



RAYAC Housing Snapshot

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

September 2024 Housing Statistics

The REALTORS® Association of York & Adams Counties (RAYAC) reports that a total of 741 homes were sold in Adams County through September 2024, which is a 7% decrease from this time last year. In York County 4,213 homes were sold during the first nine months of the year, a 4% increase from 2023.

The median sales price in Adams County was \$320,000, a 12% increase from 2023. The median sales price in York County was \$275,000, a 4% increase from last year.

"The York County housing market is experiencing increasing sales and the highest median home sale price ever recorded, marking a new milestone for the region. A slight rise in inventory, coupled with a modest decline in mortgage rates, offers a promising outlook for both buyers and sellers as we move into a more balanced market." – Jason Phillips, 2024 RAYAC President

RAYAC Statistics by School District						
2024-2023 (January 1-September 30) 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	\$284,950	11%	81	84	-4%
Conewago Valley	\$255,000	\$250,000	2%	169	201	-16%
Fairfield	\$348,000	\$325,000	7%	60	63	-5%
Gettysburg	\$369,990	\$350,000	6%	255	254	0%
Littlestown	\$310,000	\$273,500	13%	114	126	-10%
Upper Adams	\$250,000	\$274,900	-9%	62	72	-14%
Total Adams County	\$320,000	\$284,950	12%	741	800	-7%
York County						
Central	\$280,000	\$284,750	-2%	391	358	9%
Dallastown	\$286,600	\$280,775	2%	361	353	2%
Dover	\$275,000	\$258,000	7%	277	265	5%
Eastern York	\$255,500	\$243,500	5%	151	128	18%
Hanover	\$235,000	\$229,900	2%	153	167	-8%
Northeastern	\$297,000	\$280,000	6%	220	233	-6%
Northern York	\$342,500	\$321,000	7%	148	143	3%
Red Lion	\$280,000	\$266,500	5%	288	306	-6%
South Eastern	\$340,000	\$335,000	1%	235	195	21%
South Western	\$304,000	\$295,000	3%	415	364	14%
Southern York	\$340,000	\$329,900	3%	189	183	3%
Spring Grove	\$273,500	\$285,000	-4%	258	232	11%
West Shore	\$315,000	\$300,000	5%	260	265	-2%
West York	\$239,900	\$206,000	16%	219	239	-8%
York City	\$140,000	\$127,250	10%	417	389	7%
York Suburban	\$265,000	\$264,000	0%	231	215	7%
Total York County	\$275,000	\$263,950	4%	4213	4035	4%

September 2024 Housing Statistics

The REALTORS® Association of York & Adams Counties (RAYAC) reports that a total of 81 homes were sold in Adams County in September 2024, a 3% increase from this time last year. In York County 504 homes were sold in August 2024, which is a 9% increase from last year.

The median sales price in Adams County was \$315,000 a 5% increase since last year. The median sale price in York County was \$276,875, which is a 6% increase from this time last year.

RAYAC MLS Statistics by School District						
2024-2023 (September) Comparison						
School District	2024 Median Sale Price	2023 Median Sale Price	% Change	2024 Number Sold	2023 Number Sold	% Change
Adams County						
Bermudian Springs	\$385,000	\$307,450	25%	15	6	150%
Conewago Valley	\$260,600	\$227,250	15%	23	20	15%
Fairfield	\$420,000	\$325,000	29%	5	7	-29%
Gettysburg	\$350,000	\$389,120	-10%	27	24	13%
Littlestown	\$335,000	\$284,950	18%	7	14	-50%
Upper Adams	\$280,000	\$232,500	20%	4	8	-50%
Total Adams County	\$315,000	\$300,000	5%	81	79	3%
York County						
Central	\$325,000	\$288,500	13%	59	39	51%
Dallastown	\$300,000	\$269,950	11%	37	28	32%
Dover	\$265,000	\$250,000	6%	31	31	0%
Eastern York	\$255,000	\$265,000	-4%	23	14	64%
Hanover	\$247,500	\$232,450	6%	12	8	50%
Northeastern York	\$308,000	\$339,900	-9%	32	31	3%
Northern York	\$321,010	\$305,000	5%	21	18	17%
Red Lion	\$260,000	\$265,000	-2%	25	39	-36%
South Eastern	\$341,750	\$342,000	0%	32	27	19%
South Western	\$320,000	\$297,500	8%	42	46	-9%
Southern York	\$355,000	\$299,950	18%	23	14	64%
Spring Grove	\$275,750	\$243,500	13%	33	27	22%
West Shore	\$335,000	\$325,000	3%	33	35	-6%
West York	\$225,000	\$209,900	7%	25	31	-19%
York City	\$135,000	\$120,000	13%	45	56	-20%
York Suburban	\$259,900	\$252,000	3%	31	19	63%
Total York County	\$276,875	\$261,500	6%	504	463	9%

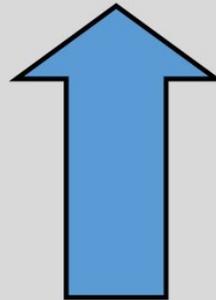
REALTORS® Association of York & Adams Counties

September 2024 Market Update for York County

Median Sold Price Year to Date

\$275,000

September 2023: \$263,950

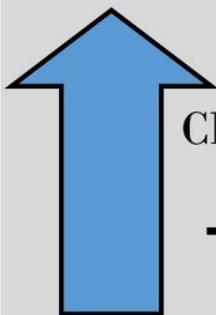


Sales Price
Change Y/Y

+4%

Number of
Homes Sold Year to
Date

4,213



Sales #
Change Y/Y

+4%

New Listings

510



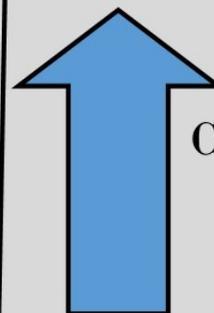
All Active Listings

828

September 2023: 750

Number of
Pending Home
Sales

677



Pending #
Change Y/Y

+15%

% of List Price
Received

100%

SOLD

Days on Market

9

Months Supply
of Inventory

1.81 months

For a report by School District please visit

www.RAYAC.com/statistics/



Statistics Source Bright MLS

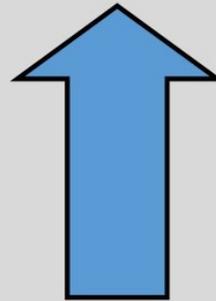
REALTORS® Association of York & Adams Counties

September 2024 Market Update for Adams County

Median Sold Price Year to Date

\$320,000

September 2023: \$284,950



Sales Price
Change Y/Y

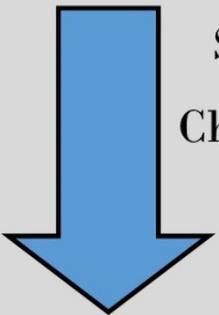
+ 12%

Number of
Homes Sold Year to
Date

741

Sales #
Change Y/Y

-7%



New Listings

104



All Active Listings

177

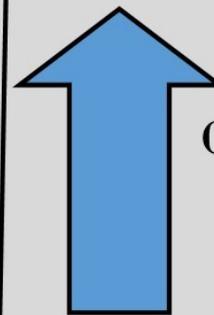
September 2023: 149

Number of
Pending Home
Sales

135

Pending #
Change Y/Y

+59%



% of List Price
Received

100%

SOLD

Days on Market

11

Months Supply
of Inventory

2.22 months

For a report by School District please visit

www.RAYAC.com/statistics/



Statistics Source Bright MLS