



RAYAC Housing Snapshot

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

October 2024 Housing Statistics

The REALTORS® Association of York & Adams Counties (RAYAC) reports that a total of 837 homes were sold in Adams County through October 2024, which is a 4% decrease from this time last year. In York County 4,701 homes were sold during the first ten months of the year, a 4% increase from 2023.

The median sales price in Adams County was \$319,900, a 14% increase from 2023. The median sales price in York County was \$275,000, a 4% increase from last year.

"Despite a slight increase in days on market, the housing market in York and Adams Counties remains robust, with strong buyer demand continuing to drive activity," said RAYAC President Jason Phillips. "Median home sale prices and the number of home sales have both seen consistent growth, highlighting the ongoing appeal of our region for homebuyers."

RAYAC Statistics by School District 2024-2023 (January 1-October 31) 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	\$284,900	11%	92	91	1%
Conewago Valley	\$257,450	\$249,900	3%	194	221	-12%
Fairfield	\$346,000	\$325,000	6%	67	71	-6%
Gettysburg	\$375,000	\$349,990	7%	285	273	4%
Littlestown	\$300,000	\$275,000	9%	127	135	-6%
Upper Adams	\$255,000	\$274,950	-7%	72	78	-8%
Total Adams County	\$319,900	\$281,000	14%	837	869	-4%
York County						
Central	\$284,900	\$280,000	2%	425	405	5%
Dallastown	\$289,900	\$280,000	4%	409	397	3%
Dover	\$275,000	\$256,590	7%	315	288	9%
Eastern York	\$255,000	\$242,400	5%	167	147	14%
Hanover Public	\$235,500	\$229,000	3%	174	181	-4%
Northeastern	\$295,000	\$294,900	0%	236	267	-12%
Northern York	\$342,500	\$325,000	5%	166	167	-1%
Red Lion	\$279,900	\$265,000	6%	319	332	-4%
South Eastern	\$340,000	\$330,000	3%	256	217	18%
South Western	\$306,760	\$300,000	2%	474	402	18%
Southern York	\$345,000	\$330,000	5%	206	201	2%
Spring Grove	\$281,000	\$285,000	-1%	283	263	8%
West Shore	\$314,000	\$310,000	1%	283	305	-7%
West York	\$239,450	\$210,000	14%	252	269	-6%
York City	\$140,000	\$127,500	10%	479	435	10%
York Suburban	\$265,500	\$264,500	0%	256	244	5%
Total York County	\$275,000	\$265,000	4%	4701	4520	4%

October 2024 Housing Statistics

The REALTORS® Association of York & Adams Counties (RAYAC) reports that a total of 94 homes were sold in Adams County in October 2024, a 40% increase from this time last year. In York County 477 homes were sold in August 2024, which remained the same from last year.

The median sales price in Adams County was \$302,000 a 12% increase since last year. The median sale price in York County was \$278,000, which is a 4% increase from this time last year.

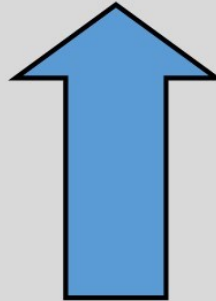
RAYAC MLS Statistics by School District						
2024-2023 (October) Comparison						
School District	2024 Median Sale Price	2023 Median Sale Price	% Change	2024 Number Sold	2023 Number Sold	% Change
Adams County						
Bermudian Springs	\$399,000	\$245,000	63%	11	7	57%
Conewago Valley	\$272,000	\$231,500	17%	25	19	32%
Fairfield	\$312,000	\$319,500	-2%	7	8	-13%
Gettysburg	\$390,000	\$245,000	59%	29	18	61%
Littlestown	\$238,490	\$280,000	-15%	12	9	33%
Upper Adams	\$299,980	\$330,000	-9%	10	6	67%
Total Adams County	\$302,000	\$270,000	12%	94	67	40%
York County						
Central York	\$305,000	\$259,500	18%	33	44	-25%
Dallastown	\$307,450	\$275,000	12%	48	43	12%
Dover	\$299,900	\$245,000	22%	37	22	68%
Eastern York	\$222,250	\$242,400	-8%	16	19	-16%
Hanover Public	\$250,000	\$225,000	11%	21	14	50%
Northeastern	\$259,000	\$297,450	-13%	17	34	-50%
Northern York	\$360,000	\$349,950	3%	17	24	-29%
Red Lion	\$259,900	\$257,500	1%	31	26	19%
South Eastern	\$340,000	\$284,550	19%	21	21	0%
South Western	\$350,000	\$330,150	6%	57	36	58%
Southern York	\$406,000	\$336,000	21%	16	18	-11%
Spring Grove	\$314,000	\$274,950	14%	25	30	-17%
West Shore	\$295,000	\$370,000	-20%	22	40	-45%
West York	\$235,000	\$240,050	-2%	33	30	10%
York City	\$148,050	\$140,000	6%	58	45	29%
York Suburban	\$269,900	\$270,000	0%	25	29	-14%
Total York County	\$278,000	\$268,000	4%	477	475	0%

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

Median Sold Price Year to Date

\$275,000

October 2023: \$265,000



Sales Price
Change Y/Y

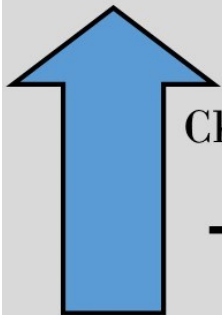
+4%

Number of
Homes Sold Year to
Date

4,701

Sales #
Change Y/Y

+4%



New Listings

485



All Active Listings

801

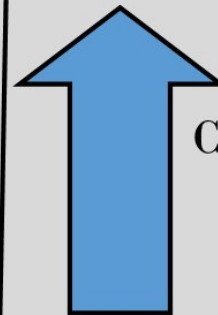
October 2023: 684

Number of
Pending Home
Sales

654

Pending #
Change Y/Y

+23%



% of List Price
Received

100%

SOLD

Days on Market

11

Months Supply
of Inventory

1.75 months

For a report by School District please visit

www.RAYAC.com/statistics/



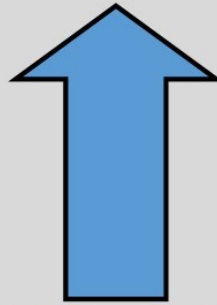
Statistics Source Bright MLS

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

Median Sold Price Year to Date

\$319,900

October 2023: \$281,000



Sales Price
Change Y/Y

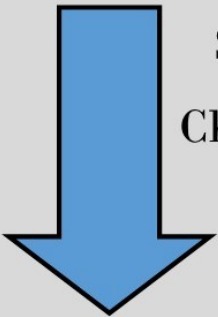
+ 14%

Number of
Homes Sold Year to
Date

837

Sales #
Change Y/Y

-4%



New Listings

116



All Active Listings

189

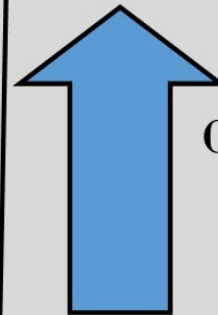
October 2023: 145

Number of
Pending Home
Sales

143

Pending #
Change Y/Y

+29%



% of List Price
Received

98.7%

SOLD

Days on Market

21

Months Supply
of Inventory

2.31 months

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



Statistics Source Bright MLS