



RAYAC Housing Snapshot

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

March 2024 Housing Statistics

The REALTORS® Association of York & Adams Counties (RAYAC) reports that a total of 203 homes were sold in Adams County through March 2024, a 2% increase from 2023. In York County 1,088 homes were sold during the first three months of 2024 which is nearly the same as this time last year.

The median sales price in Adams County was \$289,500, a 7% increase from 2023. The median sales price in York County was \$255,500, a 2% increase from last year.

“REALTORS are gearing up for a potentially accelerated market this spring. The first quarter of 2024 witnessed a rise in the median home sale price across both counties. The median days on market stood at 10 indicating a continued brisk pace. There's a notable surge in pending sales for York County, marking a 28% increase compared to the same period last year. This trend suggests that the spring home buying season is poised to be in full swing.” said Jason Phillips, 2024 RAYAC President.

RAYAC Statistics by School District 2024-2023 (January 1-March 31) Comparison

School District	2024 Median Sale Price	2023 Median Sale Price	% Change	2024 Number Sold	2023 Number Sold	% Change
Adams County						
Bermudian Springs	\$290,000	\$260,000	12%	17	15	13%
Conewago Valley	\$249,950	\$258,000	-3%	48	55	-13%
Fairfield	\$333,500	\$260,000	28%	15	14	7%
Gettysburg	\$330,000	\$306,450	8%	67	64	5%
Littlestown	\$270,000	\$330,000	-18%	38	29	31%
Upper Adams	\$224,900	\$270,000	-17%	21	23	-9%
Total Adams County	\$289,500	\$269,950	7%	203	200	2%
York County						
Central	\$270,450	\$278,190	-3%	94	102	-8%
Dallastown	\$275,000	\$259,120	6%	90	92	-2%
Dover	\$271,250	\$239,450	13%	72	58	24%
Eastern York	\$228,000	\$225,000	1%	39	27	44%
Hanover	\$230,000	\$200,000	15%	42	51	-18%
Northeastern	\$270,000	\$254,495	6%	50	62	-19%
Northern York	\$305,000	\$268,000	14%	37	39	-5%
Red Lion	\$265,000	\$265,000	0%	73	86	-15%
South Eastern	\$320,420	\$315,000	2%	56	53	6%
South Western	\$289,950	\$284,000	2%	108	101	7%
Southern York	\$329,445	\$310,000	6%	46	46	0%
Spring Grove	\$265,000	\$288,500	-8%	69	64	8%
West Shore	\$290,000	\$280,000	4%	73	59	24%
West York	\$236,000	\$202,500	17%	58	78	-26%
York City	\$129,400	\$125,000	4%	116	108	7%
York Suburban	\$230,000	\$256,250	-10%	65	58	12%
Total York County	\$255,500	\$249,490	2%	1088	1084	0%

March 2024 Housing Statistics

The REALTORS® Association of York & Adams Counties (RAYAC) reports that a total of 74 homes were sold in Adams County in March 2024, a 21% decrease from this time last year. In York County 421 homes were sold in March 2024, which is a 5% decrease from last year.

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

RAYAC MLS Statistics by School District						
2024-2023 (March) Comparison						
School District	2024 Median Sale Price	2023 Median Sale Price	% Change	2024 Number Sold	2023 Number Sold	% Change
Adams County						
Bermudian Springs	\$266,000	\$247,500	7%	8	8	0%
Conewago Valley	\$242,995	\$270,000	-10%	18	21	-14%
Fairfield	\$358,750	\$292,500	23%	6	4	50%
Gettysburg	\$324,900	\$284,450	14%	27	30	-10%
Littlestown	\$284,000	\$330,000	-14%	8	17	-53%
Upper Adams	\$224,900	\$277,400	-19%	7	14	-50%
Total Adams County	\$270,000	\$274,950	-2%	74	94	-21%
York County						
Central	\$228,500	\$317,500	-28%	34	42	-19%
Dallastown	\$287,500	\$286,250	0%	26	34	-24%
Dover	\$272,500	\$283,760	-4%	31	21	48%
Eastern York	\$222,500	\$215,000	3%	10	9	11%
Hanover	\$227,500	\$220,000	3%	18	21	-14%
Northeastern	\$270,000	\$253,550	6%	22	19	16%
Northern York	\$285,000	\$260,000	10%	19	15	27%
Red Lion	\$239,900	\$315,000	-24%	29	35	-17%
South Eastern	\$304,750	\$300,000	2%	18	24	-25%
South Western	\$289,950	\$314,500	-8%	42	46	-9%
Southern York	\$343,700	\$320,000	7%	14	22	-36%
Spring Grove	\$255,950	\$308,000	-17%	26	23	13%
West Shore	\$310,000	\$302,500	2%	38	20	90%
West York	\$245,000	\$205,000	20%	23	37	-38%
York City	\$139,900	\$134,900	4%	49	43	14%
York Suburban	\$219,000	\$250,000	-12%	22	31	-29%
Total York County	\$250,000	\$261,000	-4%	421	442	-5%

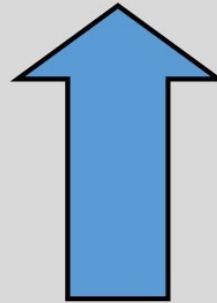
REALTORS® Association of York & Adams Counties

March 2024 Market Update for York County

Median Sold Price Year to Date

\$255,500

March 2023: \$249,490

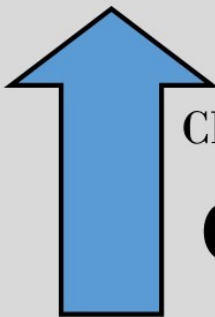


Sales Price
Change Y/Y

+2%

Number of
Homes Sold Year to
Date

1,088



Sales #
Change Y/Y

0%

New Listings

608



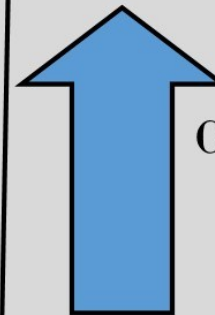
All Active Listings

565

March 2023: 490

Number of
Pending Home
Sales

734



Pending #
Change Y/Y

+38%

% of List Price
Received

100%

SOLD

Days on Market

10

Months Supply
of Inventory

1.27 months

For a report by School District please visit

www.RAYAC.com/statistics/



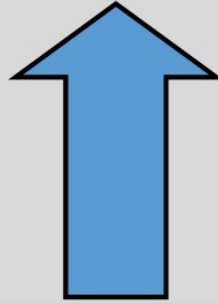
Statistics Source Bright MLS

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

Median Sold Price Year to Date

\$289,500

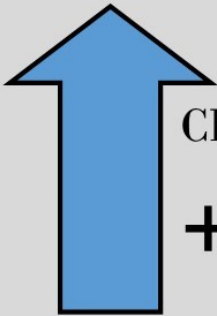
March 2023: \$269,950



Sales Price
Change Y/Y
+ 7%

Number of
Homes Sold Year to
Date

203



Sales #
Change Y/Y
+2%

New Listings

108



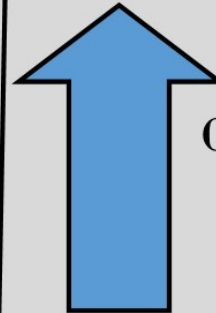
All Active Listings

147

March 2023: 126

Number of
Pending Home
Sales

129



Pending #
Change Y/Y
+14%

% of List Price
Received

100%

SOLD

Days on Market

11

Months Supply
of Inventory

1.73 months

For a report by School District please visit

www.RAYAC.com/statistics/



Statistics Source Bright MLS