



RAYAC Housing Snapshot

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

February 2024 Housing Statistics

The REALTORS® Association of York & Adams Counties (RAYAC) reports that a total of 127 homes were sold in Adams County in February 2024, a 21% increase from 2023. In York County 655 homes were sold during the first two months of 2024, which is a 4% increase from this time last year.

The median sales price in Adams County was \$292,500, a 10% increase from 2023. The median sales price in York County was \$261,301, a 9% increase from last year.

“We are delighted to announce that in both counties, the number of home sales has increased, and the median home sale price has seen an increase compared to the same period last year. This sets a positive tone for the beginning of the year in the housing market. Additionally, there has been a slight uptick in the inventory supply, offering buyers more options. We hold a cautious yet optimistic outlook for a promising spring housing market.” said Jason Phillips, 2024 RAYAC President.

RAYAC Statistics by School District						
2024-2023 (January 1-February 28) Comparison						
School District	2024 Median Sale Price	2023 Median Sale Price	% Change	2024 Number Sold	2023 Number Sold	% Change
Adams County						
Bermudian Springs	\$293,000	\$270,000	9%	9	7	29%
Conewago Valley	\$268,000	\$219,250	22%	29	33	-12%
Fairfield	\$315,000	\$260,000	21%	9	10	-10%
Gettysburg	\$337,500	\$322,000	5%	36	34	6%
Littlestown	\$270,000	\$309,950	-13%	30	12	150%
Upper Adams	\$221,500	\$241,000	-8%	14	9	56%
Total Adams County	\$292,500	\$264,900	10%	127	105	21%
York County						
Central York	\$316,250	\$237,000	33%	58	60	-3%
Dallastown	\$273,911	\$255,000	7%	64	57	12%
Dover	\$264,500	\$217,750	21%	40	36	11%
Eastern York	\$228,000	\$230,000	-1%	29	18	61%
Hanover	\$234,250	\$190,000	23%	24	29	-17%
Northeastern York	\$264,450	\$257,990	3%	28	42	-33%
Northern York	\$322,500	\$325,000	-1%	18	25	-28%
Red Lion	\$270,000	\$240,000	13%	43	51	-16%
South Eastern	\$325,000	\$325,000	0%	37	29	28%
South Western	\$285,300	\$263,750	8%	65	50	30%
Southern York	\$323,990	\$300,000	8%	31	23	35%
Spring Grove	\$285,000	\$267,500	7%	39	40	-3%
West Shore	\$272,500	\$275,000	-1%	34	39	-13%
West York	\$202,900	\$200,000	1%	35	41	-15%
York City	\$116,000	\$124,950	-7%	67	64	5%
York Suburban	\$234,900	\$282,000	-17%	43	27	59%
Total York County	\$261,301	\$239,900	9%	655	631	4%

February 2024 Housing Statistics

The REALTORS® Association of York & Adams Counties (RAYAC) reports that a total of 61 homes were sold in Adams County in February 2024, a 27% increase from this time last year. In York County 350 homes were sold in February 2024, which is a 8% increase from last year.

The median sales price in Adams County was \$315,000 a 20% increase since last year. The median sale price in York County was \$265,450, a 12% increase from last year.

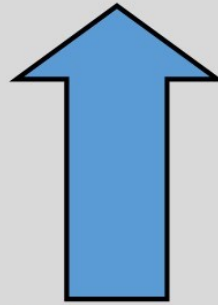
RAYAC Statistics by School District						
2024-2023 (February) Comparison						
School District	2024 Median Sale Price	2023 Median Sale Price	% Change	2024 Number Sold	2023 Number Sold	% Change
Adams County						
Bermudian Springs	\$294,000	\$274,200	7%	5	4	25%
Conewago Valley	\$292,750	\$200,000	46%	10	15	-33%
Fairfield	\$315,000	\$260,000	21%	3	8	-63%
Gettysburg	\$327,500	\$280,500	17%	26	14	86%
Littlestown	\$315,000	\$425,900	-26%	11	5	120%
Upper Adams	\$300,700	\$269,900	11%	6	2	200%
Total Adams County	\$315,000	\$262,450	20%	61	48	27%
York County						
Central York	\$365,000	\$227,000	61%	31	31	0%
Dallastown	\$269,900	\$240,000	12%	35	31	13%
Dover	\$268,990	\$239,900	12%	30	22	36%
Eastern York	\$254,000	\$247,950	2%	12	10	20%
Hanover	\$271,500	\$179,600	51%	10	23	-57%
Northeastern York	\$265,945	\$310,000	-14%	18	19	-5%
Northern York	\$305,000	\$268,000	14%	9	11	-18%
Red Lion	\$292,500	\$265,000	10%	20	19	5%
South Eastern	\$350,000	\$357,450	-2%	23	10	130%
South Western	\$277,500	\$305,000	-9%	37	25	48%
Southern York	\$334,900	\$259,995	29%	15	14	7%
Spring Grove	\$295,000	\$262,500	12%	21	20	5%
West Shore	\$265,000	\$290,000	-9%	18	19	-5%
West York	\$195,000	\$195,000	0%	13	21	-38%
York City	\$120,500	\$130,500	-8%	34	34	0%
York Suburban	\$242,450	\$292,450	-17%	24	16	50%
Total York County	\$265,450	\$236,500	12%	350	325	8%

REALTORS® Association of York & Adams Counties
February 2024 Market Update for York County

Median Sold Price Year to Date

\$261,301

February 2023: \$239,900



Sales Price
Change Y/Y

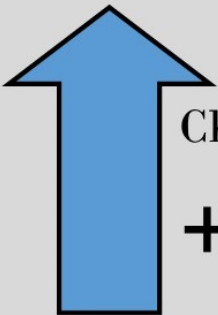
+9%

Number of
Homes Sold Year to
Date

655

Sales #
Change Y/Y

+4%



New Listings

420



All Active Listings

612

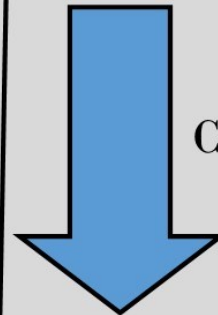
February 2023: 498

Number of
Pending Home
Sales

565

Pending #
Change Y/Y

-11%



% of List Price
Received

100%

SOLD

Days on Market

20

Months Supply
of Inventory

1.37 months

For a report by School District please visit

www.RAYAC.com/statistics/



Statistics Source Bright MLS

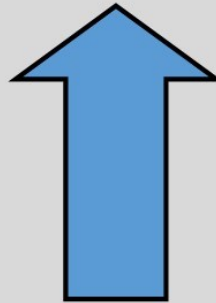
REALTORS® Association of York & Adams Counties

February 2024 Market Update for Adams County

Median Sold Price Year to Date

\$292,500

February 2023: \$264,900



Sales Price
Change Y/Y

+ 10%

Number of
Homes Sold Year to
Date

127

Sales #
Change Y/Y

+21%

New Listings

84



All Active Listings

127

February 2023: 120

Number of
Pending Home
Sales

102

Pending #
Change Y/Y

-23%

% of List Price
Received

98.6%

SOLD

Days on Market

18

Months Supply
of Inventory

1.47 months

For a report by School District please visit

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Statistics Source Bright MLS