



RAYAC Housing Snapshot

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

August 2024 Housing Statistics

The REALTORS® Association of York & Adams Counties (RAYAC) reports that a total of 657 homes were sold in Adams County through August 2024, which is a 9% decrease from this time last year. In York County 3,693 homes were sold during the first eight months of the year, a 4% increase from 2023.

The median sales price in Adams County was \$320,000, a 14% increase from 2023. The median sales price in York County was \$275,000, a 4% increase from last year.

"As we move through 2024, the housing market in York and Adams Counties continues to show strong growth. The median sold price has continued to climb, reflecting the sustained demand in our region. We're also seeing an encouraging rise in pending sales, and inventory levels have increased, offering more opportunities for buyers." – Jason Phillips, 2024 RAYAC President

2024-2023 (January 1-August 31) Comparison

School District	2024 Median Sale Price	2023 Median Sale Price	% Change	2024 Number Sold	2023 Number Sold	% Change
Adams County						
Bermudian Springs	\$302,500	\$282,400	7%	66	78	-15%
Conewago Valley	\$255,000	\$250,500	2%	146	180	-19%
Fairfield	\$346,000	\$323,500	7%	55	56	-2%
Gettysburg	\$372,990	\$349,900	7%	225	229	-2%
Littlestown	\$310,000	\$273,500	13%	107	112	-4%
Upper Adams	\$250,000	\$274,950	-9%	58	64	-9%
Total Adams County	\$320,000	\$281,000	14%	657	719	-9%
York County						
Central York	\$278,750	\$282,000	-1%	331	318	4%
Dallastown	\$285,000	\$282,130	1%	323	324	0%
Dover	\$275,000	\$259,950	6%	245	234	5%
Eastern York	\$255,750	\$239,950	7%	128	114	12%
Hanover	\$235,000	\$229,450	2%	141	158	-11%
Northeastern	\$297,000	\$272,000	9%	188	201	-6%
Northern York	\$350,000	\$325,000	8%	127	125	2%
Red Lion	\$285,000	\$268,000	6%	260	267	-3%
South Eastern	\$339,995	\$335,000	1%	202	168	20%
South Western	\$302,140	\$295,000	2%	373	315	18%
Southern York	\$340,000	\$330,000	3%	165	169	-2%
Spring Grove	\$273,500	\$295,000	-7%	222	205	8%
West Shore	\$315,000	\$300,000	5%	226	228	-1%
West York	\$239,900	\$205,500	17%	194	208	-7%
York City	\$140,000	\$130,000	8%	369	331	11%
York Suburban	\$267,000	\$264,500	1%	199	196	2%
Total York County	\$275,000	\$263,900	4%	3693	3561	4%

August 2024 Housing Statistics

The REALTORS® Association of York & Adams Counties (RAYAC) reports that a total of 96 homes were sold in Adams County in August 2024, a 12% decrease from this time last year. In York County 509 homes were sold in August 2024, which is a 1% decrease from last year.

The median sales price in Adams County was \$339,995 a 15% increase since last year. The median sale price in York County was \$285,000, which is a 4% increase from this time last year.

RAYAC MLS Statistics by School District						
2024-2023 (August) Comparison						
School District	2024 Median Sale Price	2023 Median Sale Price	% Change	2024 Number Sold	2023 Number Sold	% Change
Adams County						
Bermudian Springs	\$327,500	\$289,450	13%	10	12	-17%
Conewago Valley	\$251,000	\$266,000	-6%	21	32	-34%
Fairfield	\$414,950	\$395,000	5%	8	10	-20%
Gettysburg	\$371,495	\$375,000	-1%	34	33	3%
Littlestown	\$322,000	\$232,000	39%	11	17	-35%
Upper Adams	\$257,500	\$202,000	27%	12	5	140%
Total Adams County	\$339,995	\$295,000	15%	96	109	-12%
York County						
Central York	\$286,000	\$307,000	-7%	49	43	14%
Dallastown	\$279,895	\$297,000	-6%	47	44	7%
Dover	\$258,040	\$262,000	-2%	25	41	-39%
Eastern York	\$290,000	\$270,000	7%	11	23	-52%
Hanover	\$250,000	\$209,000	20%	19	20	-5%
Northeastern	\$286,000	\$300,000	-5%	25	23	9%
Northern York	\$352,500	\$325,000	8%	22	19	16%
Red Lion	\$324,000	\$239,000	36%	35	31	13%
South Eastern	\$373,700	\$339,500	10%	36	20	80%
South Western	\$350,665	\$325,000	8%	49	55	-11%
Southern York	\$315,000	\$330,000	-5%	20	26	-23%
Spring Grove	\$308,750	\$280,500	10%	34	28	21%
West Shore	\$340,900	\$325,000	5%	29	39	-26%
West York	\$230,000	\$228,000	1%	38	26	46%
York City	\$155,000	\$131,000	18%	43	47	-9%
York Suburban	\$300,000	\$259,000	16%	27	30	-10%
Total York County	\$285,000	\$275,000	4%	509	515	-1%

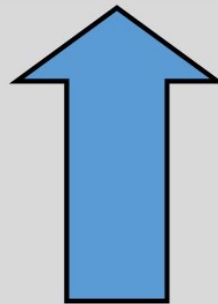
REALTORS® Association of York & Adams Counties

August 2024 Market Update for York County

Median Sold Price Year to Date

\$275,000

August 2023: \$263,900



Sales Price
Change Y/Y

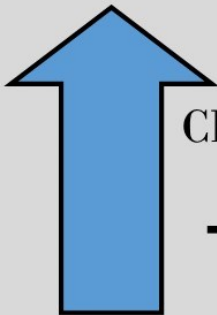
+4%

Number of
Homes Sold Year to
Date

3,693

Sales #
Change Y/Y

+4%



New Listings

601



All Active Listings

815

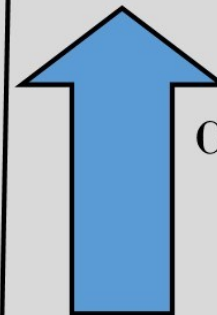
August 2023: 732

Number of
Pending Home
Sales

725

Pending #
Change Y/Y

+15%



% of List Price
Received

100%

SOLD

Days on Market

8

Months Supply
of Inventory

1.80 months

For a report by School District please visit

www.RAYAC.com/statistics/



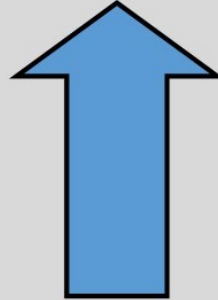
Statistics Source Bright MLS

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

Median Sold Price Year to Date

\$320,000

August 2023: \$281,000



Sales Price
Change Y/Y

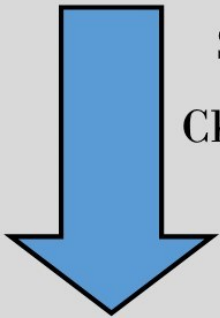
+ 14%

Number of
Homes Sold Year to
Date

657

Sales #
Change Y/Y

-9%



New Listings

110



All Active Listings

178

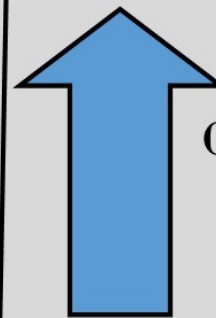
August 2023: 145

Number of
Pending Home
Sales

135

Pending #
Change Y/Y

+36%



% of List Price
Received

99.7%

SOLD

Days on Market

13

Months Supply
of Inventory

2.24 months

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



Statistics Source Bright MLS