



# RAYAC Housing Snapshot

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

## June 2024 Housing Statistics

The REALTORS® Association of York & Adams Counties (RAYAC) reports that a total of 457 homes were sold in Adams County through June 2024, which is a 8% decrease from this time last year. In York County 2,622 homes were sold during the first six months of the year, a 2% increase from 2023.

The median sales price in Adams County was \$319,900, a 16% increase from 2023. The median sales price in York County was \$270,000, a 4% increase from last year.

“Over the past month, Adams County achieved a new record with a median home sale price of \$319,900, marking a 16% increase from the previous year. Similarly, York County experienced a 4% rise in median home sale prices, reaching \$270,000, the highest ever recorded in the county. Both counties have seen a slight uptick in inventory levels, and York County sold 532 homes in June, the highest monthly sales in 22 months. The market is quite nuanced, with some homes selling quickly while others take a bit longer. It is more important than ever for buyers and sellers to work with a real estate professional,” stated Jason Phillips, 2024 RAYAC President.

RAYAC Statistics by School District						
2024-2023 (January 1-June 30) Comparison						
School District	2024 Median Sale Price	2023 Median Sale Price	% Change	2024 Number Sold	2023 Number Sold	% Change
<b>Adams County</b>						
Bermudian Springs	\$291,500	\$275,000	6%	42	49	-14%
Conewago Valley	\$268,000	\$238,000	13%	103	126	-18%
Fairfield	\$345,000	\$287,500	20%	37	34	9%
Gettysburg	\$369,990	\$329,900	12%	159	161	-1%
Littlestown	\$305,000	\$274,000	11%	77	75	3%
Upper Adams	\$229,500	\$277,750	-17%	39	52	-25%
<b>Total Adams County</b>	<b>\$319,900</b>	<b>\$275,000</b>	<b>16%</b>	<b>457</b>	<b>497</b>	<b>-8%</b>
<b>York County</b>						
Central York	\$273,000	\$283,000	-4%	228	233	-2%
Dallastown	\$285,000	\$277,950	3%	218	236	-8%
Dover	\$275,000	\$255,000	8%	183	153	20%
Eastern York	\$254,000	\$237,950	7%	100	74	35%
Hanover	\$234,000	\$229,000	2%	109	123	-11%
Northeastern	\$293,750	\$270,000	9%	138	152	-9%
Northern York	\$347,500	\$308,500	13%	90	94	-4%
Red Lion	\$275,000	\$265,000	4%	186	200	-7%
South Eastern	\$326,250	\$335,000	-3%	134	128	5%
South Western	\$296,164	\$290,500	2%	275	213	29%
Southern York	\$345,660	\$336,000	3%	108	121	-11%
Spring Grove	\$285,000	\$299,990	-5%	161	149	8%
West Shore	\$300,000	\$289,000	4%	155	150	3%
West York	\$245,000	\$205,000	20%	124	158	-22%
York City	\$135,850	\$130,000	5%	272	249	9%
York Suburban	\$260,000	\$265,500	-2%	141	140	1%
<b>Total York County</b>	<b>\$270,000</b>	<b>\$260,000</b>	<b>4%</b>	<b>2622</b>	<b>2573</b>	<b>2%</b>

# June 2024 Housing Statistics

The REALTORS® Association of York & Adams Counties (RAYAC) reports that a total of 92 homes were sold in Adams County in June 2024, a 19% decrease from this time last year. In York County 532 homes were sold in June 2024, which is a 3% increase from last year.

The median sales price in Adams County was \$357,500 a 19% increase since last year. The median sale price in York County was \$285,000, which is a 1% increase from this time last year.

