



RAYAC Housing Snapshot

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

January-December 2017 Housing Statistics

The REALTORS Association of York & Adams Counties (RAYAC) reports that a total of 1,266 homes were sold in Adams County in 2017, a 7% increase from 2016. In York County 6,243 homes were sold in 2017, an 11% increase from 2016.

The median sales price in Adams County was \$184,900, a 6% increase from 2016. The median sale price in York County was \$169,900, a 6% increase over last year.

“We ended 2017 on a strong note with increases in both median sale price and number of homes sold for York & Adams counties,” said Ken Worley, 2018 RAYAC President. He added, “This is the fifth year in a row with increases in sales price and the sixth year for increases in the number of homes sold for York County. As we look forward to 2018, we are optimistic with a national report stating that 76 percent of homeowners think now is a good time to list their home for sale.”

RAYAC MLS Statistics by School District 2017-2016 (January 1-December 31) Comparison

School District	2017 Median Sale Price	2016 Median Sale Price	% Change	2017 Number Sold	2016 Number Sold	% Change
Adams County						
Bermudian Springs	\$176,000	\$185,000	-5%	152	149	2%
Conewago Valley	\$160,000	\$157,900	1%	327	319	3%
Fairfield	\$207,450	\$185,000	12%	131	116	13%
Gettysburg	\$220,000	\$198,500	11%	322	284	13%
Littlestown	\$189,950	\$177,000	7%	213	197	8%
Upper Adams	\$164,900	\$159,900	3%	121	120	1%
Total Adams County	\$184,900	\$175,000	6%	1266	1185	7%
York County						
Central York	\$179,450	\$174,900	3%	560	551	2%
Dallastown	\$180,000	\$170,000	6%	627	609	3%
Dover	\$150,000	\$154,900	-3%	422	357	18%
Eastern York	\$155,000	\$146,500	6%	216	231	-6%
Hanover	\$137,000	\$132,000	4%	207	181	14%
Northeastern	\$169,000	\$160,000	6%	412	377	9%
Northern York	\$228,750	\$228,750	0%	272	156	74% *
Red Lion	\$169,950	\$157,625	8%	502	522	-4%
South Eastern	\$212,300	\$199,900	6%	246	243	1%
South Western	\$189,900	\$169,000	12%	478	449	6%
Southern York	\$225,000	\$215,000	5%	302	257	18%
Spring Grove	\$180,000	\$172,000	5%	344	368	-7%
West Shore	\$189,000	\$179,900	5%	414	252	64% *
West York	\$142,000	\$136,950	4%	375	374	0%
York City	\$53,000	\$41,612	27%	410	376	9%
York Suburban	\$169,900	\$152,450	11%	456	346	32%
Total York County	\$169,900	\$159,900	6%	6,243	5649	11% *

2016 statistics compiled from RAYAC MLS and 2017 statistics compiled from Bright MLS.

* In 2016 these school districts were covered by two separate MLS systems; therefore, the number reported in 2016 was only a fraction of what truly sold. Now the data in Bright MLS reflects more comprehensive data from these school districts. Without Northern and West Shore numbers, York County home sales show a 6 percent increase.

December 2017 Housing Statistics

The REALTORS Association of York & Adams Counties (RAYAC) reports that a total of 81 homes were sold in Adams County in December 2017, an 11% decrease from last year. In York County 417 homes were sold in December 2017, also an 11% decrease from 2016.

The median sales price in Adams County was \$196,000, a 19% increase over last year. The median sale price in York County was \$166,700, a 6% increase from last year.

RAYAC MLS Statistics by School District 2017-2016 (December) Comparison

School District	2017 Median Sale Price	2016 Median Sale Price	% Change	2017 Number Sold	2016 Number Sold	% Change
Adams County						
Bermudian Springs	\$185,000	\$152,450	21%	11	5	120%
Conewago Valley	\$164,200	\$160,900	2%	21	21	0%
Fairfield	\$250,000	\$173,000	45%	6	15	-60%
Gettysburg	\$215,000	\$205,900	4%	17	17	0%
Littlestown	\$222,700	\$187,450	19%	20	20	0%
Upper Adams	\$191,000	\$135,000	41%	6	13	-54%
Total Adams County	\$196,000	\$165,000	19%	81	91	-11%
York County						
Central York	\$148,000	\$200,950	-26%	35	48	-27%
Dallastown	\$178,700	\$148,500	20%	46	35	31%
Dover	\$168,400	\$160,500	5%	30	24	25%
Eastern York	\$155,000	\$155,000	0%	13	12	8%
Hanover	\$137,400	\$145,097	-5%	14	14	0%
Northeastern	\$157,800	\$154,950	2%	28	26	8%
Northern York	\$228,750	\$203,500	12%	26	26	0%
Red Lion	\$169,900	\$169,000	1%	29	39	-26%
South Eastern	\$251,200	\$200,750	25%	16	20	-20%
South Western	\$195,500	\$146,750	33%	31	36	-14%
Southern York	\$214,000	\$214,900	0%	20	29	-31%
Spring Grove	\$160,000	\$181,450	-12%	29	28	4%
West Shore	\$245,900	\$192,450	28%	21	37	-43%
West York	\$131,400	\$124,900	5%	28	29	-3%
York City	\$58,900	\$52,500	12%	27	36	-25%
York Suburban	\$157,400	\$145,000	9%	24	28	-14%
Total York County	\$166,700	\$157,000	6%	417	467	-11%

2016 statistics compiled from RAYAC MLS and 2017 statistics compiled from Bright MLS.