York County Economic Alliance

York County, Pennsylvania

Site Selector Profile

November 2020

YCEApa.org

York County, PA

	1990 Population	2000 Population	2010 Population	2018 Population	2020 Population Projection
York City	42,192	40,862	43,718	44,044	43,958
York County	339,574	381,751	434,972	444,014	464,424

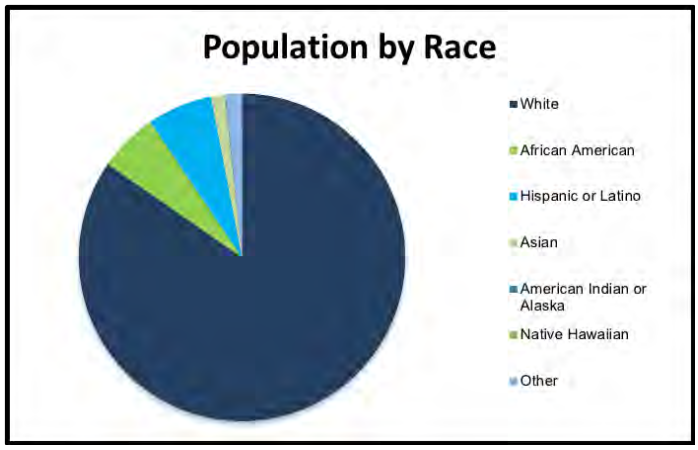
Source: U.S. Census Bureau - 2014-2018 American Community Survey (5 Year Estimate) and York County Planning Commission - Population Projections 2020-2050

Age	Population	Percent
Under 5 Years	25,514	5.7
5-9 Years	27,259	6.1
10-14 Years	28,711	6.5
15-19 Years	27,978	6.3
20-24 Years	26,204	5.9
25-34 Years	54,253	12.2
35-44 Years	53,973	12.2
45-54 Years	63,843	14.4
55-64 Years	62,321	14.0
65-74 Years	42,611	9.6
75-84 Years	22,457	5.1
85 Years and Over	8,890	2.0
Total	444,014	100
Median Age 41.0		

Source: U.S. Census Bureau 2014-2018 American Community Survey (5 Year Estimate)

Housing Information	
Total Housing Units	183,379
Homeownership Rate (Owner-Occupied)	74.7%
Median Value of Owner-Occupied Housing Units	$173,200
Total Households (Owner-Occupied)	127,920
Average Household Size (Owner-Occupied)	2.58
Per Capita Income	$31,468
Median Household Income	$63,902

Source: U.S. Census Bureau 2014-2018 American Community Survey (5 Year Estimate)



Source: U.S. Census Bureau 2014-2018 American Community Survey (5 Year Estimate)

From 2010-2018, York County ranked among 67 counties in PA:

- 7th in Numeric Population growth
- 11th in Percent Population growth

Source: U.S. Census Bureau Population Estimates Division, 2018 County Population Estimates

General Demographics

	York County Oct. 2019	York County Oct. 2020	Pennsylvania Oct. 2020	United States Oct. 2020
Labor Force	238,100	232,900	6,364,000	160,867,000
Employment	228,400	219,100	5,899,000	149,806,000
Unemployment	9,800	13,800	465,000	11,061,000
Unemployment Rate	4.1%	5.9%	7.3%	6.9%

Source: Center for Workforce Information and Analysis - York-Hanover MSA , PA and US (Seasonally Adjusted)

Right to Work and Union Information					
	Employment	Members	% Members	Covered	% Covered
York-Hanover, PA MSA - Private	173,646	7,316	4.2%	9,295	5.4%
York-Hanover, PA MSA - Total	193,899	12,489	6.4%	14,467	7.5%
Pennsylvania - Private	5,035,434	357,315	7.1%	395,838	7.9%
Pennsylvania - Total	5,641,892	676,537	12.0%	740,493	13.1%
Right to Work State	No				

Source: UnionStats.com - 2019 Data. Employment = wage and salary employment. Members = employed workers who are union members. Covered = workers covered by a collective bargaining agreement.

Cost of Living Index			
Annual Expenses	1 Adult	1 Adult 1 Child	2 Adult 1 Child
Food	$3,495	$5,163	$7,987
Child Care	$0	$7,692	$7,692
Medical	$2,362	$7,095	$6,806
Housing	$7,332	$11,352	$11,352
Transportation	$3,899	$7,602	$9,644
Other	$2,890	$4,818	$5,003
Required annual income after taxes	$19,980	$43,721	$48,483
Annual taxes	$2,787	$6,099	$6,763
Required annual income before taxes	$22,767	$49,820	$55,247

The table above provides the living wage requirements in York County, PA. The data is sourced from the Living Wage Calculator created by Dr. Amy K. Glasmeier at MIT. It is a market-based approach that draws upon geographically specific expenditure data related to a family's likely minimum food, childcare, health insurance, housing, transportation, and other necessities (e.g. clothing, personal care items, etc.) costs.

The living wage draws on these cost elements and the rough effects of income and payroll taxes to determine the minimum employment earnings necessary to meet a family's basic needs while also maintaining self-sufficiency.

