



RAYAC Housing Snapshot

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

November 2024 Housing Statistics

The REALTORS® Association of York & Adams Counties (RAYAC) reports that a total of 935 homes were sold in Adams County through November 2024, which is a 3% decrease from this time last year. In York County 5,140 homes were sold during the first eleven months of the year, a 4% increase from 2023.

The median sales price in Adams County was \$319,900, 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 outperforming the national market. Residential home sales in York County have increased by 4% year over year, in contrast to the national market, where sales have remained relatively flat. Looking ahead, 2025 is expected to bring a stronger market, driven by pent-up buyer demand," said RAYAC President Jason Phillips.

RAYAC Statistics by School District						
2024-2023 (January 1-November 30) Comparison						
School District	2024 Median Sale Price	2023 Median Sale Price	% Change	2024 Number Sold	2023 Number Sold	% Change
Adams County						
Bermudian Springs	\$308,725	\$284,950	8%	100	108	-7%
Conewago Valley	\$255,000	\$249,950	2%	215	240	-10%
Fairfield	\$345,000	\$320,000	8%	81	79	3%
Gettysburg	\$375,000	\$345,780	8%	315	301	5%
Littlestown	\$300,000	\$281,500	7%	140	148	-5%
Upper Adams	\$257,500	\$276,000	-7%	84	88	-5%
Total Adams County	\$319,900	\$285,000	12%	935	964	-3%
York County						
Central	\$283,450	\$279,000	2%	458	437	5%
Dallastown	\$289,900	\$280,900	3%	452	437	3%
Dover	\$275,000	\$255,905	7%	351	319	10%
Eastern York	\$255,750	\$247,000	4%	180	165	9%
Hanover	\$235,500	\$228,500	3%	186	196	-5%
Northeastern	\$297,000	\$278,500	7%	269	294	-9%
Northern York	\$349,900	\$325,000	8%	173	185	-6%
Red Lion	\$279,000	\$265,000	5%	353	355	-1%
South Eastern	\$345,000	\$331,500	4%	277	242	14%
South Western	\$307,450	\$297,500	3%	519	440	18%
Southern York	\$348,110	\$329,900	6%	220	221	0%
Spring Grove	\$284,900	\$280,000	2%	313	295	6%
West Shore	\$312,500	\$304,500	3%	309	332	-7%
West York	\$238,500	\$210,750	13%	277	292	-5%
York City	\$139,900	\$129,900	8%	521	488	7%
York Suburban	\$264,900	\$263,500	1%	281	259	8%
Total York County	\$275,000	\$263,500	4%	5140	4957	4%

November 2024 Housing Statistics

The REALTORS® Association of York & Adams Counties (RAYAC) reports that a total of 98 homes were sold in Adams County in November 2024, a 5% increase from this time last year. In York County 426 homes were sold in November 2024, which is a 2% decrease from this time last year.

The median sales price in Adams County was \$316,000 a 4% increase since last year. The median sale price in York County was \$274,950, which is a 6% increase from this time last year.

RAYAC MLS Statistics by School District						
2024-2023 (November) Comparison						
School District	2024 Median Sale Price	2023 Median Sale Price	% Change	2024 Number Sold	2023 Number Sold	% Change
Adams County						
Bermudian Springs	\$232,450	\$285,000	-18%	8	17	-53%
Conewago Valley	\$253,000	\$265,000	-5%	21	19	11%
Fairfield	\$334,950	\$312,500	7%	14	8	75%
Gettysburg	\$371,000	\$304,995	22%	30	26	15%
Littlestown	\$300,000	\$305,000	-2%	13	13	0%
Upper Adams	\$322,500	\$315,000	2%	12	10	20%
Total Adams County	\$316,000	\$305,000	4%	98	93	5%
York County						
Central	\$280,000	\$249,950	12%	33	32	3%
Dallastown	\$294,400	\$288,000	2%	42	40	5%
Dover	\$260,000	\$255,500	2%	36	31	16%
Eastern York	\$300,000	\$280,000	7%	13	18	-28%
Hanover	\$235,500	\$224,000	5%	12	15	-20%
Northeastern	\$316,999	\$230,000	38%	33	27	22%
Northern York	\$414,750	\$335,000	24%	6	18	-67%
Red Lion	\$267,375	\$239,900	11%	34	23	48%
South Eastern	\$372,500	\$369,980	1%	16	25	-36%
South Western	\$312,000	\$281,000	11%	43	38	13%
Southern York	\$385,000	\$309,490	24%	13	20	-35%
Spring Grove	\$296,945	\$236,250	26%	30	32	-6%
West Shore	\$300,000	\$278,900	8%	25	27	-7%
West York	\$229,250	\$229,900	0%	24	23	4%
York City	\$124,000	\$139,900	-11%	41	51	-20%
York Suburban	\$220,000	\$259,900	-15%	25	15	67%
Total York County	\$274,950	\$259,890	6%	426	435	-2%

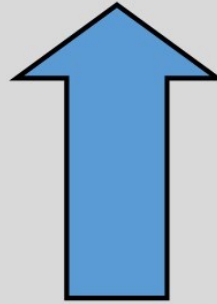
REALTORS® Association of York & Adams Counties

November 2024 Market Update for York County

Median Sold Price Year to Date

\$275,000

November 2023: \$263,500



Sales Price
Change Y/Y

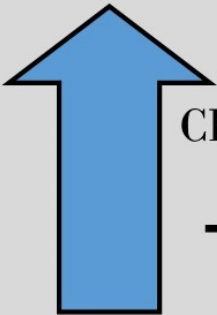
+4%

Number of
Homes Sold Year to
Date

5,140

Sales #
Change Y/Y

+4%



New Listings

399



All Active Listings

713

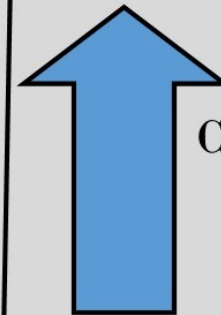
November 2023: 761

Number of
Pending Home
Sales

646

Pending #
Change Y/Y

+28%



% of List Price
Received

100%

SOLD

Days on Market

11

Months Supply
of Inventory

1.56 months

For a report by School District please visit

www.RAYAC.com/statistics/



Statistics Source Bright MLS

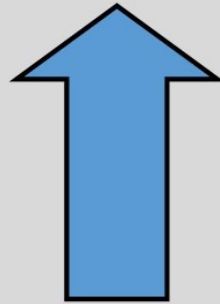
REALTORS® Association of York & Adams Counties

November 2024 Market Update for Adams County

Median Sold Price Year to Date

\$319,900

November 2023: \$285,000



Sales Price
Change Y/Y

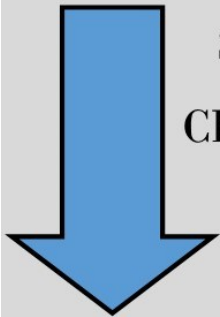
+ 12%

Number of
Homes Sold Year to
Date

935

Sales #
Change Y/Y

-3%



New Listings

77



All Active Listings

180

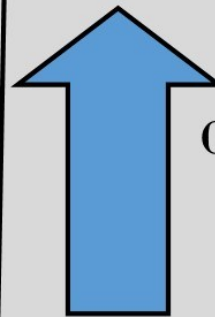
November 2023: 164

Number of
Pending Home
Sales

122

Pending #
Change Y/Y

+36%



% of List Price
Received

100%

SOLD

Days on Market

13

Months Supply
of Inventory

2.19 months

For a report by School District please visit

www.RAYAC.com/statistics/



Statistics Source Bright MLS