



RAYAC Housing Snapshot

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

December 2024 Housing Statistics

The REALTORS® Association of York & Adams Counties (RAYAC) reports that a total of 1,020 homes were sold in Adams County through December 2024, which is a 2% decrease from this time last year. In York County 5,607 homes were sold during the year, a 4% increase from 2023.

The median sales price in Adams County was \$320,000, an 11% increase from 2023. The median sales price in York County was \$275,000, a 4% increase from last year.

"The York County housing market outperformed national trends in 2024, achieving a 4% increase in sales compared to 2023. The median home sale price reached a historic high of \$275,000, reflecting a remarkable 49% growth over the past five years. Looking ahead to 2025, we anticipate continued moderate increases in both home prices and sales activity. As the market remains nuanced—with some homes selling quickly while others take slightly longer—it's more important than ever to work with a real estate professional who can guide you through the process," stated 2025 RAYAC President Selina Robinson.

RAYAC Statistics by School District						
2024-2023 (January 1-December 31) Comparison						
School District	2024 Median Sale Price	2023 Median Sale Price	% Change	2024 Number Sold	2023 Number Sold	% Change
Adams County						
Bermudian Springs	\$306,225	\$285,000	7%	110	115	-4%
Conewago Valley	\$255,000	\$251,650	1%	237	256	-7%
Fairfield	\$345,500	\$317,500	9%	84	86	-2%
Gettysburg	\$377,990	\$349,900	8%	349	328	6%
Littlestown	\$300,000	\$280,000	7%	153	157	-3%
Upper Adams	\$265,000	\$272,450	-3%	87	96	-9%
Total Adams County	\$320,000	\$287,500	11%	1020	1038	-2%
York County						
Central York	\$285,500	\$279,875	2%	508	468	9%
Dallastown	\$288,612	\$281,755	2%	495	475	4%
Dover	\$275,000	\$257,280	7%	383	341	12%
Eastern York	\$260,000	\$250,000	4%	197	181	9%
Hanover	\$237,250	\$225,000	5%	196	213	-8%
Northeastern	\$299,900	\$279,500	7%	303	322	-6%
Northern York	\$355,000	\$325,000	9%	189	207	-9%
Red Lion	\$279,900	\$265,000	6%	390	384	2%
South Eastern	\$345,000	\$325,500	6%	295	264	12%
South Western	\$309,555	\$299,000	4%	562	483	16%
Southern York	\$348,110	\$329,950	6%	238	242	-2%
Spring Grove	\$284,950	\$280,000	2%	340	320	6%
West Shore	\$310,000	\$304,000	2%	331	373	-11%
West York	\$239,900	\$213,500	12%	302	312	-3%
York City	\$139,950	\$126,750	10%	568	540	5%
York Suburban	\$265,000	\$263,500	1%	309	291	6%
Total York County	\$275,000	\$264,000	4%	5,607	5,416	4%

December 2024 Housing Statistics

The REALTORS® Association of York & Adams Counties (RAYAC) reports that a total of 85 homes were sold in Adams County in December 2024, a 21% increase from this time last year. In York County 457 homes were sold in December 2024, which is a 3% increase from this time last year.

The median sales price in Adams County was \$327,000 a 9% increase since last year. The median sale price in York County was \$275,000, which is a 4% increase from this time last year.