Source: 2020 Dr. Amy K. Glasmeier and the Massachusetts Institute of Technology

Wage by Occupational Group

SOC Code	Major Occupational Group	Average County Wage	Average Pennsylvania Wage
11-0000	Management	$114,820	$125,270
13-0000	Business and Financial Operations	$73,150	$76,330
15-0000	Computer and Mathematical	$78,790	$86,730
17-0000	Architecture and Engineering	$75,700	$80,650
19-0000	Life, Physical and Social Science	$68,970	$76,750
21-0000	Community and Social Services	$44,100	$46,880
23-0000	Legal	$83,930	$106,560
25-0000	Education, Training and Library	$58,780	$61,790
27-0000	Arts, Design, Entertainment, Sports and Media	$49,240	$52,720
29-0000	Healthcare Practitioners and Technical	$83,030	$77,730
31-0000	Healthcare Support	$31,880	$29,760
33-0000	Protective Services	$46,600	$47,580
35-0000	Food Preparation and Serving Related	$24,350	$25,190
37-0000	Building and Grounds Cleaning and Maintenance	$29,720	$30,500
39-0000	Personal Care and Service	$26,320	$28,440
41-0000	Sales and Related	$38,520	$42,680
43-0000	Office and Administrative Support	$38,930	$40,460
45-0000	Farming, Fishing, and Forestry	$34,390	$34,810
47-0000	Construction and Extraction	$51,550	$54,530
49-0000	Installation, Maintenance and Repair	$48,470	$50,010
51-0000	Production	$41,340	$40,640
53-0000	Transportation and Material Moving	$35,210	$36,350
00-0000	**Total, All Occupations**	**$48,280**	**$51,340**

Source: Pennsylvania Department of Labor & Industry - Center for Workforce Information & Analysis, Occupational Wages, 2019 Annual Averages

Unemployment Compensation, Employer (on first $8,000 wages for each employee)	
Standard Rate - non-construction (effective 2020)	6.1916%
New Employers - non-construction (effective 2018)	3.6890%
Employee (imposed on total wages)	None

Source: Pennsylvania Department of Labor & Industry and Pennsylvania—Office of Unemployment Compensation

Wage by Industry Sector

NAICS Code	Industry Sector	Number of Establishments	Number of Employees	County Wage	Pennsylvania Wage
11	Agriculture, Forestry, Fishing and Hunting	68	516	$28,545	$36,714
21	Mining, Quarrying, and Oil & Gas	10	252	$74,850	$90,133
22	Utilities	29	1,269	$130,008	$99,248
23	Construction	864	11,354	$64,207	$68,113
31-33	Manufacturing	576	31,992	$59,430	$64,251
42	Wholesale Trade	431	6,107	$60,103	$82,077
44-45	Retail Trade	1,172	20,165	$28,381	$30,251
48-49	Transportation and Warehousing	317	10,797	$45,123	$50,189
51	Information	76	1,445	$60,549	$93,124
52	Finance and Insurance	446	3,394	$73,166	$97,378
53	Real Estate and Rental and Leasing	302	1,692	$44,931	$62,576
54	Professional, Scientific and Technical Services	738	6,385	$71,679	$98,975
55	Management of Companies & Enterprises	113	3,925	$108,938	$135,620
56	Admin., Support, Waste Management, Remediation	507	11,409	$31,518	$38,452
61	Educational Services	212	11,582	$51,803	$58,763
62	Health Care and Social Assistance	1,403	26,882	$55,174	$52,330
71	Arts, Entertainment and Recreation	147	2,106	$17,582	$34,327
72	Accommodation and Food Services	755	14,220	$16,418	$19,451
81	Other Services (Except Public Administration)	888	7,205	$32,039	$35,241
92	Public Administration	145	7,822	$65,323	$62,908
	Federal Government	81	4,300	$76,915	$77,436
	State Government	28	989	$50,617	$64,185
	Local Government	256	14,215	$53,220	$54,362
	York County Total	**9,197**	**180,518**	**$49,898**	**$57,497**

Source: Pennsylvania Department of Labor & Industry - Center for Workforce Information & Analysis, Quarterly Census of Employment and Wages, 2019 Annual Average

Employers and Locations

Top Employers

Rank	Name of Employer	Jobs	Industry
1	York Hospital	8,369	Health Care and Social Assistance
2	Federal Government	3,432	State Government
3	WellSpan Medical Group	2,250	Health Care and Social Assistance
4	Wal-Mart Associates Inc.	2,450	Retail Trade
5	County of York	2,637	Local Government
6	WellSpan Health	1,295	Health Care and Social Assistance
7	Giant Foods Stores LLC	2,325	Retail Trade
8	BAE Systems Land & Armaments LP	Unavailable	Manufacturing
9	Kinsley Construction Inc.	Unavailable	Construction
10	Harley-Davidson Motor Co.	Unavailable	Manufacturing

Source: Center for Workforce Information and Analysis - Data provided is for the 1st Quarter 2020

Locations and Expansions

Year	Company Name	Location/ Expansion	Employees New/Retained
2020	Pero Family Farms	Location	141R
2020	Nations Photo Lab	Location	150N
2019	Crown Cork & Seal USA	Expansion	41N/51R
2019	That's How We Roll, LLC	Location	50N
2019	Carter Lumber	Location	35N
2019	Harley-Davidson Motor Co.	Expansion	450N/800R
2018	Assurant	Expansion	307N/1,342R
2017	Ace Distributing	Expansion	40N/110R
2017	BAE Systems	Expansion	530N/1,270R
2017	Post Consumer Brands	Location	70N
2016	The York Group	Expansion	60N/276R
2016	Wolfgang Candy Co.	Expansion	30N/50-100R*
2016	Starbucks Coffee Co.	Expansion	300N/550R
2016	Salon Centric (L'Oreal)	Expansion	45N/140R
2015	Target E-commerce Center	Location	378N

**Employee Size Range provided through Center for Workforce Information and Analysis*

"The expansion of Crown Cork & Seal USA once again proves the positive impact of doing business in the commonwealth", said Governor Wolf. "Pennsylvania provides a strong workforce, extensive infrastructure, and committed partners to help our manufacturing sector flourish."

