

## York County Real Estate Round Up: Single Family Housing Market

As expected, shut downs and stay-at-home orders significantly reduced activity in the single-family housing market during the second quarter of this 2020. Both closed sales and new listings dropped sharply compared to last year. Although the number of sales decreased, both the average and median sales price continued to climb. York County’s median home price of roughly \$282k, aligns closely with the Charlotte metro, while the average home price comes in at a more affordable rate. Rock Hill showed itself to be the most “in demand” municipality in the county, recording double digit percent increases in pricing and closing the most sales. The York County housing market seems well positioned for a quick recovery. As a submarket of the fast growing Charlotte region, there was already a shortage of housing inventory in the county. June pending sales numbers show that demand is already returning to pre-pandemic levels.

York County								
Single Family								
	Median Sales	1 Year	Average	1-Year	Closed	1-Year	New	1-Year
	Price	Change	Sale Price	Change	Sales	Change	Listings	Change
York County	\$ 281,967	3.1%	\$ 310,045	3.3%	1,340	-17.3%	1,488	-25.5%
Clover	\$ 244,317	-6.3%	\$ 260,076	-8.5%	115	-15.4%	121	-18.8%
Fort Mill	\$ 333,687	7.0%	\$ 364,690	2.7%	395	-26.3%	475	-33.4%
Rock Hill	\$ 238,317	12.8%	\$ 248,523	10.6%	452	-11.7%	477	-21.2%
Tega Cay	\$ 401,607	0.0%	\$ 397,197	0.0%	91	-19.5%	114	-19.7%
York	\$ 243,667	2.49%	\$ 264,725	2.9%	125	-25.1%	143	-23.5%
Charlotte MSA	\$ 281,998	6.3%	\$ 330,351	3.9%		-18.1%		-19.8%

Source: Canopy MLS