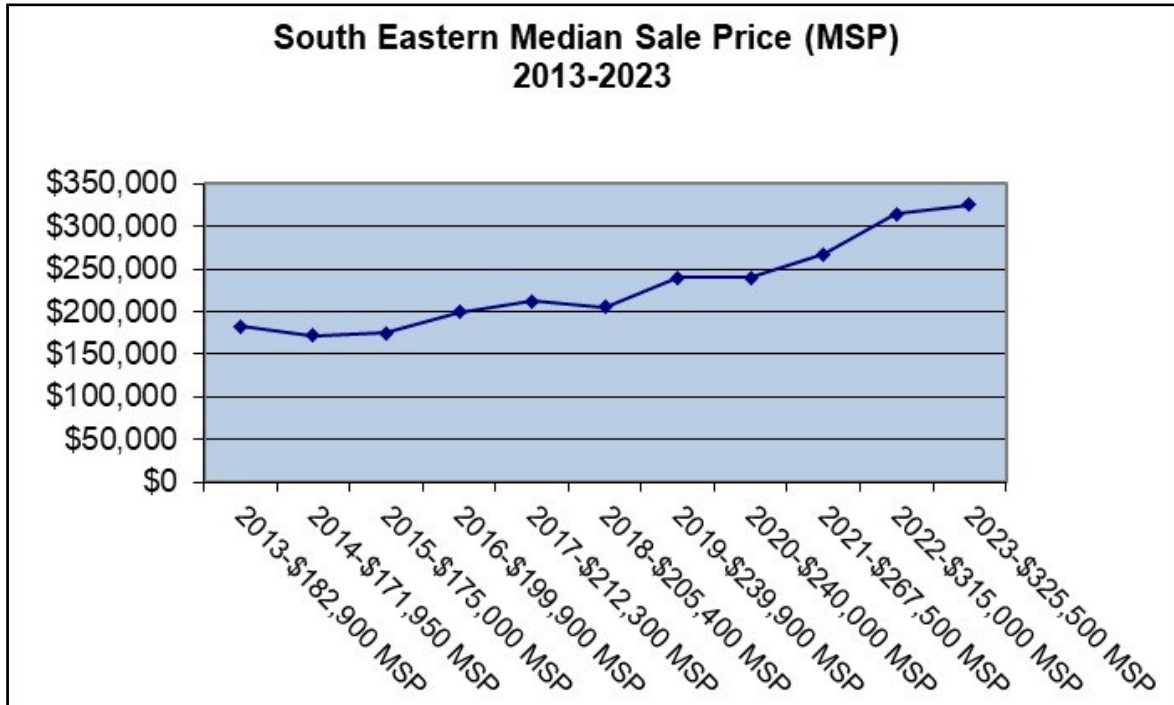
The charts below reflect the median days on market in each price range and the number of units sold in each price range.



South Eastern School District

In the South Eastern School District there were 264 homes sold in 2023 for a total dollar volume of \$89.8 million. The number of homes sold in 2023 reflects a 6% decrease compared to 2022.

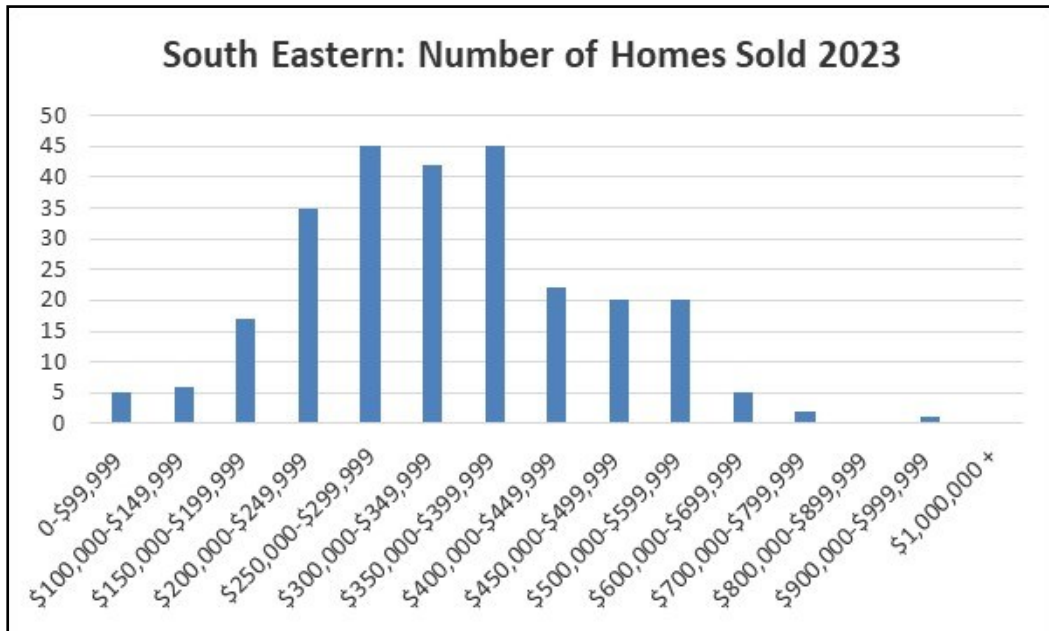
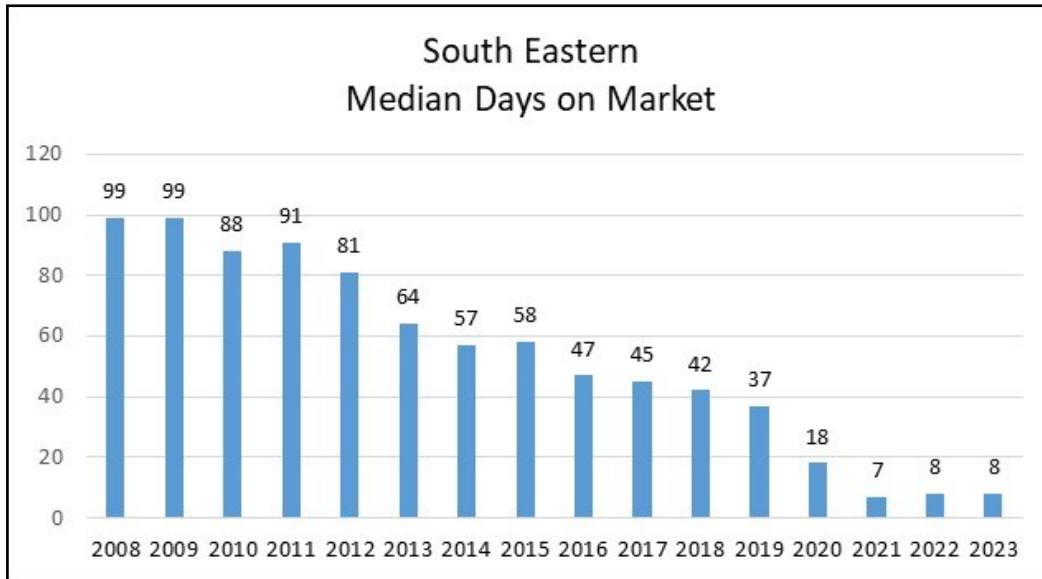
The median home sale price was \$325,500 in 2023. This home sale price is a 3% increase compared to 2022 sales, a 58% increase over 5 years and a 78% increase over 10 years.