Access to rail and low labor costs make York County one of the best places in the U.S. for siting a distribution center.

-The Boyd Company

"Pennsylvania is known across the country for its food manufacturing, and there's no better home for a snack food company than York County," said Governor Wolf. "That's How We Roll will inject jobs and revenue into the local economy through an established product line and will serve as a great addition to our state's food manufacturing lineup."

Tax Rates

York County Taxes	
Real Estate Tax 2020	5.90 Mills
Local Earned Income Tax	.50% of employees

Source: County of York

Real Estate Tax Bill		
Assessed Value of Property	**Assessment of $100,000**	**Total**
School Millage Rate (20.33)	100,000 x .02033	$2,033
Municipal Millage Rate (1.00)	100,000 x .00100	$100
County Millage Rate (5.90)	100,000 x .00590	$590
	Total Tax	**$2,723**

The estimated real estate tax bill is calculated utilizing 2019-2020 Manchester Township tax rates

Pennsylvania Tax Rates	
Corporate Net Income Tax *(last changed in 1995)*	9.99%
Personal Income Tax	3.07%
Corporate Income Tax	4 Mills
Realty Transfer Tax *(last changed in 1998)*	1%
State Sales Tax *(last changed in 1968)*	6%
Local Sales Tax	None
State Real Property Tax	None

Source: Pennsylvania Department of Revenue, Pennsylvania Department of Labor and Industry

Business Privilege Tax Rates				
Municipality	**Whole-sale (mills)**	**Retail (mills)**	**Other (mills)**	**Flat Rate ($)**
Conewago Twp.	1.00	1.50	1.50	n/a
Dover Twp.	1.00	1.50	0.00	n/a
Hanover Borough	0.00	0.00	2.00	n/a
Manchester Twp.	1.00	1.50	0.00	n/a
North York Borough	.001	.001	.001	n/a
Spring Garden Twp.	1.00	1.50	1.50	n/a
Springettsbury Twp.	0.75	1.50	1.50	n/a
West Manchester Twp.	1.00	1.50	1.50	n/a
West York Borough	1.00	1.50	1.50	n/a
York City	1.00	1.50	0.00	3.50
York Twp.	0.50	1.00	1.00	n/a

Source: Pennsylvania Department of Community and Economic Development, Center for Local Government Services, Municipal Statistics and Information Division - 2018

Education

Public School Enrollment and Graduates in York County						
School	Total Enrollment 2019-20	Total Graduates 2018-19	2 or 4 Yr. College/ University	Specialized Associates Degree	Non-Degree Post Secondary	Total Post Secondary Bound
Central York SD	5,746	486	356	17	12	79.22%
Crispus Attucks Youthbuild CS	97	62	0	0	0	0.00%
Dallastown Area SD	6,469	506	374	10	9	77.67%
Dover Area SD	3,493	232	141	5	5	65.09%
Eastern York SD	2,422	148	86	8	3	65.54%
Hanover Public SD	1,990	124	56	0	0	45.16%
Lincoln CS	647	N/A	N/A	N/A	N/A	N/A
Northeastern York SD	3,892	264	185	5	5	73.86%
Northern York County SD	3,325	237	165	6	4	73.84%
Red Lion Area SD	5,087	371	225	9	9	65.50%
South Eastern SD	2,504	180	118	4	5	70.56%
South Western SD	4,247	291	180	3	13	67.35%
Southern York County SD	2,964	235	183	0	4	79.57%
Spring Grove Area SD	3,924	255	145	8	5	61.96%
West Shore SD	7,731	572	378	4	1	66.96%
West York Area SD	2,936	205	139	4	8	73.66%
York Academy Regional CS	850	N/A	N/A	N/A	N/A	N/A
York City SD	6,389	243	192	4	4	82.30%
York County School Tech.	1,698	350	124	6	2	37.71%
York Suburban SD	3,094	205	162	1	5	81.95%
York County Total	**69,505**	**4,966**	**3,209**	**94**	**94**	**68.41%**

Source: Pennsylvania Department of Education - 2018-2019 Public High School Total Enrollments, 2017-2018 Graduates and Post Secondary Education Rates

Education

Pennsylvania Colleges, Universities and Technical Schools in York County				
Name	**Type**	**Website**	**County**	**Enroll-ments**
4 Year Colleges and Universities				
Penn State University — York	Public	york.psu.edu	York	Unavailable
York College of Pennsylvania	Private	ycp.edu	York	4,307
2 Year Colleges				
Elizabethtown College - School of Continuing and Professional Studies	Private	etowndegrees.com/*locations/york*	York	Unavailable
HACC — York Campus	Public	hacc.edu/campuses/YorkCampus	York	Unavailable
Technical and Business Schools				
York County School of Technology	Public	ytech.edu	York	130
YTI Career Institute	Private	yti.edu/campuses/york	York	873

Source: National Center for Education Statistics - Fall 2019 Data

Educational Attainment	
High School Graduate or Higher (age 25+)	89.4%
Bachelor's Degree or Higher (age 25+)	24.2%

Source: U.S. Census Bureau 2014-2018 American Community Survey (5 Year Estimate)

