



RAYAC Housing Snapshot

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

January-March 2014 Housing Statistics

The REALTORS Association of York & Adams Counties (RAYAC) reports that a total of 158 homes were sold in Adams County through the end of March 2014, a 24% decrease from 2013. In York County 808 homes were sold in the same time period, a 3% decrease from 2013.

The median sales price in Adams County was \$165,000, a 10% increase over last year. The median sale price in York County was \$139,997, a 4% increase from 2013.

“We are pleased to report the median sold price increased in both counties for the first quarter in 2014,” said Paula Musselman, RAYAC President. While the number of home sales decreased from March 2013 to March 2014, we are certain the weather in February delayed many transactions from settling in March. Many REALTORS are reporting an active start to the spring home buying season. We believe that home sales should trend up modestly over the course of the year. The inventory balance is likely to improve and home prices are expected to rise.”

RAYAC MLS Statistics by School District						
2013-2014 (January 1-March 31) Comparison						
School District	2014 Median Sale Price	2013 Median Sale Price	% Change	2014 Number Sold	2013 Number Sold	% Change
Adams County						
Bermudian Springs	\$164,900	\$140,500	17%	18	31	-42%
Conewago Valley	\$142,450	\$133,000	7%	46	49	-6%
Fairfield	\$165,000	\$167,900	-2%	11	17	-35%
Gettysburg	\$209,900	\$161,012	30%	33	46	-28%
Littlestown	\$179,000	\$155,250	15%	37	42	-12%
Upper Adams	\$130,000	\$136,500	-5%	13	22	-41%
Total Adams County	\$165,000	\$149,900	10%	158	207	-24%
York County						
Central	\$146,950	\$141,500	4%	64	81	-21%
Dallastown	\$146,450	\$147,950	-1%	90	92	-2%
Dover	\$140,000	\$132,000	6%	55	47	17%
Eastern	\$140,000	\$116,500	20%	37	39	-5%
Hanover	\$108,950	\$112,000	-3%	34	37	-8%
Northeastern	\$141,305	\$141,995	0%	58	58	0%
Northern	\$193,950	\$215,000	-10%	18	20	-10%
Red Lion	\$144,900	\$145,000	0%	68	93	-27%
South Eastern	\$159,000	\$174,950	-9%	33	26	27%
South Western	\$156,500	\$167,500	-7%	68	45	51%
Southern	\$189,900	\$180,250	5%	35	40	-13%
Spring Grove	\$156,950	\$142,450	10%	54	54	0%
West Shore	\$138,000	\$162,450	-15%	31	30	3%
West York	\$124,900	\$117,500	6%	45	50	-10%
York City	\$40,000	\$24,940	60%	65	72	-10%
York Suburban	\$153,500	\$138,950	10%	53	50	6%
Total York County	\$139,997	\$135,000	4%	808	834	-3%

March 2014 Housing Statistics

The REALTORS Association of York & Adams Counties (RAYAC) reports that a total of 56 homes were sold in Adams County in March 2014, a 30% decrease from 2013. In York County 285 homes were sold in March 2014, a 20% decrease from 2013.

The median sales price in Adams County was \$158,900, a 5% increase over last year. The median sale price in York County was \$139,900, a 7% increase from 2013.

RAYAC MLS Statistics by School District 2013-2014 (March) Comparison

School District	2014 Median Sale Price	2013 Median Sale Price	% Change	2014 Number Sold	2013 Number Sold	% Change
Adams County						
Bermudian Springs	\$175,950	\$180,000	-2%	8	13	-38%
Conewago Valley	\$151,950	\$132,500	15%	18	20	-10%
Fairfield	\$205,000	\$151,750	35%	5	4	25%
Gettysburg	\$137,000	\$208,000	-34%	12	17	-29%
Littlestown	\$193,750	\$160,000	21%	10	17	-41%
Upper Adams	\$70,000	\$149,500	-53%	3	9	-67%
Total Adams County	\$158,900	\$151,225	5%	56	80	-30%
York County						
Central	\$150,000	\$138,298	8%	23	43	-47%
Dallastown	\$158,500	\$135,000	17%	27	35	-23%
Dover	\$139,900	\$115,000	22%	21	19	11%
Eastern	\$179,250	\$176,950	1%	16	16	0%
Hanover	\$89,900	\$73,250	23%	7	14	-50%
Northeastern	\$138,156	\$129,500	7%	26	18	44%
Northern	\$159,900	\$215,000	-26%	5	9	-44%
Red Lion	\$156,900	\$145,000	8%	23	42	-45%
South Eastern	\$146,500	\$200,700	-27%	10	8	25%
South Western	\$140,000	\$178,900	-22%	25	17	47%
Southern	\$171,500	\$199,900	-14%	11	15	-27%
Spring Grove	\$165,000	\$149,000	11%	21	21	0%
West Shore	\$133,200	\$166,900	-20%	12	15	-20%
West York	\$132,950	\$137,500	-3%	14	24	-42%
York City	\$39,950	\$24,940	60%	24	40	-40%
York Suburban	\$138,450	\$123,500	12%	20	20	0%
Total York County	\$139,900	\$131,250	7%	285	356	-20%