



# RAYAC Housing Snapshot

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

## July 2024 Housing Statistics

The REALTORS® Association of York & Adams Counties (RAYAC) reports that a total of 560 homes were sold in Adams County through July 2024, which is a 8% decrease from this time last year. In York County 3,172 homes were sold during the first seven months of the year, a 4% increase from 2023.

The median sales price in Adams County was \$318,700, a 14% increase from 2023. The median sales price in York County was \$273,990, a 5% increase from last year.

“The housing market in York County has shown significant growth, with the median home sale price increasing by 5% compared to last year. The number of sales has also risen by 4%, indicating strong demand in the area. Homes are remaining on the market slightly longer, with a median of 8 days, but this still reflects a historically fast-moving market. With the potential for lower interest rates, the market could see even more activity in the coming months.” stated Jason Phillips, 2024 RAYAC President.

### RAYAC Statistics by School District 2024-2023 (January 1-July 31) 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	\$295,000	\$270,000	9%	55	65	-15%
Conewago Valley	\$255,000	\$249,950	2%	125	148	-16%
Fairfield	\$342,500	\$312,000	10%	47	46	2%
Gettysburg	\$372,990	\$336,600	11%	191	195	-2%
Littlestown	\$302,500	\$285,000	6%	96	95	1%
Upper Adams	\$241,500	\$277,000	-13%	46	59	-22%
<b>Total Adams County</b>	<b>\$318,700</b>	<b>\$279,900</b>	<b>14%</b>	<b>560</b>	<b>608</b>	<b>-8%</b>
<b>York County</b>						
Central York	\$278,125	\$276,000	1%	282	275	3%
Dallastown	\$287,050	\$272,950	5%	276	280	-1%
Dover	\$278,115	\$257,640	8%	220	192	15%
Eastern York	\$255,000	\$236,000	8%	115	91	26%
Hanover	\$234,500	\$229,950	2%	122	138	-12%
Northeastern	\$299,000	\$270,000	11%	163	178	-8%
Northern York	\$345,000	\$323,000	7%	105	106	-1%
Red Lion	\$280,000	\$275,000	2%	223	234	-5%
South Eastern	\$330,000	\$335,000	-1%	165	148	11%
South Western	\$299,490	\$289,950	3%	322	258	25%
Southern York	\$341,745	\$330,000	4%	144	143	1%
Spring Grove	\$269,950	\$297,000	-9%	188	177	6%
West Shore	\$310,000	\$294,600	5%	197	188	5%
West York	\$240,000	\$205,000	17%	156	182	-14%
York City	\$138,300	\$128,700	7%	323	284	14%
York Suburban	\$265,000	\$269,450	-2%	171	166	3%
<b>Total York County</b>	<b>\$273,990</b>	<b>\$260,000</b>	<b>5%</b>	<b>3172</b>	<b>3040</b>	<b>4%</b>

## *July 2024 Housing Statistics*

The REALTORS® Association of York & Adams Counties (RAYAC) reports that a total of 103 homes were sold in Adams County in July 2024, a 6% decrease from this time last year. In York County 539 homes were sold in July 2024, which is a 19% increase from last year.

The median sales price in Adams County was \$305,000 a 5% increase since last year. The median sale price in York County was \$295,000, which is an 11% increase from this time last year.

