



RAYAC Housing Snapshot

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

January 2024 Housing Statistics

The REALTORS® Association of York & Adams Counties (RAYAC) reports that a total of 65 homes were sold in Adams County in January 2024 which is a 14% increase from this time last year. In York County 299 homes were sold during the first month of 2024, which is a 1% decrease from this time last year.

The median sales price in Adams County was \$270,000, a 2% increase from 2023. The median sales price in York County was \$250,000, a 4% increase from last year.

“Starting off 2024, the housing market in York County is experiencing a very small decline in the number of home sales compared to last year. The median sold price has risen by 4% year to date, and homes are lingering on the market a bit longer than in 2023. However, there's a silver lining as inventory has also seen a slight increase. It's important to note that this data only reflects one month, so the changes aren't yet statistically significant,” emphasized Jason Phillips, President of RAYAC for 2024.

RAYAC Statistics by School District 2024-2023 (January) Comparison

School District	2024 Median Sale Price	2023 Median Sale Price	% Change	2024 Number Sold	2023 Number Sold	% Change
Adams County						
Bermudian Springs	\$291,500	\$270,000	8%	4	3	33%
Conewago Valley	\$276,200	\$228,000	21%	18	18	0%
Fairfield	\$290,000	\$293,750	-1%	6	2	200%
Gettysburg	\$382,450	\$374,245	2%	10	20	-50%
Littlestown	\$270,000	\$269,900	0%	19	7	171%
Upper Adams	\$172,500	\$199,900	-14%	8	7	14%
Total Adams County	\$270,000	\$264,900	2%	65	57	14%
York County						
Central York	\$261,300	\$262,500	0%	27	29	-7%
Dallastown	\$280,000	\$260,000	8%	29	25	16%
Dover	\$248,000	\$200,250	24%	10	14	-29%
Eastern York	\$210,000	\$210,000	0%	16	8	100%
Hanover	\$227,500	\$194,500	17%	14	6	133%
Northeastern York	\$261,450	\$250,000	5%	10	23	-57%
Northern York	\$340,000	\$332,500	2%	9	14	-36%
Red Lion	\$265,000	\$238,000	11%	23	32	-28%
South Eastern York	\$310,300	\$323,500	-4%	14	18	-22%
South Western York	\$306,500	\$249,000	23%	28	25	12%
Southern York	\$323,990	\$359,900	-10%	15	9	67%
Spring Grove	\$250,450	\$275,000	-9%	18	20	-10%
West Shore	\$288,500	\$270,000	7%	15	19	-21%
West York	\$198,450	\$207,500	-4%	20	20	0%
York City	\$109,900	\$107,450	2%	33	30	10%
York Suburban	\$233,450	\$282,000	-17%	18	11	64%
Total York County	\$250,000	\$240,000	4%	299	303	-1%

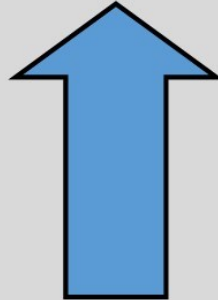
REALTORS® Association of York & Adams Counties

January 2024 Market Update for York County

Median Sold Price Year to Date

\$250,000

January 2023: \$240,000



Sales Price
Change Y/Y

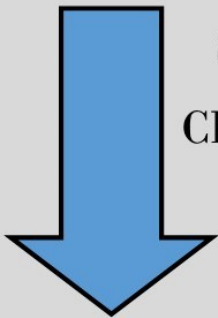
+4%

Number of
Homes Sold Year to
Date

299

Sales #
Change Y/Y

-1%



New Listings

431



All Active Listings

653

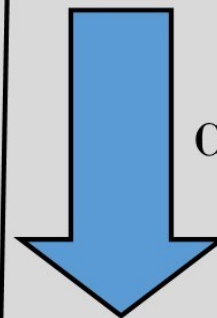
January 2023: 520

Number of
Pending Home
Sales

482

Pending #
Change Y/Y

-7%



% of List Price
Received

100%

SOLD

Days on Market

15

Months Supply
of Inventory

1.47 months

For a report by School District please visit
www.RAYAC.com/statistics/



Statistics Source Bright MLS

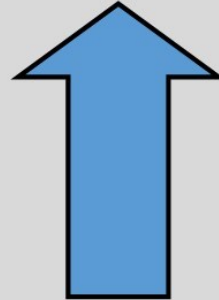
REALTORS® Association of York & Adams Counties

January 2024 Market Update for Adams County

Median Sold Price Year to Date

\$270,000

January 2023: \$264,900



Sales Price
Change Y/Y

+ 2%

Number of
Homes Sold Year to
Date

65

Sales #
Change Y/Y

+14%

New Listings

69



All Active Listings

153

January 2023: 134

Number of
Pending Home
Sales

80

Pending #
Change Y/Y

-4%

% of List Price
Received

98.5%

SOLD

Days on Market

16

Months Supply
of Inventory

1.79 months

For a report by School District please visit
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 **RAYAC**
REALTORS® ASSOCIATION
OF YORK & ADAMS COUNTIES, INC.

Statistics Source Bright MLS