Transportation

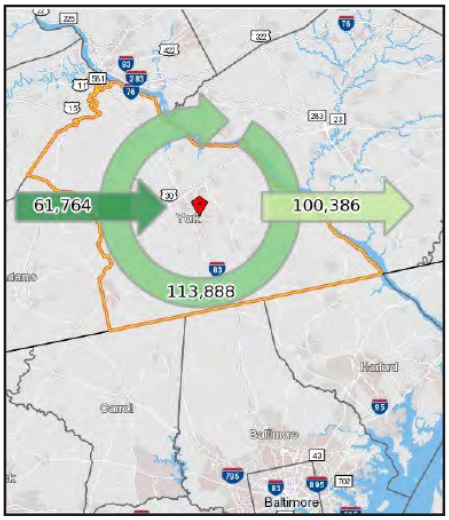
Market	Approximate Distance (miles)
Baltimore, MD	55
Boston, MA	388
Chicago, IL	666
Columbus, OH	386
Harrisburg, PA	33
New York, NY	189
Newark, NJ	164
Norfolk, VA	265
Philadelphia, PA	87
Pittsburgh, PA	218
Raleigh, NC	337
Washington, DC	87

Source: AAA, White Rose Motor Club

York is located within 500 miles of more than 40% of the nation's population and 60% of Canada's population.

York County offers a sophisticated transportation network with…

- More than 3,788 miles of roads and major interstates
- Two Class I railroad and easy access to commercial air and sea ports



Inflow/Outflow Job Counts (All Jobs) 2015		
	Count	Share
Employed in the Selection Area	175,652	100%
Employed in the Selection Area but Living Out- side (Inflow)	61,764	35.2%
Employed and Living in the Selection Area	113,888	64.8%
Living in the Selection Area	214,274	100%
Living in the Selection Area but Employed Out- side (Outflow)	100,386	46.8%
Living and Employed in the Selection Area	113,888	53.2%

Source: U.S. Census Bureau, Center for Economic Studies, OnTheMap

Air, Port & Rail Transportation

	Sept. 2020	2020 YTD	Sept. 2019	2019 YTD
Harrisburg International Airport (HIA)				
Enplanements	23,047	247,873	61,619	553,925
Deplanements	23,083	248,010	62,794	562,763
Total Passengers	46,130	495,883	124,413	1,116,688
Baltimore-Washington International Thurgood Marshall Airport (BWI)				
Enplanements	425,797	4,238,463	1,065,091	10,018,807
Deplanements	422,782	4,259,154	1,074,374	9,976,805
Total Passengers	848,579	8,497,617	2,139,465	19,995,612

Source: HIA Airport Monthly Statistics & BWI Airport Monthly Statistics

General Aviation	Aircraft Operations	Average Daily	Aircraft
York Airport (KTHV)	50,800	139	63
Capital City Airport (KCXY)	22,577	75	44

Source: U.S. Department of Transportation (USDOT)/Bureau of Transportation Statistics (BTS's) National Transportation Atlas Database (NTAD) - as of December 2019

York County Rail Service Providers
CSX Transportation, Inc. (CSXT)
East Penn Railroad, LLC (ESPN), part of Regional Rail, LLC
Norfolk Southern (NS)
York Railway Company (YRC), part of Genesee & Wyoming

	Port of Baltimore	Port of Philadelphia	Port of Pittsburgh
Rank	14th	25th	33rd
Total	44,800,000	26,700,000	21,600,000
Domestic	7,300,000	10,500,000	21,600,000
Foreign	37,500,000	16,200,000	n/a
Rail Connections	CSX Norfolk Southern	CP Rail CSX Norfolk Southern	CP Rail CSX Norfolk Southern

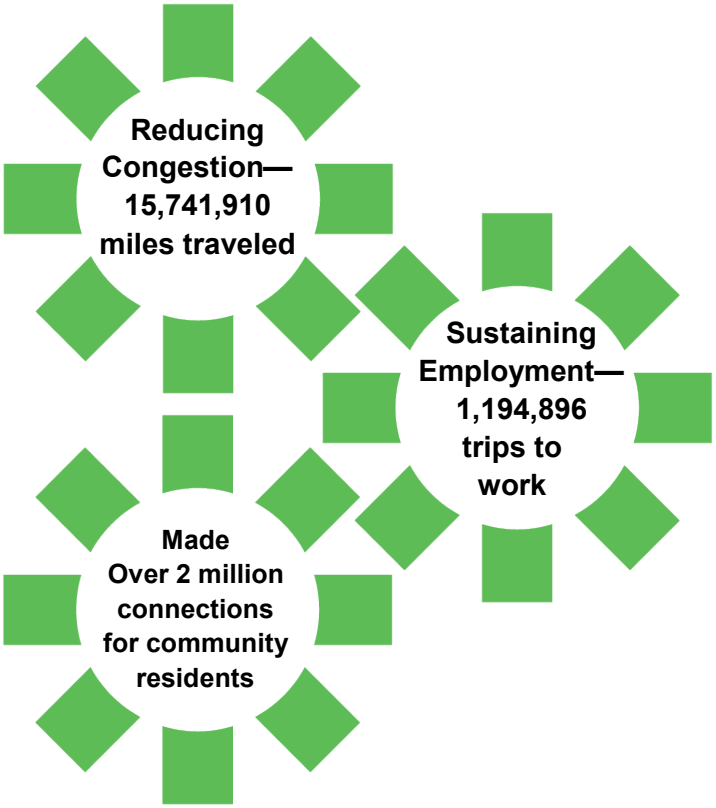
Source: US Army Corps of Engineers - The U.S. Waterway System-2018 Transportation Facts & Information

Pennsylvania ranks 10th in the country for volume of goods moved through its ports with over 70 million tons of goods moving through the Ports of Erie, Philadelphia and Pittsburgh. These three ports provide an economic benefit of nearly $50 billion to the Commonwealth.