South Eastern School District

Type	No. Sold	Median Price	Median Days on Market
Detached	234	\$ 340,000	8
Twin/Semi-Detached	7	\$ 365,000	4
Townhouse/Row Home	17	\$ 251,000	5
Mobile Home w/ Land	6	\$ 192,250	4
Grand Total	264	\$ 325,500	8

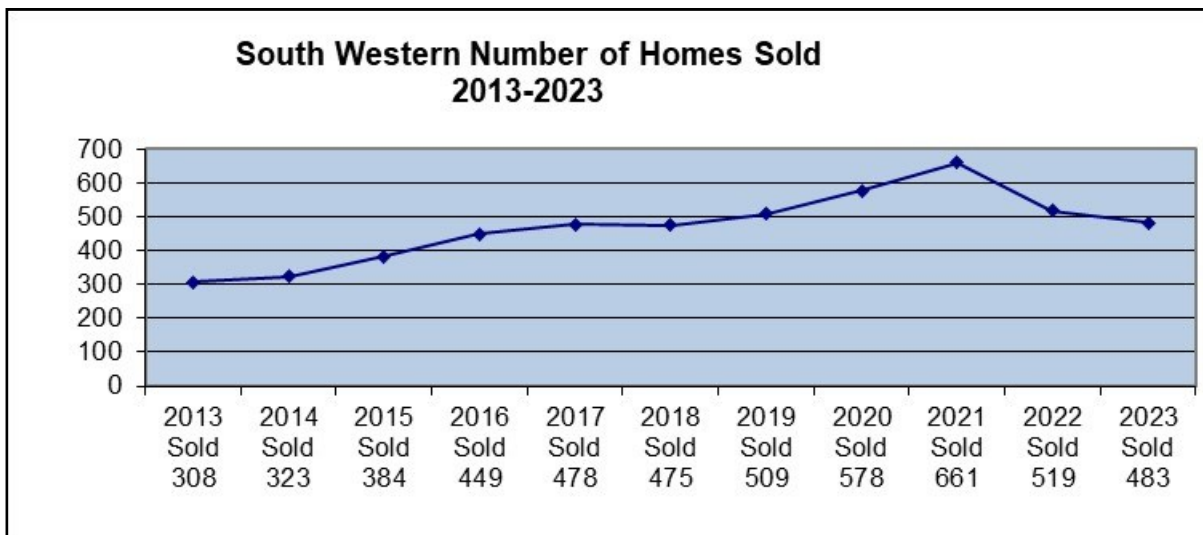
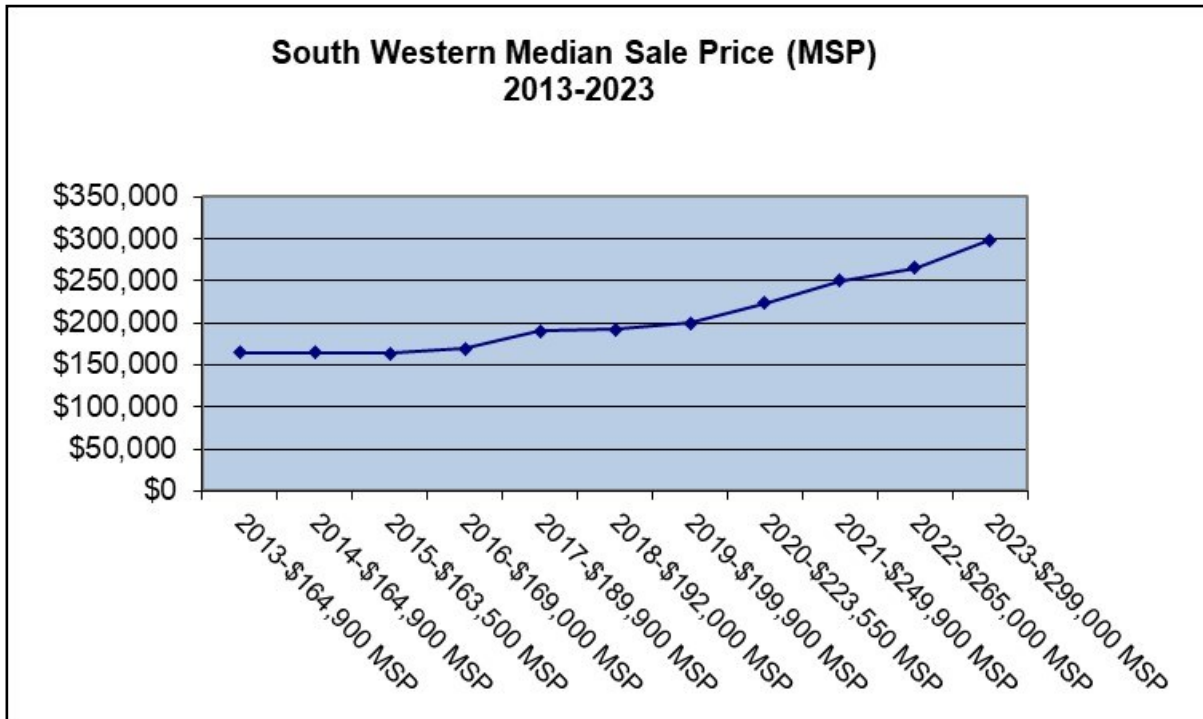
The charts below reflect the average days on market and the number of units sold in each price range.



South Western School District

In the South Western School District there were 483 homes sold in 2023 for a total dollar volume of \$163.5 million. The number of homes sold in 2023 decreased by 7% from 2022.

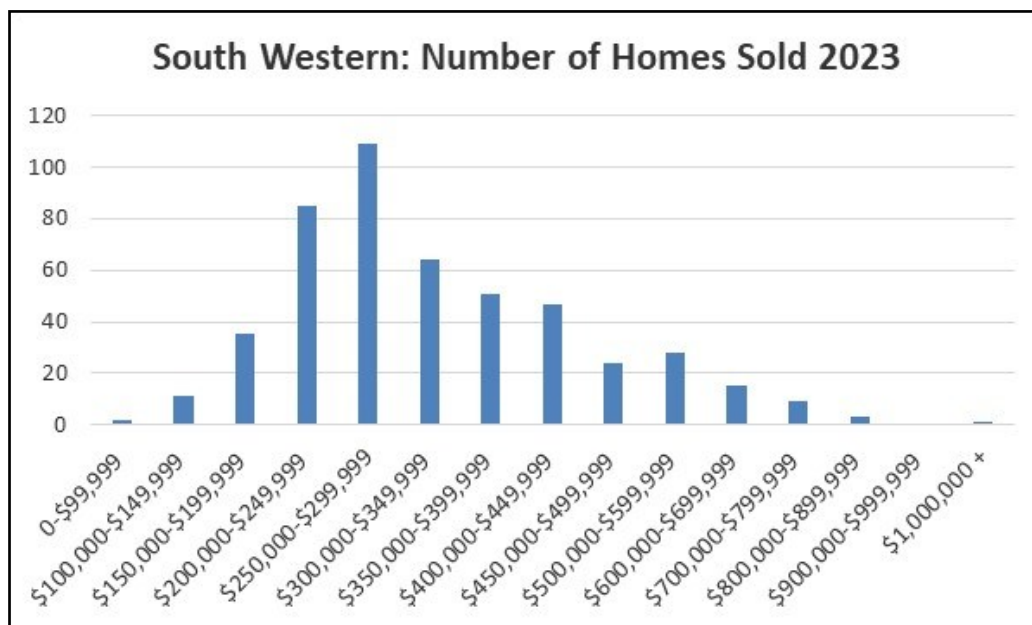
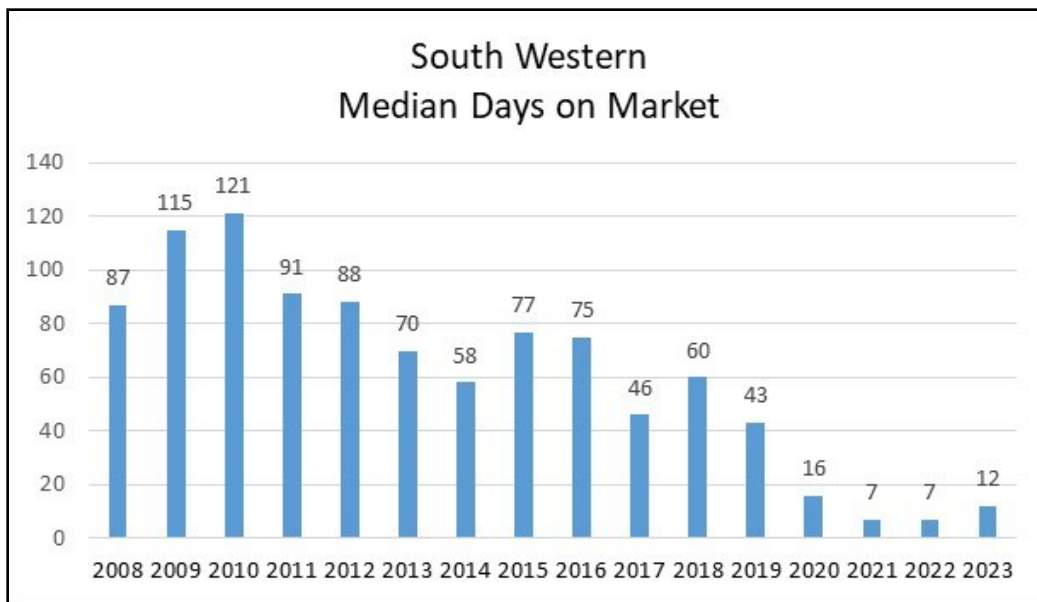
The median home sale price was \$299,000 in 2023. This home sale price reflects a 13% increase compared to 2022 sales, a 56% increase over 5 years and a 81% increase over 10 years.



