



RAYAC Housing Snapshot

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

April 2024 Housing Statistics

The REALTORS® Association of York & Adams Counties (RAYAC) reports that a total of 275 homes were sold in Adams County through April 2024, which remains the same as this time last year. In York County 1,554 homes were sold during the first four months of the year, a 1% increase from 2023.

The median sales price in Adams County was \$300,000, a 12% increase from 2023. The median sales price in York County was \$265,000, a 6% increase from last year.

“This past month, Adams County reached a new record with its highest median home sale price of \$300,000, marking a 12% increase from the previous year. Similarly, York County experienced a 6% rise in median home sale prices, reaching \$265,000. Although inventory levels have risen marginally, they remain insufficient to satisfy the current market demand. Buyers must act fast, as homes in York County are selling quickly, typically staying on the market for just 7 days.” said Jason Phillips, 2024 RAYAC President.

**RAYAC Statistics by School District
2024-2023 (January 1-April 30) 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	\$263,750	11%	22	22	0%
Conewago Valley	\$255,000	\$251,100	2%	63	76	-17%
Fairfield	\$338,000	\$255,000	33%	22	17	29%
Gettysburg	\$341,240	\$285,000	20%	92	85	8%
Littlestown	\$270,000	\$280,000	-4%	48	41	17%
Upper Adams	\$222,400	\$274,900	-19%	28	35	-20%
Total Adams County	\$300,000	\$268,700	12%	275	276	0%
York County						
Central York	\$270,000	\$261,250	3%	137	140	-2%
Dallastown	\$281,000	\$263,900	6%	126	137	-8%
Dover	\$267,500	\$244,995	9%	110	89	24%
Eastern York	\$255,000	\$235,000	9%	60	37	62%
Hanover	\$236,750	\$220,000	8%	66	75	-12%
Northeastern	\$292,500	\$265,000	10%	74	95	-22%
Northern York	\$333,000	\$307,000	8%	50	59	-15%
Red Lion	\$265,500	\$258,000	3%	104	115	-10%
South Eastern	\$314,990	\$310,000	2%	81	76	7%
South Western	\$293,500	\$287,000	2%	149	140	6%
Southern York	\$340,000	\$331,500	3%	62	68	-9%
Spring Grove	\$270,400	\$295,000	-8%	95	87	9%
West Shore	\$310,000	\$281,000	10%	98	82	20%
West York	\$240,000	\$200,000	20%	76	97	-22%
York City	\$127,000	\$125,000	2%	177	156	13%
York Suburban	\$250,000	\$250,000	0%	89	83	7%
Total York County	\$265,000	\$250,000	6%	1554	1536	1%

April 2024 Housing Statistics

The REALTORS® Association of York & Adams Counties (RAYAC) reports that a total of 67 homes were sold in Adams County in April 2024, an 11% decrease from this time last year. In York County 459 homes were sold in April 2024, which is a 3% increase from last year.

The median sales price in Adams County was \$325,000 a 23% increase since last year. The median sale price in York County was \$275,000, an 8% increase from last year.

RAYAC MLS Statistics by School District						
2024-2023 (April) Comparison						
School District	2024 Median Sale Price	2023 Median Sale Price	% Change	2024 Number Sold	2023 Number Sold	% Change
Adams County						
Bermudian Springs	\$330,000	\$267,500	23%	5	7	-29%
Conewago Valley	\$255,000	\$230,950	10%	13	20	-35%
Fairfield	\$352,500	\$189,900	86%	7	3	133%
Gettysburg	\$372,990	\$279,900	33%	25	21	19%
Littlestown	\$277,500	\$272,625	2%	10	12	-17%
Upper Adams	\$195,000	\$294,250	-34%	7	12	-42%
Total Adams County	\$325,000	\$265,000	23%	67	75	-11%
York County						
Central York	\$270,000	\$242,500	11%	43	38	13%
Dallastown	\$295,000	\$270,000	9%	35	45	-22%
Dover	\$261,175	\$263,000	-1%	38	31	23%
Eastern York	\$299,995	\$245,000	22%	21	10	110%
Hanover	\$246,500	\$234,950	5%	24	24	0%
Northeastern	\$336,000	\$335,000	0%	23	33	-30%
Northern York	\$390,000	\$351,000	11%	13	19	-32%
Red Lion	\$266,000	\$220,000	21%	31	27	15%
South Eastern	\$296,700	\$280,500	6%	24	22	9%
South Western	\$304,000	\$295,000	3%	41	39	5%
Southern York	\$434,750	\$350,000	24%	16	22	-27%
Spring Grove	\$292,500	\$301,245	-3%	26	22	18%
West Shore	\$339,995	\$282,000	21%	25	23	9%
West York	\$248,000	\$197,000	26%	17	19	-11%
York City	\$125,000	\$124,950	0%	59	46	28%
York Suburban	\$295,000	\$245,000	20%	23	25	-8%
Total York County	\$275,000	\$255,000	8%	459	445	3%

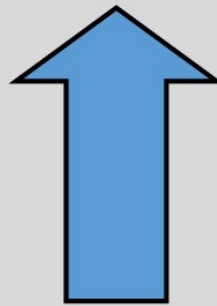
REALTORS® Association of York & Adams Counties

April 2024 Market Update for York County

Median Sold Price Year to Date

\$265,000

April 2023: \$250,000

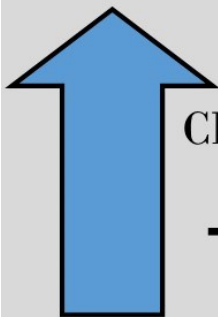


Sales Price
Change Y/Y

+6%

Number of
Homes Sold Year to
Date

1,554



Sales #
Change Y/Y

+1%

New Listings

602



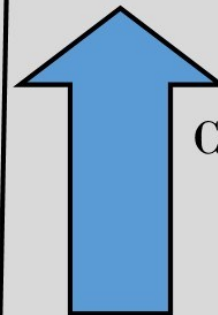
All Active Listings

575

April 2023: 510

Number of
Pending Home
Sales

851



Pending #
Change Y/Y

+11%

% of List Price
Received

100%

SOLD

Days on Market

7

Months Supply
of Inventory

1.29 months

For a report by School District please visit

www.RAYAC.com/statistics/



Statistics Source Bright MLS

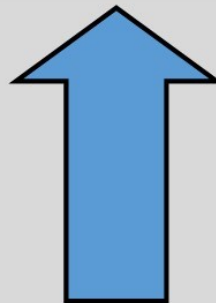
REALTORS® Association of York & Adams Counties

April 2024 Market Update for Adams County

Median Sold Price Year to Date

\$300,000

April 2023: \$268,700



Sales Price
Change Y/Y

+ 12%

Number of
Homes Sold Year to
Date

275

Sales #
Change Y/Y

0%

New Listings

102



All Active Listings

151

April 2023: 125

Number of
Pending Home
Sales

147

Pending #
Change Y/Y

0%

% of List Price
Received

99.8%

SOLD

Days on Market

16

Months Supply
of Inventory

1.79 months

For a report by School District please visit

www.RAYAC.com/statistics/



Statistics Source Bright MLS