



# RAYAC Housing Snapshot

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

## January-September 2017 Housing Statistics

The REALTORS Association of York & Adams Counties (RAYAC) reports that a total of 876 homes were sold in Adams County through September 2017, a 1% decrease from 2016. In York County 4,500 homes were sold in the first nine months of 2017, a 5% increase from 2016.

The median sales price in Adams County was \$178,737, a 2% increase from 2016. The median sale price in York County was \$166,000, a 4% increase over last year.

“September was a strong month with increases in both median sale price and number of homes sold,” said Deborah Goodling, 2017 RAYAC President. She added, “The majority of school districts are seeing an increase in sale price which is great news for potential sellers. There is still a demand for listings to accommodate buyers’ needs.”

### RAYAC MLS Statistics by School District 2017-2016 (January 1-September 30) Comparison

School District	2017 Median Sale Price	2016 Median Sale Price	% Change	2017 Number Sold	2016 Number Sold	% Change
<b>Adams County</b>						
Bermudian Springs	\$169,900	\$189,950	-11%	111	116	-4%
Conewago Valley	\$160,000	\$156,000	3%	244	234	4%
Fairfield	\$201,750	\$185,000	9%	84	83	1%
Gettysburg	\$218,000	\$198,000	10%	214	225	-5%
Littlestown	\$179,900	\$177,200	2%	140	140	0%
Upper Adams	\$162,500	\$164,500	-1%	83	87	-5%
<b>Total Adams County</b>	<b>\$178,737</b>	<b>\$175,000</b>	<b>2%</b>	<b>876</b>	<b>885</b>	<b>-1%</b>
<b>York County</b>						
Central	\$178,449	\$178,250	0%	432	416	4%
Dallastown	\$179,900	\$170,000	6%	485	489	-1%
Dover	\$145,000	\$155,000	-6%	315	271	16%
Eastern York	\$154,900	\$144,500	7%	145	193	-25%
Hanover	\$138,000	\$132,000	5%	151	139	9%
Northeastern	\$169,995	\$160,500	6%	297	272	9%
Northern York	\$222,000	\$230,000	-3%	135	121	12%
Red Lion	\$169,900	\$154,200	10%	389	402	-3%
South Eastern	\$201,750	\$203,900	-1%	188	177	6%
South Western	\$189,900	\$169,450	12%	349	336	4%
Southern York	\$219,900	\$212,000	4%	218	189	15%
Spring Grove	\$180,000	\$172,700	4%	269	278	-3%
West Shore	\$179,900	\$179,950	0%	183	178	3%
West York	\$143,000	\$136,900	4%	283	285	-1%
York City	\$53,250	\$37,950	40%	300	282	6%
York Suburban	\$170,000	\$154,000	10%	361	262	38%
<b>Total York County</b>	<b>\$166,000</b>	<b>\$159,900</b>	<b>4%</b>	<b>4500</b>	<b>4290</b>	<b>5%</b>

## *September 2017 Housing Statistics*

The REALTORS Association of York & Adams Counties (RAYAC) reports that a total of 110 homes were sold in Adams County in September 2017, a 7% increase from last year. In York County 541 homes were sold in September 2017, a 7% increase from 2016.

The median sales price in Adams County was \$192,250, a 7% increase over last year. The median sale price in York County was \$169,900, a 5% increase from last year.

<b>RAYAC MLS Statistics by School District</b>						
<b>2017-2016 (September) Comparison</b>						
<b>School District</b>	<b>2017 Median Sale Price</b>	<b>2016 Median Sale Price</b>	<b>% Change</b>	<b>2017 Number Sold</b>	<b>2016 Number Sold</b>	<b>% Change</b>
<b>Adams County</b>						
Bermudian Springs	\$152,500	\$162,450	-6%	21	12	75%
Conewago Valley	\$168,000	\$153,000	10%	25	23	9%
Fairfield	\$223,900	\$168,000	33%	17	13	31%
Gettysburg	\$237,500	\$179,892	32%	19	28	-32%
Littlestown	\$190,000	\$183,000	4%	21	15	40%
Upper Adams	\$249,900	\$197,250	27%	7	12	-42%
<b>Total Adams County</b>	<b>\$192,250</b>	<b>\$179,900</b>	<b>7%</b>	<b>110</b>	<b>103</b>	<b>7%</b>
<b>York County</b>						
Central	\$179,900	\$165,000	9%	57	45	27%
Dallastown	\$197,200	\$194,900	1%	64	45	42%
Dover	\$149,950	\$158,500	-5%	34	37	-8%
Eastern York	\$172,750	\$141,500	22%	20	21	-5%
Hanover	\$149,900	\$118,000	27%	15	14	7%
Northeastern York	\$152,235	\$166,500	-9%	41	32	28%
Northern York	\$207,450	\$197,500	5%	18	18	0%
Red Lion	\$172,950	\$159,400	9%	34	48	-29%
South Eastern	\$205,000	\$164,950	24%	15	18	-17%
South Western	\$198,900	\$160,000	24%	49	43	14%
Southern York	\$198,250	\$221,900	-11%	22	21	5%
Spring Grove	\$168,000	\$178,000	-6%	31	37	-16%
West Shore	\$185,000	\$175,500	5%	38	37	3%
West York	\$164,900	\$145,000	14%	28	29	-3%
York City	\$55,950	\$51,900	8%	34	27	26%
York Suburban	\$175,000	\$165,950	5%	41	34	21%
<b>Total York County</b>	<b>\$169,900</b>	<b>\$162,500</b>	<b>5%</b>	<b>541</b>	<b>506</b>	<b>7%</b>