South Western School District

Type	No. Sold	Median Price	Median Days on Market
Detached	364	\$ 344,995	11
Twin/Semi-Detached	23	\$ 180,000	6
Townhouse/Row Home	95	\$ 260,000	18
Mobile Home w/ Land	1	\$ 180,000	46
Grand Total	483	\$ 299,000	12

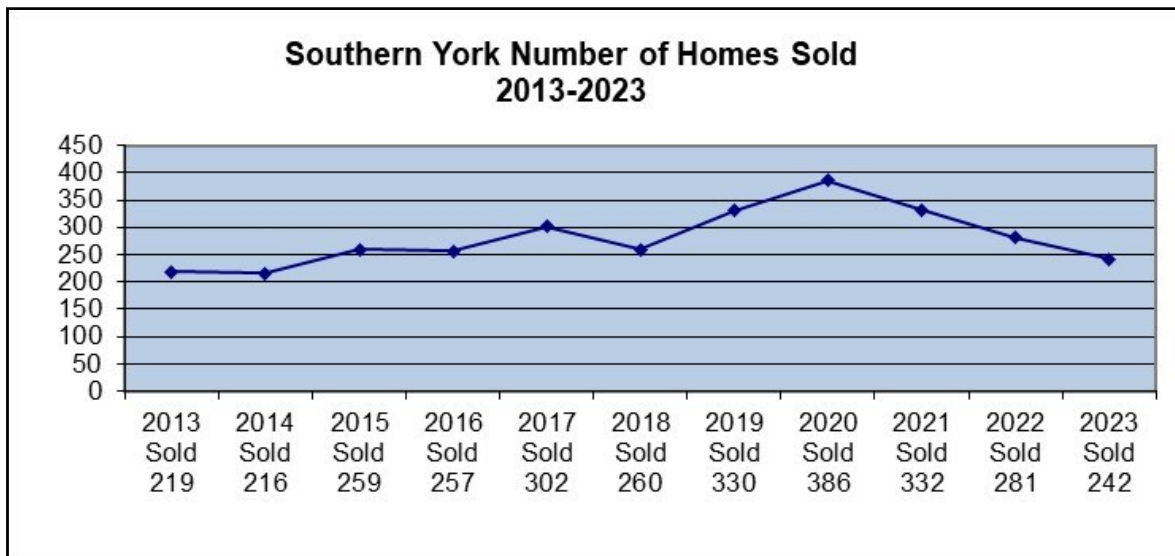
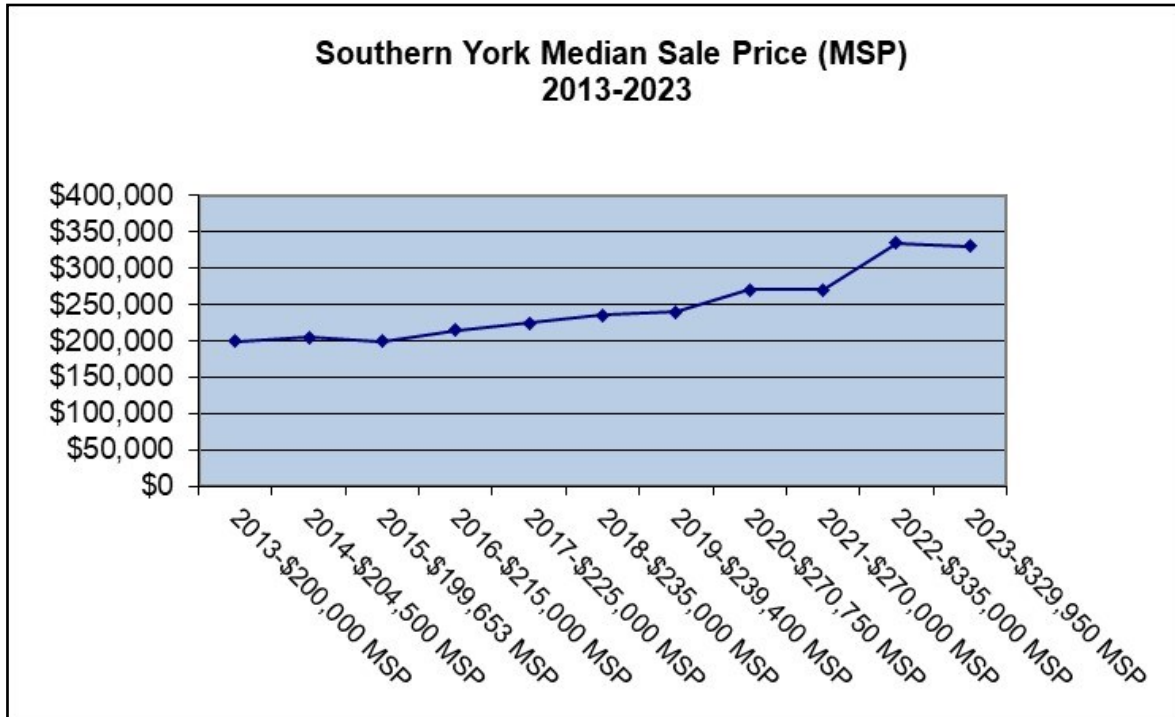
The charts below reflect the median days on market and the number of units sold in each price range.



Southern York County School District

In the Southern York County School District there were 242 homes sold in 2023 for a total dollar volume of \$81.5 million. The number of homes sold in 2023 decreased by 14% from 2022.

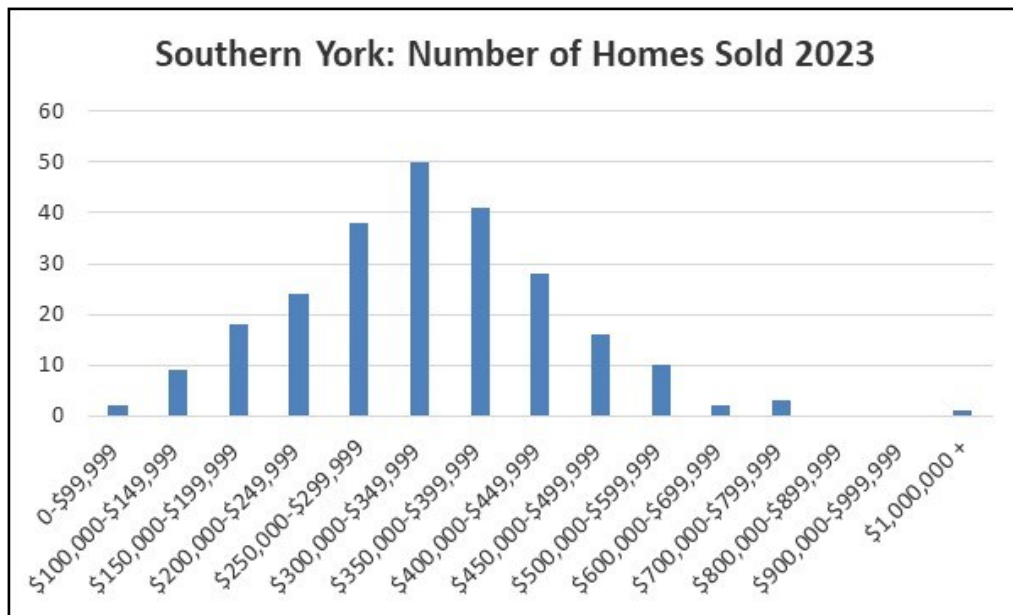
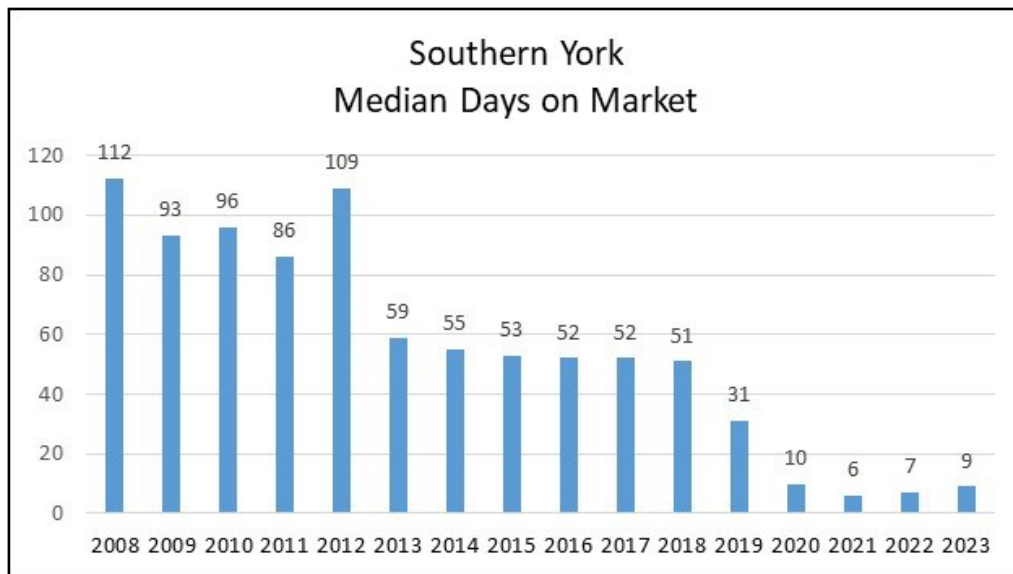
The median home sale price was \$329,950 in 2023. This home sale price reflects a 2% decrease compared to 2022 sales, a 40% increase over 5 years and a 65% increase over 10 years.