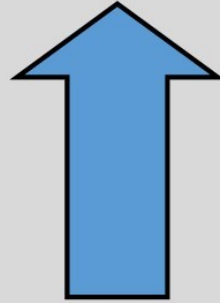
<b>RAYAC MLS Statistics by School District</b>						
<b>2024-2023 (June) Comparison</b>						
School District	2024 Median Sale Price	2023 Median Sale Price	% Change	2024 Number Sold	2023 Number Sold	% Change
<b>Adams County</b>						
Bermudian Springs	\$290,000	\$301,000	-4%	11	17	-35%
Conewago Valley	\$250,500	\$235,000	7%	18	28	-36%
Fairfield	\$350,000	\$257,000	36%	6	9	-33%
Gettysburg	\$400,000	\$350,000	14%	39	31	26%
Littlestown	\$342,500	\$260,250	32%	14	22	-36%
Upper Adams	\$214,750	\$304,750	-30%	4	6	-33%
<b>Total Adams County</b>	<b>\$357,500</b>	<b>\$299,500</b>	<b>19%</b>	<b>92</b>	<b>113</b>	<b>-19%</b>
<b>York County</b>						
Central York	\$295,500	\$355,450	-17%	52	56	-7%
Dallastown	\$296,070	\$294,500	1%	44	45	-2%
Dover	\$286,860	\$257,280	11%	34	31	10%
Eastern York	\$242,500	\$233,500	4%	18	16	13%
Hanover	\$225,000	\$237,950	-5%	17	26	-35%
Northeastern	\$319,950	\$239,000	34%	30	38	-21%
Northern York	\$315,000	\$336,000	-6%	19	13	46%
Red Lion	\$260,000	\$296,000	-12%	45	46	-2%
South Eastern	\$353,000	\$360,250	-2%	28	22	27%
South Western	\$300,000	\$322,500	-7%	65	35	86%
Southern York	\$367,500	\$355,000	4%	26	27	-4%
Spring Grove	\$319,000	\$299,995	6%	34	28	21%
West Shore	\$295,000	\$290,000	2%	27	29	-7%
West York	\$252,000	\$225,000	12%	23	33	-30%
York City	\$145,000	\$155,000	-6%	43	45	-4%
York Suburban	\$280,000	\$305,000	-8%	27	28	-4%
<b>Total York County</b>	<b>\$285,000</b>	<b>\$281,000</b>	<b>1%</b>	<b>532</b>	<b>518</b>	<b>3%</b>

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

Median Sold Price Year to Date

**\$270,000**

June 2023: \$260,000



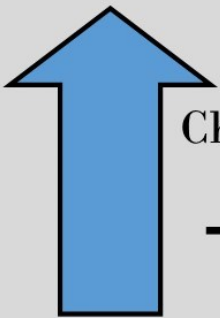
Sales Price  
Change Y/Y

**+4%**

Number of  
Homes Sold Year to  
Date

**2,622**

Sales #  
Change Y/Y  
**+2%**



New Listings

**575**



All Active Listings

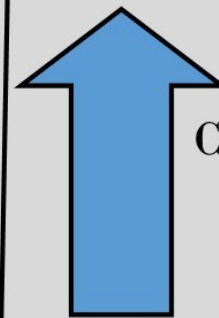
**730**

June 2023: 590

Number of  
Pending Home  
Sales

**783**

Pending #  
Change Y/Y  
**+15%**



% of List Price  
Received

**100%**

**SOLD**

Days on Market

**6**

Months Supply  
of Inventory

**1.63 months**

For a report by School District please visit  
[www.RAYAC.com/statistics/](http://www.RAYAC.com/statistics/)



Statistics Source Bright MLS

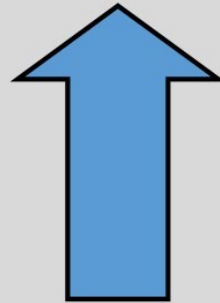
# REALTORS® Association of York & Adams Counties

## June 2024 Market Update for Adams County

Median Sold Price Year to Date

**\$319,900**

June 2023: \$275,000



Sales Price  
Change Y/Y

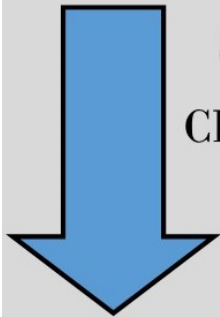
**+ 16%**

Number of  
Homes Sold Year to  
Date

**457**

Sales #  
Change Y/Y

**-8%**



New Listings

**110**



All Active Listings

**182**

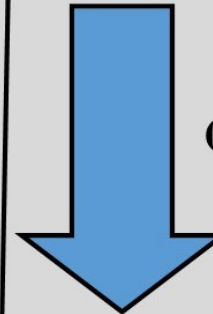
June 2023: 136

Number of  
Pending Home  
Sales

**145**

Pending #  
Change Y/Y

**-5%**



% of List Price  
Received

**100%**

**SOLD**

Days on Market

**11**

Months Supply  
of Inventory

**2.25 months**

For a report by School District please visit

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Statistics Source Bright MLS