Pennsylvania leads the U.S. with 64 operating railroads and ranks near the top in the nation in total track mileage with more than 5,600 miles, with nearly 170 million tons of freight transported on the state's rails annually.

Source: Pennsylvania Dept. of Community and Economic Development

Public Transportation



Source: rabbittransit Annual Report 2019

Photograph courtesy of rabbittransit

rabbittransit, York County's public transportation system, provides a variety of transportation services to the residents of York County.

Express Carriers

	Express and Ground	Freight
FedEx	11 Authorized Shipping Centers in York County	5430 N. Susquehanna Trail, York, PA 17402 (YRK)
UPS	12 Shipping Centers in York County	590 Willow Springs Lane, York, PA 17402 (UPS CC - York)
USPS	17 Business Centers in York County	

Source: Information provided via FedEx, UPS and USPS websites

Utilities

Electric

Power Plant	Average Capacity
Exelon Nuclear/ Three Mile Island—55951	980.8 MW
Exelon Power/Muddy Run—6035	1,072 MW
Calpine Mid-Merit LLC/York Energy Center—56608	1,449.4 MW
Connectiv Mid-Merit Inc./Delta Power Plant	545 MW
BIF III Holtwood LLC/Holtwood—60416	247.3
Bio-Energy Partners/Modern Landfill Production Plant	9 MW
Pixelle Specialty Solutions LLC/Spring Grove Facility—61988	103.6 MW
Exelon Nuclear/Peach Bottom—55951	2876.4 MW
Brunner Island LLC—15537	1,616.1 MW
GenOn REMA, LLC/ Tolna– 17235	54 MW
STI Capital Co/York Cogen Facility	68.8 MW
York County Solid W & R Auth./York County Resource Recover—21128	36.5 MW
York Haven Power Company LLC/York Haven —56065	19.6 MW
Morris Energy Operations Company, LLC/York Generation Company LLC—56516	52.2 MW
GSK Consumer Healthcare L P/GSK York RDC Solar Facility—56732	2.6 MW

Source: U.S. Energy Information (EIA)

Adams Electric Cooperative, Inc. provides service to 33,000 homes, farms and businesses in a five county area within the southcentral Pennsylvania region, including parts of York County.

Met-Ed, A FirstEnergy Company, the local affiliate of FirstEnergy, is based in Reading, Pennsylvania and provides electric service to 560,000 customers within 3,300 square miles of southern and southeastern Pennsylvania.

Talen Energy Brunner Island power plant has three coal-fired units with environmental control technologies. The plant has a generation capacity of 1,411 MW.

Exelon Nuclear Peach Bottom Atomic Power Station operates two of three units that generate a combined 2,770 MW of zero-emissions energy. The facility serves more than 2.7 million homes. The plant recently completed an $87 million project that upgraded major equipment to enhance safety, reliability and power output.

Natural Gas

Enbridge, Inc. is a North American leader in the gathering, transportation, processing and storage of natural gas, and they have an increasing involvement in power transmission. Enbridge businesses include Texas Eastern Transmission, which runs through portions of York County, and operates 9,071 miles of pipeline which connects Texas and the Gulf Coast with high demand markets in the Mid-Atlantic and Northeast. Texas Eastern also connects to East Tennessee Natural Gas and Algonquin Gas Transmission

Columbia Gas of Pennsylvania, A NiSource Company is the second-largest natural gas distributor in the United States. They serve more than 430,000 customers (residential, industrial and government) in 450 communities in 26 counties throughout Pennsylvania's greater York and Western Pennsylvania service territories. Columbia Gas operates approximately 7,350 miles of distribution main.

UGI Corporation through subsidiary UGI Utilities provides natural gas distribution service to over 635,000 customers in portions of 44 Eastern and central Pennsylvania counties through its distribution system. A small portion of Northern York County falls under UGI coverage area. System throughput was approximately 243 billion cubic feet (bcf).

Utilities

Fiber/Broadband

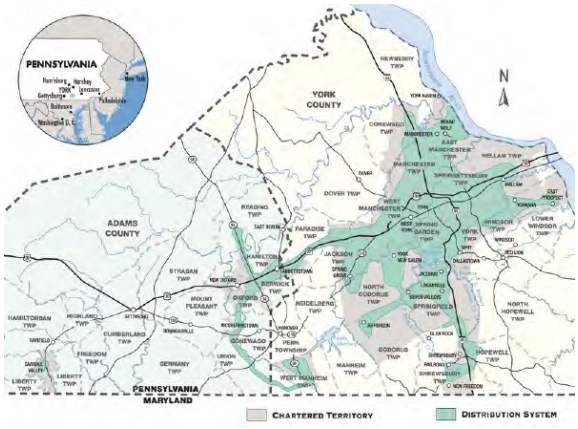
There are approximately 20 broadband providers serving York County. Mobile wireless service is available throughout the County.