Southern York County School District

Type	No. Sold	Median Price	Median Days on Market
Detached	208	\$ 349,450	9
Twin/Semi-Detached	8	\$ 307,500	13
Townhouse/Row Home	21	\$ 270,000	6
Mobile Home w/ Land	5	\$ 154,500	12
Grand Total	242	\$ 329,950	9

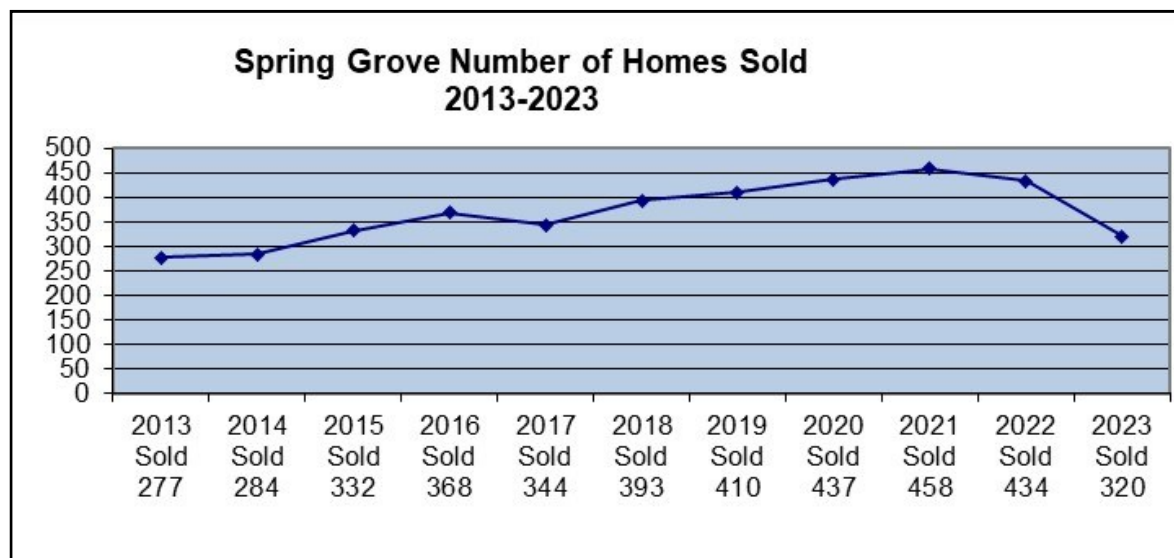
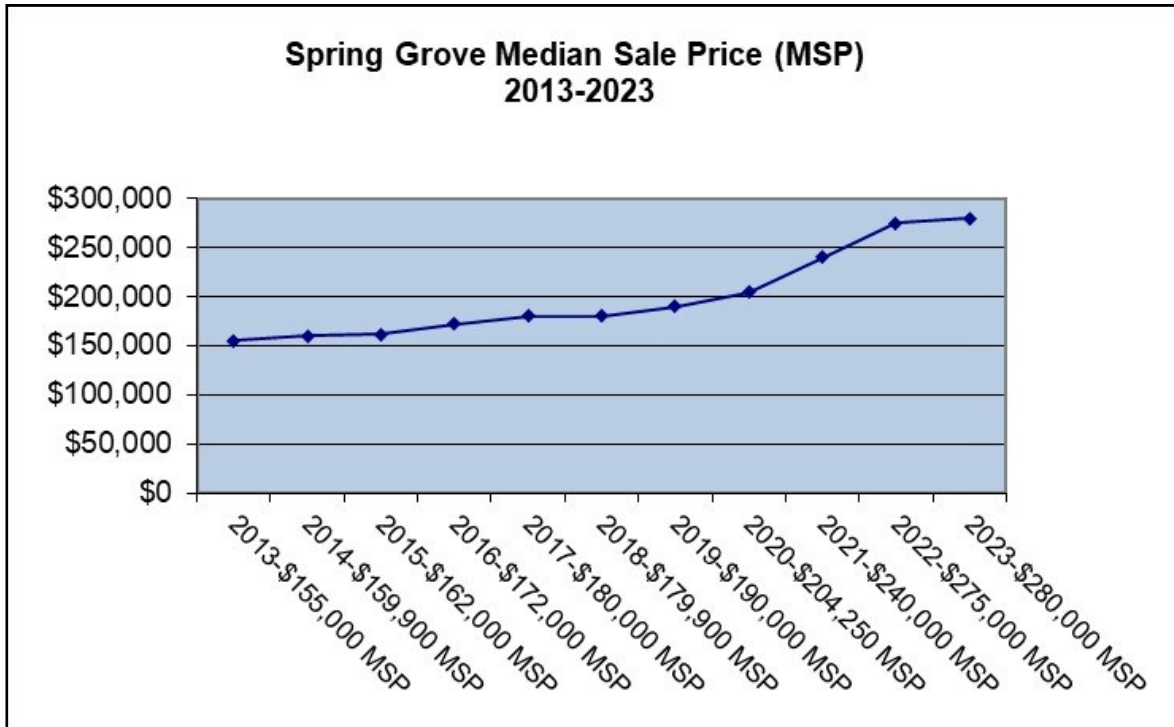
The charts below reflect the median days on market and the number of units sold in each price range.



Spring Grove School District

In the Spring Grove School District there were 320 homes sold in 2023 for a total dollar volume of \$94.6 million. The number of homes sold in 2023 decreased by 26% from 2022.