RAYAC MLS Statistics by School District						
2024-2023 (December) Comparison						
School District	2024 Median Sale Price	2023 Median Sale Price	% Change	2024 Number Sold	2023 Number Sold	% Change
Adams County						
Bermudian Springs	\$291,250	\$307,000	-5%	10	7	43%
Conewago Valley	\$248,500	\$286,000	-13%	22	15	47%
Fairfield	\$350,000	\$299,900	17%	3	7	-57%
Gettysburg	\$417,500	\$352,500	18%	34	24	42%
Littlestown	\$307,500	\$268,000	15%	13	9	44%
Upper Adams	\$325,000	\$217,500	49%	3	8	-63%
Total Adams County	\$327,000	\$300,950	9%	85	70	21%
York County						
Central York	\$295,000	\$285,000	4%	49	31	58%
Dallastown	\$259,000	\$285,000	-9%	41	37	11%
Dover	\$280,300	\$260,000	8%	32	21	52%
Eastern York	\$299,999	\$292,450	3%	17	16	6%
Hanover	\$241,500	\$200,000	21%	10	17	-41%
Northeastern	\$315,000	\$294,950	7%	34	28	21%
Northern York	\$403,500	\$315,000	28%	14	21	-33%
Red Lion	\$279,900	\$267,200	5%	35	29	21%
South Eastern	\$346,245	\$300,000	15%	18	22	-18%
South Western	\$332,000	\$300,000	11%	42	40	5%
Southern York	\$334,990	\$335,000	0%	17	19	-11%
Spring Grove	\$312,350	\$289,900	8%	27	23	17%
West Shore	\$284,900	\$303,500	-6%	21	40	-48%
West York	\$242,500	\$224,000	8%	25	20	25%
York City	\$150,000	\$117,450	28%	47	50	-6%
York Suburban	\$268,950	\$255,000	5%	28	31	-10%
Total York County	\$275,000	\$265,000	4%	457	445	3%

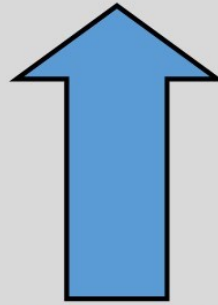
REALTORS® Association of York & Adams Counties

December 2024 Market Update for York County

Median Sold Price Year to Date

\$275,000

December 2023: \$265,000



Sales Price
Change Y/Y

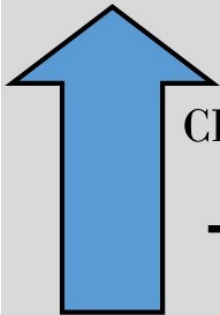
+4%

Number of
Homes Sold Year to
Date

5,607

Sales #
Change Y/Y

+4%



New Listings

309



All Active Listings

630

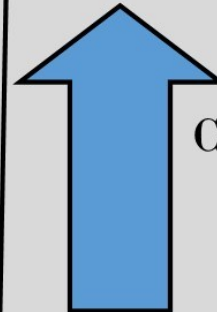
December 2023: 730

Number of
Pending Home
Sales

497

Pending #
Change Y/Y

+9%



% of List Price
Received

100%

SOLD

Days on Market

13

Months Supply
of Inventory

1.38 months

For a report by School District please visit

www.RAYAC.com/statistics/



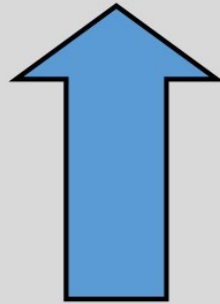
Statistics Source Bright MLS

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

Median Sold Price Year to Date

\$320,000

December 2023: \$287,500



Sales Price
Change Y/Y

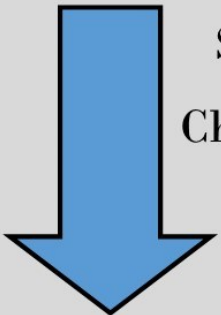
+ 11%

Number of
Homes Sold Year to
Date

1,020

Sales #
Change Y/Y

-2%



New Listings

57



All Active Listings

155

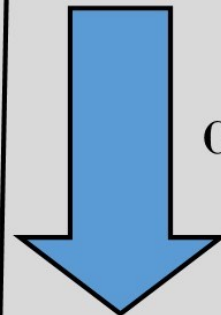
December 2023: 147

Number of
Pending Home
Sales

98

Pending #
Change Y/Y

-9%



% of List Price
Received

100%

SOLD

Days on Market

11

Months Supply
of Inventory

1.86 months

For a report by School District please visit

www.RAYAC.com/statistics/



Statistics Source Bright MLS