Fiber Service—Brown

Water

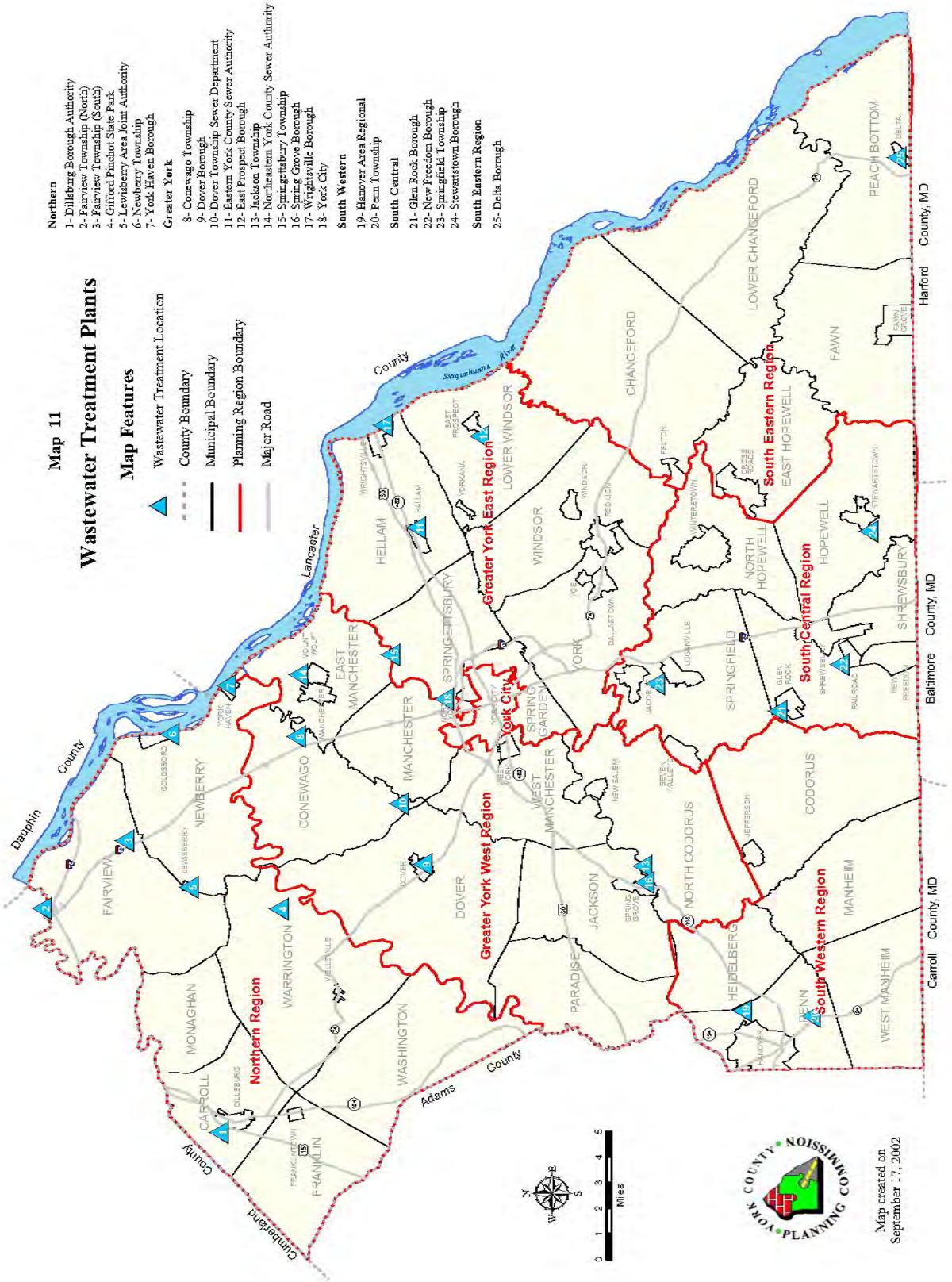
Additional Water Providers in York County
Dallastown-Yoe Water Authority
Delta Borough Municipal Authority
Dillsburg Area Authority
Dover Borough Water System
Dover Township
Franklintown Borough Municipal Authority
Glen Rock Water and Sewer Authority
Goldsboro Borough Water Company
Hanover Municipal Water Works
Heidelberg Water Company, Inc.
Marietta Gravity Water Company
New Freedom Borough Water Department
Pennsylvania American Water
Red Lion Municipal Authority
Shrewsbury Borough Municipal Authority
Stewartstown Borough Authority
Suez Water PA Newberry
West Manchester Township Water Authority
Windsor Borough Authority
Wrightsville Borough Municipal Authority