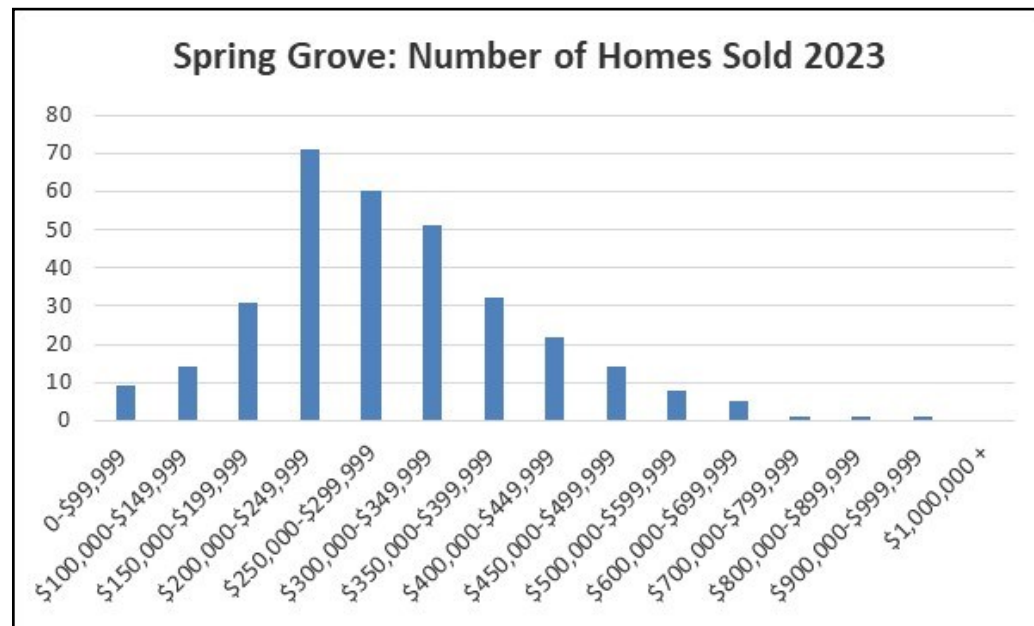
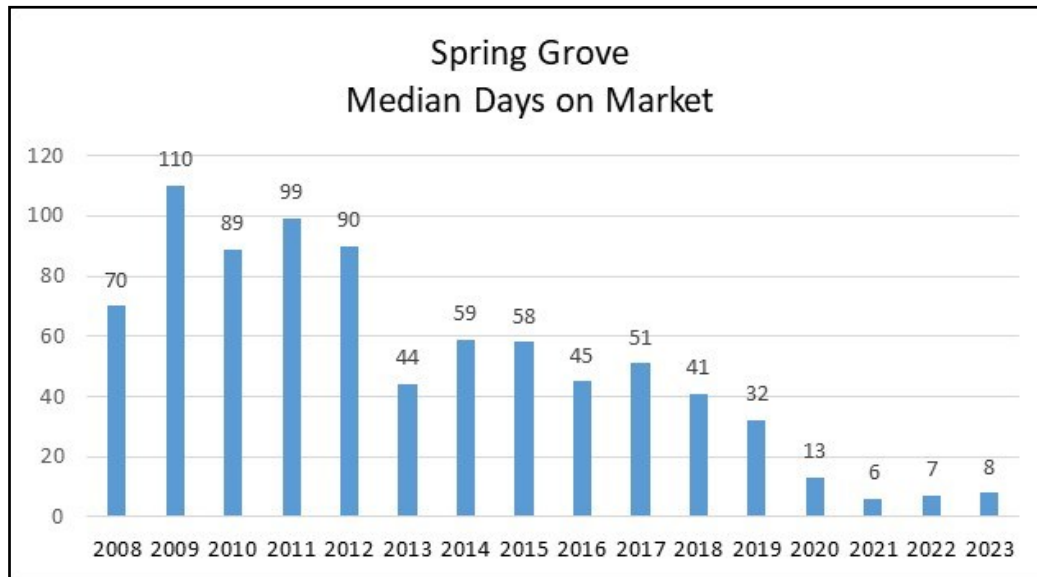
The median home sale price was \$280,000 in 2023. This home sale price reflects a 2% increase compared to 2022 sales, a 56% increase over 5 years and a 81% increase over 10 years.



Spring Grove School District

Type	No. Sold	Median Price	Median Days on Market
Detached	255	\$ 304,900	7
Twin/Semi-Detached	29	\$ 240,000	12
Townhouse/Row Home	25	\$ 210,000	8
Mobile Home w/ Land	11	\$ 72,000	29
Grand Total	320	\$ 280,000	8

The charts below reflect the median days on market and the number of units sold in each price range.

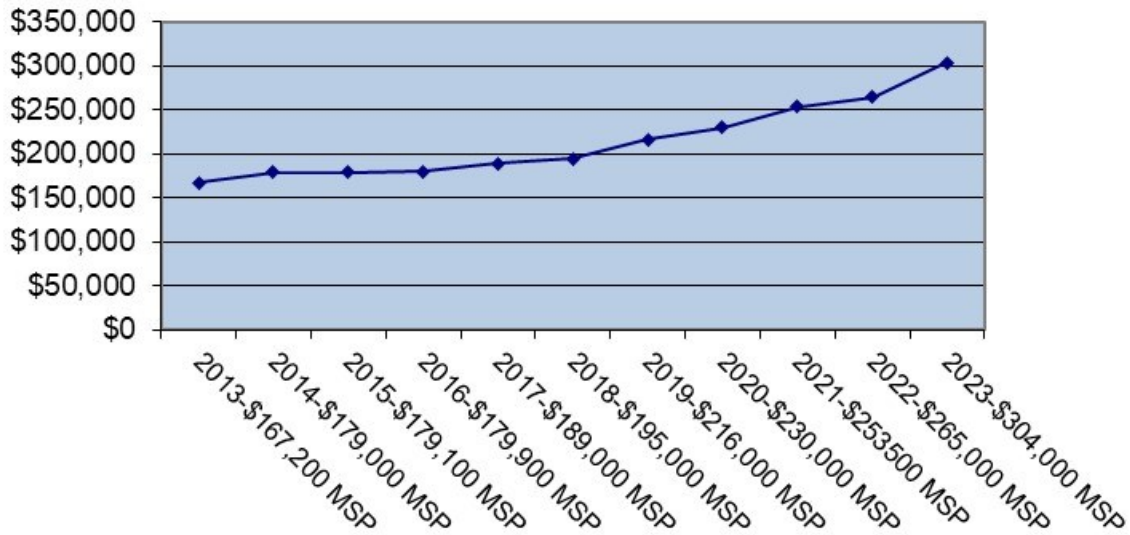


West Shore School District

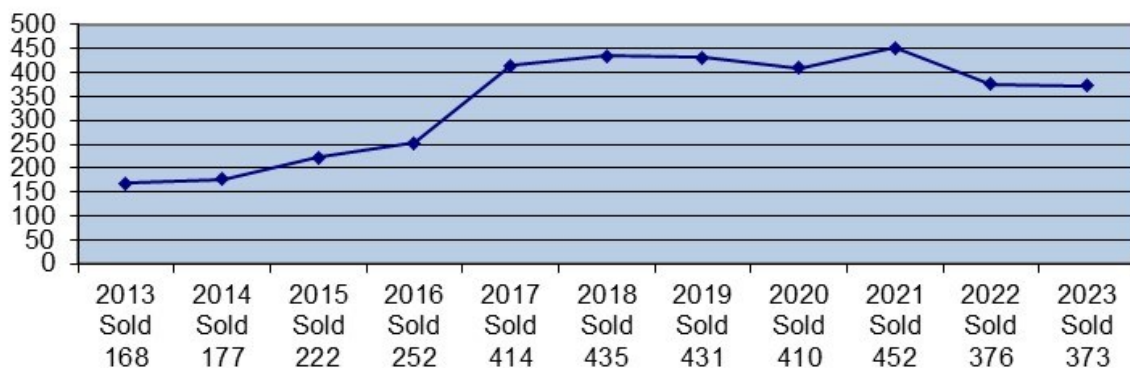
In the West Shore School District there were 373 homes sold in 2023 for a total dollar volume of \$125.9 million. The number of homes sold in 2023 decreased by 1% from 2022. The median home sale price was \$304,000 in 2023. This home sale price is a 15% increase compared to 2022 sales, increased 56% over 5 years and increased 82% increase over 10 years.*

**Prior to 2017, the West Shore School District was covered by two separate MLS systems; therefore, the number reported prior to 2016 was only a fraction of what truly sold.