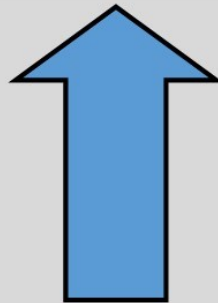
<b>RAYAC MLS Statistics by School District</b>						
<b>2024-2023 (July) Comparison</b>						
School District	2024 Median Sale Price	2023 Median Sale Price	% Change	2024 Number Sold	2023 Number Sold	% Change
<b>Adams County</b>						
Bermudian Springs	\$345,345	\$260,500	33%	13	16	-19%
Conewago Valley	\$232,500	\$255,000	-9%	22	22	0%
Fairfield Area	\$329,950	\$360,000	-8%	10	11	-9%
Gettysburg	\$377,450	\$362,680	4%	32	33	-3%
Littlestown	\$300,000	\$307,450	-2%	19	20	-5%
Upper Adams	\$255,000	\$244,500	4%	7	7	0%
<b>Total Adams County</b>	<b>\$305,000</b>	<b>\$290,000</b>	<b>5%</b>	<b>103</b>	<b>109</b>	<b>-6%</b>
<b>York County</b>						
Central York	\$292,500	\$254,500	15%	52	40	30%
Dallastown	\$320,000	\$265,000	21%	56	43	30%
Dover	\$315,000	\$278,000	13%	37	37	0%
Eastern York	\$307,000	\$234,000	31%	15	16	-6%
Hanover	\$245,000	\$250,000	-2%	13	15	-13%
Northeastern	\$302,500	\$260,000	16%	24	24	0%
Northern York	\$315,000	\$376,450	-16%	15	12	25%
Red Lion	\$319,250	\$289,950	10%	36	32	13%
South Eastern	\$375,000	\$335,000	12%	31	19	63%
South Western	\$299,900	\$289,950	3%	47	44	7%
Southern York	\$335,000	\$314,000	7%	35	22	59%
Spring Grove	\$240,000	\$282,450	-15%	27	28	-4%
West Shore	\$334,950	\$320,000	5%	42	37	14%
West York	\$239,900	\$228,500	5%	31	24	29%
York City	\$154,500	\$112,500	37%	48	35	37%
York Suburban	\$294,950	\$272,000	8%	30	25	20%
<b>Total York County</b>	<b>\$295,000</b>	<b>\$266,900</b>	<b>11%</b>	<b>539</b>	<b>453</b>	<b>19%</b>

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

Median Sold Price Year to Date

**\$273,990**

July 2023: \$260,000



Sales Price  
Change Y/Y

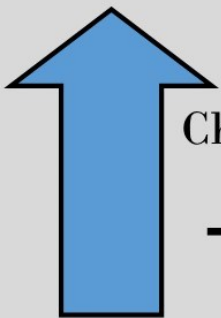
**+5%**

Number of  
Homes Sold Year to  
Date

**3,172**

Sales #  
Change Y/Y

**+4%**



New Listings

**615**



All Active Listings

**758**

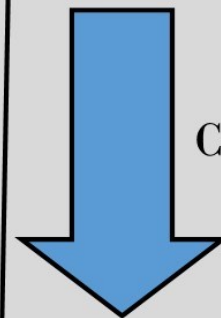
July 2023: 654

Number of  
Pending Home  
Sales

**755**

Pending #  
Change Y/Y

**-1%**



% of List Price  
Received

**100%**

**SOLD**

Days on Market

**8**

Months Supply  
of Inventory

**1.67 months**

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



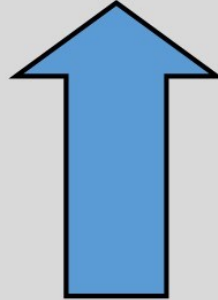
Statistics Source Bright MLS

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

Median Sold Price Year to Date

**\$318,700**

July 2023: \$279,900



Sales Price  
Change Y/Y

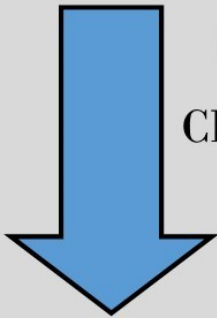
**+ 14%**

Number of  
Homes Sold Year to  
Date

**560**

Sales #  
Change Y/Y

**-8%**



New Listings

**122**



All Active Listings

**185**

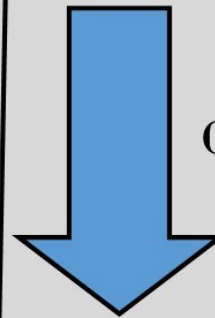
July 2023: 134

Number of  
Pending Home  
Sales

**132**

Pending #  
Change Y/Y

**-13%**



% of List Price  
Received

**100%**

**SOLD**

Days on Market

**10**

Months Supply  
of Inventory

**2.30 months**

For a report by School District please visit

[www.RAYAC.com/statistics/](http://www.RAYAC.com/statistics/)



Statistics Source Bright MLS