Source: Pennsylvania Department of Environmental Protection—2018 Report

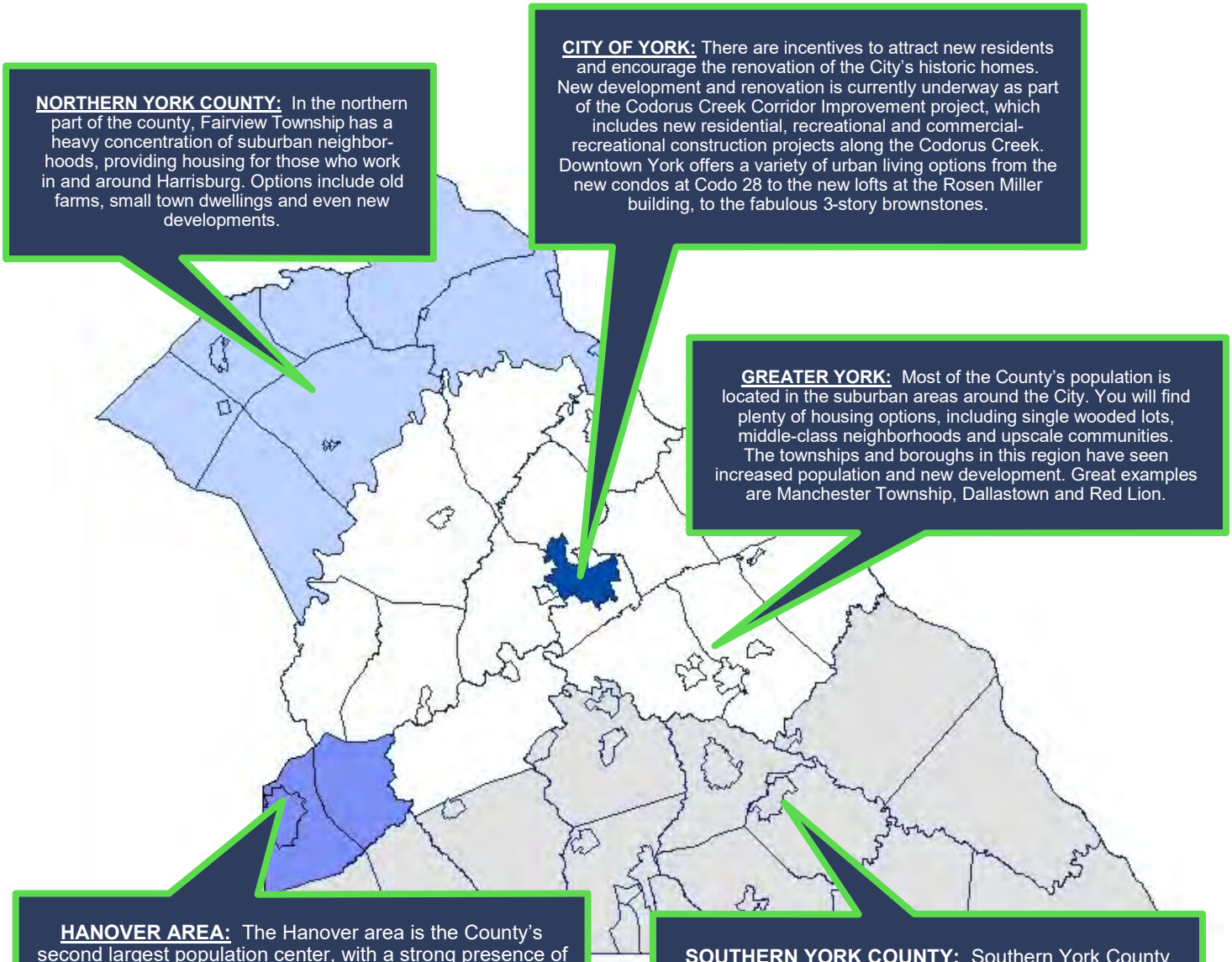


The York Water Company is engaged in the business of impounding, purifying and distributing water within its franchised territory, and is regulated by the PUC. The company serves an estimated population of 198,000 through approximately 69,604 service connections. The company serves 48 municipalities, located in south-central Pennsylvania,

Utilities - Wastewater



Real Estate



NORTHERN YORK COUNTY: In the northern part of the county, Fairview Township has a heavy concentration of suburban neighborhoods, providing housing for those who work in and around Harrisburg. Options include old farms, small town dwellings and even new developments.

CITY OF YORK: There are incentives to attract new residents and encourage the renovation of the City's historic homes. New development and renovation is currently underway as part of the Codorus Creek Corridor Improvement project, which includes new residential, recreational and commercial-recreational construction projects along the Codorus Creek. Downtown York offers a variety of urban living options from the new condos at Codo 28 to the new lofts at the Rosen Miller building, to the fabulous 3-story brownstones.

GREATER YORK: Most of the County's population is located in the suburban areas around the City. You will find plenty of housing options, including single wooded lots, middle-class neighborhoods and upscale communities. The townships and boroughs in this region have seen increased population and new development. Great examples are Manchester Township, Dallastown and Red Lion.

HANOVER AREA: The Hanover area is the County's second largest population center, with a strong presence of retail and manufacturing industries. Hanover is a designated historic district and also recently received its Main Street Designation from the Pennsylvania Downtown Center. Restored Victorian and Colonial style homes are among the unique housing options in the downtown area. Also in the region is Codorus State Park, a 3,500 acre park with boating, camping, swimming and hiking.

SOUTHERN YORK COUNTY: Southern York County is the place to go for a rural and small town feel without sacrificing the career opportunities of a major metropolitan region. This area sits between York City and Baltimore and people who live here enjoy an easy commute to both. Housing opportunities include 18th century farms and white-picket-fence neighborhoods just outside towns like Shrewsbury, Stewartstown and New Freedom.