**West Shore Median Sale Price (MSP)
2013-2023**



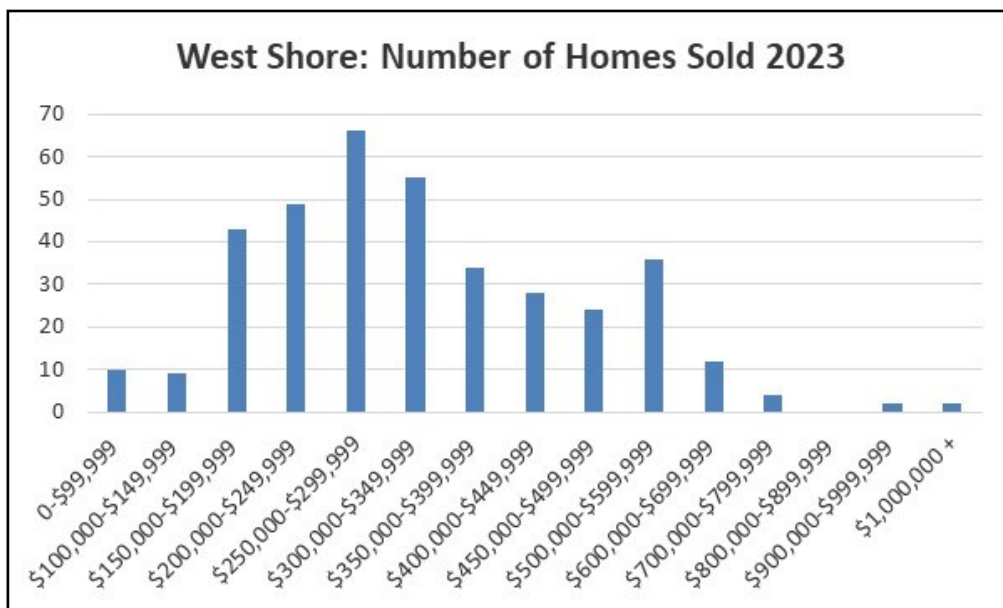
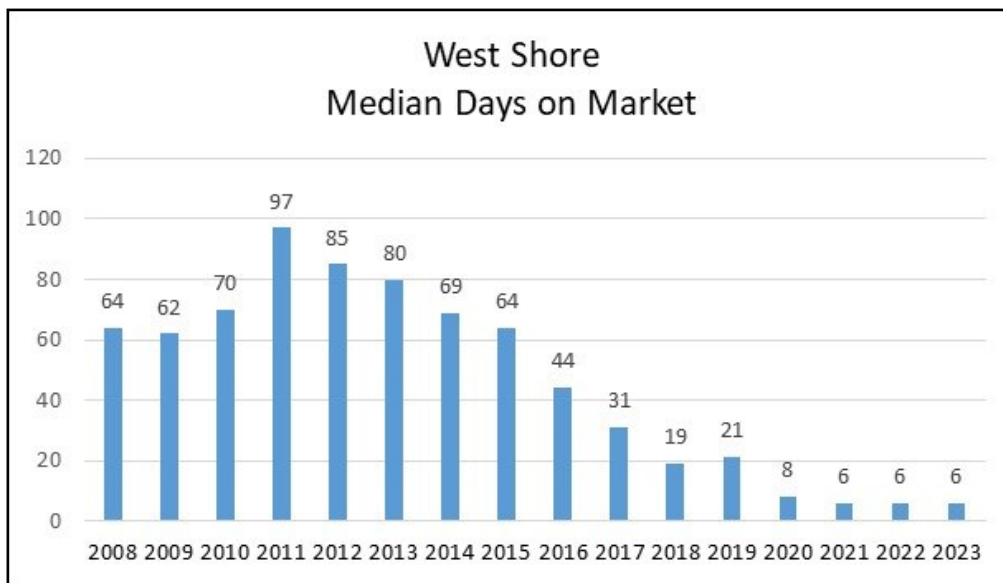
**West Shore Number of Homes Sold
2013-2023**



West Shore School District

Type	No. Sold	Median Price	Median Days on Market
Detached	288	\$ 340,000	6
Twin/Semi-Detached	6	\$ 145,250	6
Townhouse/Row Home	70	\$ 202,000	6
Mobile Home w/ Land	9	\$ 110,000	16
Grand Total	373	\$ 304,000	6

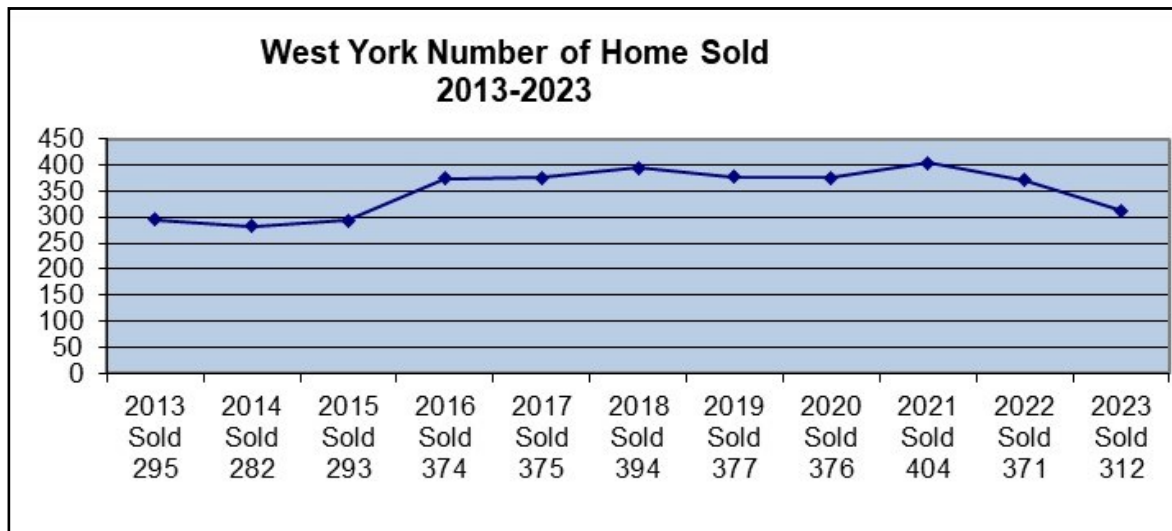
The charts below reflect the median days on market and the number of units sold in each price range.



West York Area School District

In the West York Area School District there were 312 homes sold in 2023 for a total dollar volume of \$73.6 million. The number of homes sold in 2023 decreased by 16% from 2022.

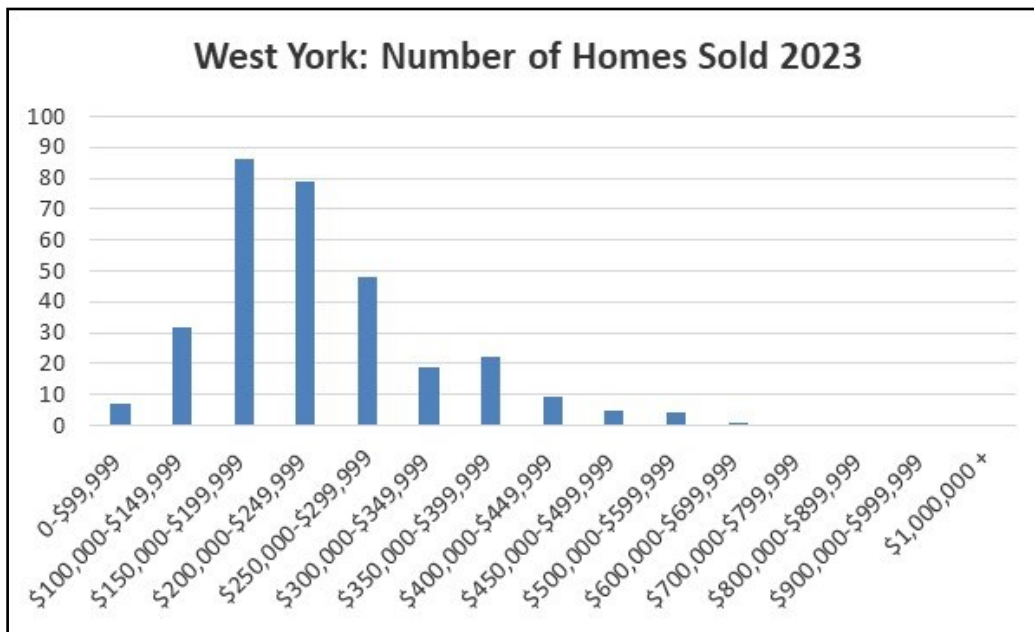
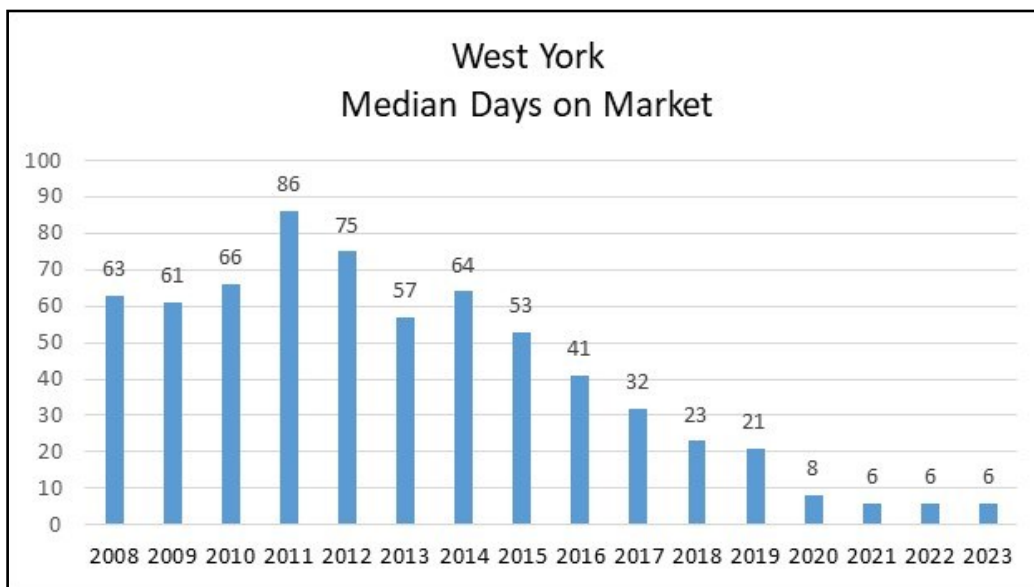
The median home sale price was \$213,500 in 2023. This home sale price reflects a 6% increase compared to 2022 sales, a 47% increase over 5 years and a 71% increase over 10 years.



