



RAYAC Housing Snapshot

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

May 2024 Housing Statistics

The REALTORS® Association of York & Adams Counties (RAYAC) reports that a total of 363 homes were sold in Adams County through May 2024, which is a 5% decrease from this time last year. In York County 2,074 homes were sold during the first five months of the year, a 1% increase from 2023.

The median sales price in Adams County was \$315,000, a 15% increase from 2023. The median sales price in York County was \$265,450, a 4% increase from last year.

“This past month, Adams County set a new record with a median home sale price of \$315,000, a 15% increase from the previous year. Likewise, York County saw a 4% rise in median home sale prices, reaching \$265,450. Despite a slight increase in inventory levels, they remain insufficient to meet current market demand. Buyers need to act quickly, as homes in York County are selling fast, typically staying on the market for only 7 days,” said Jason Phillips, 2024 RAYAC President.

RAYAC Statistics by School District 2024-2023 (January 1-May 31) 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	\$268,750	9%	31	32	-3%
Conewago Valley	\$275,000	\$244,950	12%	85	98	-13%
Fairfield	\$345,000	\$300,000	15%	31	25	24%
Gettysburg	\$340,240	\$325,000	5%	118	129	-9%
Littlestown	\$298,000	\$280,000	6%	63	53	19%
Upper Adams	\$233,000	\$275,000	-15%	35	45	-22%
Total Adams County	\$315,000	\$275,000	15%	363	382	-5%
York County						
Central York	\$269,900	\$265,000	2%	175	177	-1%
Dallastown	\$282,000	\$270,000	4%	170	191	-11%
Dover	\$274,440	\$252,340	9%	148	122	21%
Eastern York	\$254,000	\$237,950	7%	82	58	41%
Hanover	\$235,500	\$220,000	7%	92	96	-4%
Northeastern York	\$285,000	\$291,000	-2%	107	110	-3%
Northern York	\$350,000	\$305,000	15%	71	80	-11%
Red Lion	\$278,000	\$259,950	7%	141	154	-8%
South Eastern	\$320,000	\$316,845	1%	106	106	0%
South Western	\$293,500	\$284,500	3%	207	178	16%
Southern York	\$337,500	\$328,000	3%	81	93	-13%
Spring Grove	\$273,500	\$293,500	-7%	126	120	5%
West Shore	\$301,500	\$289,000	4%	128	120	7%
West York	\$245,000	\$200,000	23%	100	125	-20%
York City	\$135,000	\$127,000	6%	227	203	12%
York Suburban	\$250,000	\$256,000	-2%	113	112	1%
Total York County	\$265,450	\$255,000	4%	2074	2045	1%

May 2024 Housing Statistics

The REALTORS® Association of York & Adams Counties (RAYAC) reports that a total of 86 homes were sold in Adams County in May 2024, a 17% decrease from this time last year. In York County 511 homes were sold in May 2024, which is a 1% increase from last year.

The median sales price in Adams County was \$341,450 a 8% increase since last year. The median sale price in York County was \$270,000, which remains the same as this time last year.

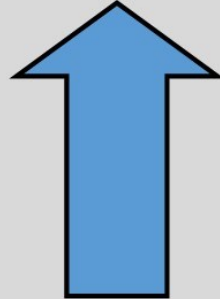
RAYAC MLS Statistics by School District						
2024-2023 (May) Comparison						
School District	2024 Median Sale Price	2023 Median Sale Price	% Change	2024 Number Sold	2023 Number Sold	% Change
Adams County						
Bermudian Springs	\$315,000	\$291,950	8%	9	10	-10%
Conewago Valley	\$365,000	\$230,500	58%	22	22	0%
Fairfield	\$375,000	\$347,450	8%	9	8	13%
Gettysburg	\$319,900	\$385,000	-17%	25	43	-42%
Littlestown	\$349,950	\$270,000	30%	14	12	17%
Upper Adams	\$284,900	\$279,900	2%	7	9	-22%
Total Adams County	\$341,450	\$317,000	8%	86	104	-17%
York County						
Central York	\$248,500	\$272,000	-9%	36	37	-3%
Dallastown	\$282,000	\$300,000	-6%	43	54	-20%
Dover	\$320,000	\$275,000	16%	38	33	15%
Eastern York	\$240,000	\$247,000	-3%	24	21	14%
Hanover	\$235,500	\$237,500	-1%	26	22	18%
Northeastern	\$275,000	\$345,500	-20%	32	15	113%
Northern York	\$380,000	\$272,000	40%	21	21	0%
Red Lion	\$315,500	\$260,000	21%	36	39	-8%
South Eastern	\$332,490	\$342,500	-3%	25	30	-17%
South Western	\$289,000	\$285,000	1%	57	37	54%
Southern York	\$309,000	\$325,000	-5%	19	24	-21%
Spring Grove	\$272,000	\$285,000	-5%	31	33	-6%
West Shore	\$299,999	\$309,500	-3%	27	38	-29%
West York	\$257,500	\$200,000	29%	24	27	-11%
York City	\$156,500	\$140,000	12%	48	45	7%
York Suburban	\$257,500	\$261,000	-1%	24	29	-17%
Total York County	\$270,000	\$270,000	0%	511	505	1%

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

Median Sold Price Year to Date

\$265,450

May 2023: \$255,000



Sales Price
Change Y/Y

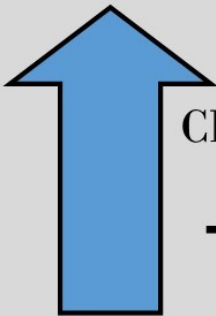
+4%

Number of
Homes Sold Year to
Date

2,074

Sales #
Change Y/Y

+1%



New Listings

651



All Active Listings

661

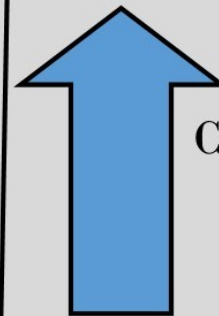
May 2023: 568

Number of
Pending Home
Sales

783

Pending #
Change Y/Y

+0%



% of List Price
Received

100%

SOLD

Days on Market

7

Months Supply
of Inventory

1.48 months

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



Statistics Source Bright MLS

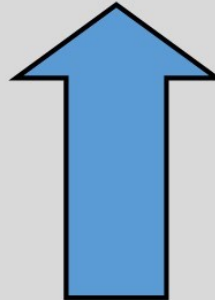
REALTORS® Association of York & Adams Counties

May 2024 Market Update for Adams County

Median Sold Price Year to Date

\$315,000

May 2023: \$275,000



Sales Price
Change Y/Y

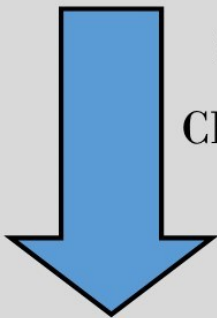
+ 15%

Number of
Homes Sold Year to
Date

363

Sales #
Change Y/Y

-5%



New Listings

128



All Active Listings

165

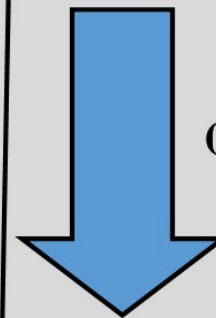
May 2023: 140

Number of
Pending Home
Sales

144

Pending #
Change Y/Y

-8%



% of List Price
Received

100%

SOLD

Days on Market

10

Months Supply
of Inventory

1.99 months

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



Statistics Source Bright MLS