York County Housing Market

Median Home Sale Price and Number of Homes Sold - 2019		
School District	**Number of Homes Sold**	**Median Home Sale Price**
Central York SD	551	$187,500
Dallastown Area SD	643	$199,900
Dover Area SD	418	$175,000
Eastern York SD	218	$166,000
Hanover Public SD	220	$153,000
Northeastern York SD	382	$188,900
Northern York County SD	278	$254,700
Red Lion Area SD	504	$190,500
South Eastern SD	277	$239,900
South Western SD	509	$199,900
Southern York County SD	330	$239,400
Spring Grove Area SD	410	$190,000
West Shore SD	431	$216,000
West York Area SD	377	$154,900
York City SD	455	$65,000
York Suburban SD	438	$185,000
York County Total	**6,441**	**$185,000**

Source: RAYAC York County Real Estate Market Report

New Construction Permits by Type of Use - 2019					
	Residential	**Commercial**	**Industrial**	**Public**	**Total**
Number of Permits Issued	1,056	21	9	3	1,089
Cost of Construction	$197,275,301	$66,958,460	$43,234,049	$31,576,299	$339,044,109

Source: York County Planning Commission

Quality of Life

Healthcare

Number of Nursing Homes	Licensed Beds	Average Occupancy Rate	Average Length of Stay (Days)
16	2,211	88.34	889.18

Source: Pennsylvania Department of Health—Bureau of Health Statistics & Research, Nursing Home Report 2018-2019

Hospital	Licensed Beds	Set-Up & Staffed Beds	Admissions	Discharges	Average Length of Stay	Occupancy Rate
Hospitals in York County						
UPMC Pinnacle Hanover	93	81	5,314	5,274	4.10	75.8
UPMC Pinnacle Memorial	98	71	4,105	3,969	3.75	64.9
York Hospital	596	573	29,629	29,880	5.76	82.1
York County Total	**787**	**725**	**39,048**	**39,123**		

Source: Pennsylvania Department of Health—Bureau of Health Statistics & Research, Hospital Report 2019

Climate

York County Averages - 2020												
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Average Temp	36.5	38.2	47.0	49.3	59.8	72.5	79.6	76.1	65.6	56.8	47.5	
Precipitation (inches)	1.86	1.65	2.21	2.42	2.43	2.30	1.89	2.01	1.01	1.72	1.48	

Source: The Pennsylvania State Climatologist

Farm Markets

York County is home to over 30 farm markets, including the Central Market House Company and Penn Farmer's Market in Downtown York.

According to USDA's 2014 National Farmers Market Directory, Pennsylvania has 297 farmers markets, making it #7 among the states with the most farmers markets.

Photograph courtesy of Central Market

Local Attractions

Parks & Recreation

York County is home to many outdoor recreation opportunities including biking, boating, camping, hiking, horseback riding, skiing, walking trails, and wildlife watching.

- 11 county operated parks including the Heritage Rail Trail which is part of the Trail Towns Program
- 3 state owned parks
- 200 local parks
- Roundtop Mountain Resort
- Susquehanna River (listed on the Pennsylvania's Best Fishing Waters for Flathead Catfish and Largemouth & Smallmouth Bass)

YORK COUNTY TRAIL TOWNS

Partnering with the York County Department of Parks, the York County Rail Trail Authority, Explore York, and our municipal partners, the Trail Towns Program is a collaborative process with outreach to local governments, residents and business owners in order to reach its potential as a vibrant hub for trail users. By enhancing each town as a trail user-friendly destination and creative a cohesive Heritage Rail Trail experience, visitors will stay longer and spend more money, it will expand existing businesses and attract new ones.

Susquehanna Ale Trail

The Susquehanna Ale Trail was created by the York County's Convention & Visitors Bureau in 2012 as a way for beer enthusiasts to explore the many breweries and related attractions around the region with one simple guide. The Susquehanna Ale Trail is a self-guided, year-round tour experience that allows visitors to explore at their own pace. The Susquehanna Ale Trail is comprised of breweries and brewpubs in the Pennsylvania region, all committed to the art of making great, local beer.

Source: York County Convention & Visitors Bureau

Historic Sites and Museums

Trace the tracks of history and relive York County's past at our region's historical sites from downtown York's Colonial Complex, which offers guided tours and living history demonstrations to the area's newest attraction, Steam into History, a replica of a Civil War-era train that serves as a rolling history museum. York County offers visitors a front row seat to events that altered the course of American history!

PEOPLEsBank Park

The home of the York Revolution professional minor league baseball team is located in downtown York. The stadium features 24 luxury skybox suites and a kids' play area.

Factory Tour Capitol of the World

York County is home to world class manufacturers. Factory tours are available at a number of local companies such as Snyder's-Lance and Harley-Davidson Motor Company.

Source: York County Convention & Visitors Bureau

Mason-Dixon Wine Trail

Sip, savor and explore the art of winemaking as your journey through the Mid-Atlantic's Premier Year- Round Wine Destination - the Mason-Dixon Wine Trail. Sample the best wines and spirits and at our family-owned locations in southern Pennsylvania and northern Maryland during year-round wine tasting and events. Explore the Mason-Dixon Trail's signature events, in November and March that give enthusiasts an insider's glance into the world of winemaking in the region. Wine Just Off The Vine and Tour de Tanks have become annual pilgrimages for aficionados and novices alike to our beautiful vineyards and intimate tasting rooms. The Mason-Dixon Wine Trail is organized and promoted by the York County Convention & Visitors Bureau (York County CVB)

Source: York County Convention & Visitors Bureau

Arts & Entertainment

There are more than seven performance arts venues in York County, including the Appell Center for the Performing Arts. Artisan tours, studios and galleries are also open to the public both in York City and throughout the County, including MarketviewArts.

Source: York County Convention & Visitors Bureau

York County Economic Alliance

YCEApa.org

York County Economic Alliance

YCEAPA

York County Economic Alliance

YCEApa.org/blog

YCEAPA

717.848.4000

717.843.8837