West York Area School District

Type	No. Sold	Median Price	Median Days on Market
Detached	205	\$ 253,500	7
Twin/Semi-Detached	37	\$ 155,000	6
Townhouse/Row Home	67	\$ 181,177	6
Mobile Home w/ Land	3	\$ 94,711	18
Grand Total	312	\$ 213,500	6

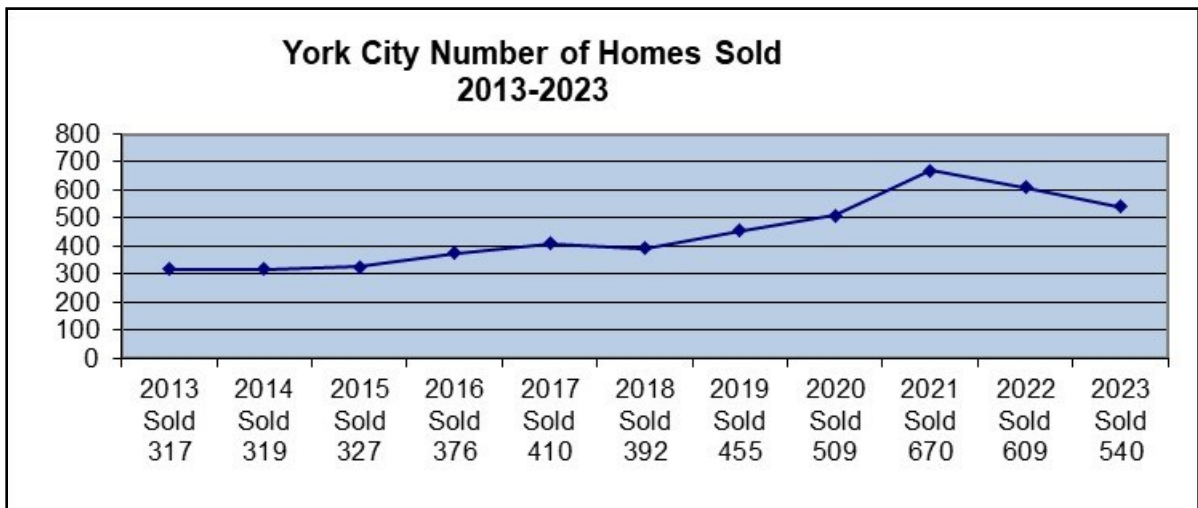
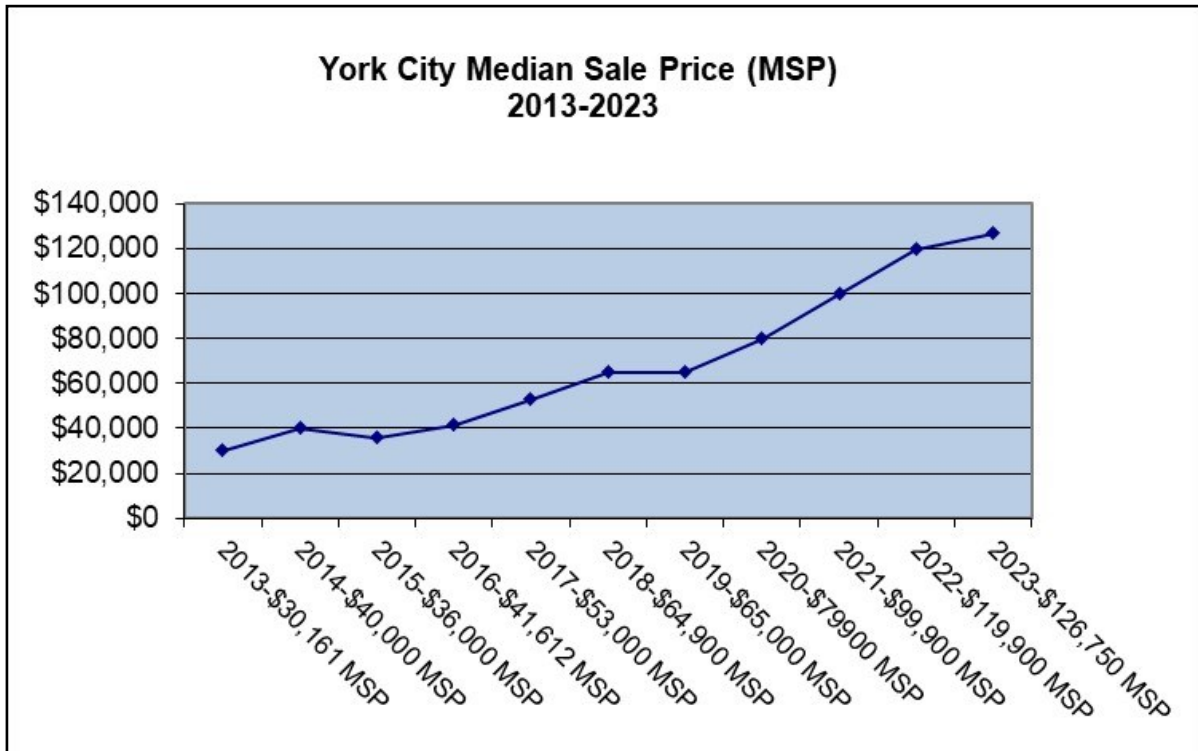
The charts below reflect the median days on market and the number of units sold in each price range.



York City School District

In the York City School District there were 540 homes sold in 2023 for a total dollar volume of \$71.7 million. The number of homes sold in 2023 decreased by 11% from 2022.

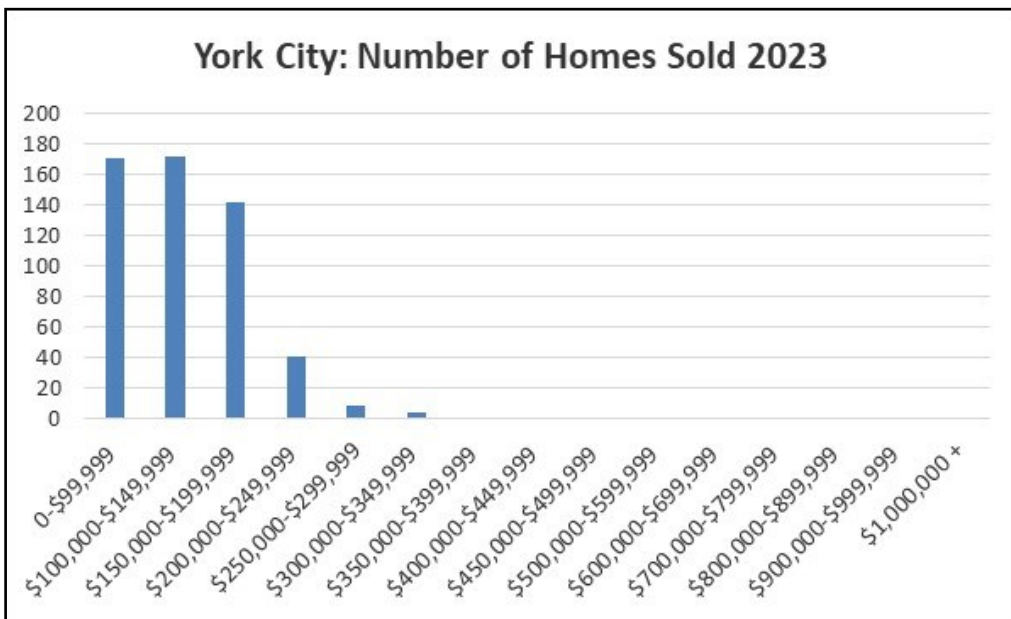
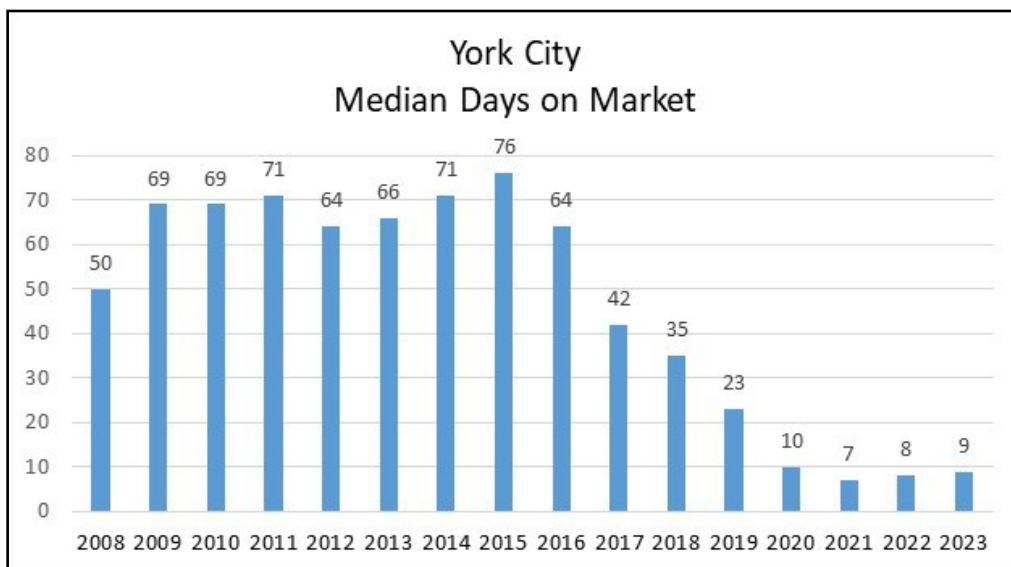
The median home sale price was \$126,750 in 2023. This home sale price reflects a 6% increase compared to 2022 sales, a 95% increase over 5 years and a 320% decrease over 10 years.



York City School District

Type	No. Sold	Median Price	Median Days on Market
Detached	149	\$ 180,000	7
Twin/Semi-Detached	152	\$ 115,750	9
Townhouse/Row Home/Unit	239	\$ 113,500	10
Mobile Home w/ Land	0	\$ -	0
Grand Total	540	\$ 126,750	9

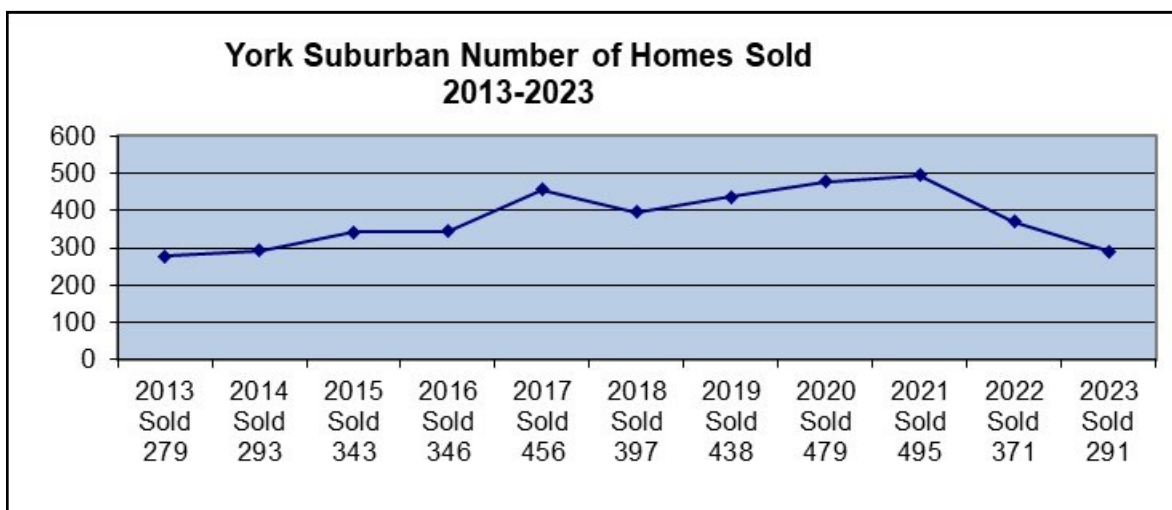
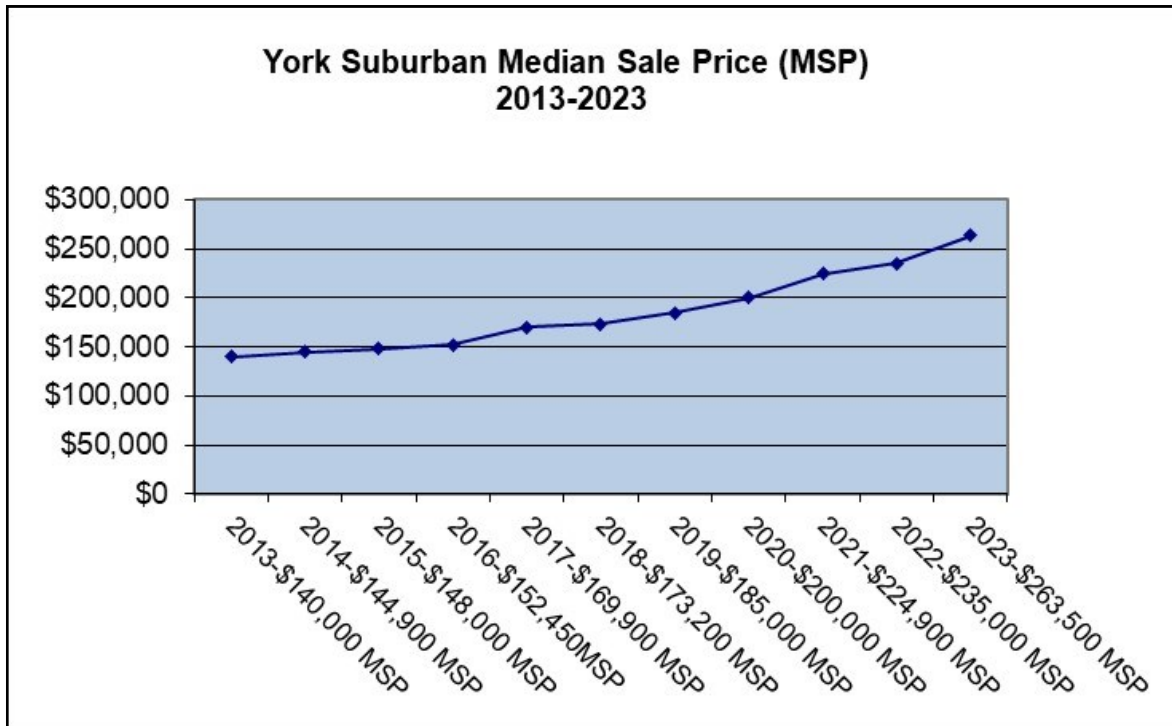
The charts below reflect the median days on market and the number of units sold in each price range.



York Suburban School District

In the York Suburban School District there were 291 homes sold in 2023 for a total dollar volume of \$87.4 million. The number of homes sold in 2023 decreased by 22% from 2022.

The median home sale price was \$263,500 in 2023. This home sale price reflects a 12% increase compared to 2022 sales, a 52% increase over 5 years and a 88% increase over 10 years.



York Suburban School District

Type	No. Sold	Median Price	Median Days on Market
Detached	215	\$ 269,900	7
Twin/Semi-Detached	28	\$ 184,950	7
Townhouse/Row Home	48	\$ 277,500	9
Mobile Home w/ Land	0	\$ -	0
Grand Total	291	\$ 263,500	7

The charts below reflect the median days on market and the number of units sold in each price range.

