

**2024**

# York County

## *Real Estate Market Report*

*Prepared by:*



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# 2024 York County Real Estate Market Report

The Realtors® Association of York & Adams Counties (RAYAC) represents over 1,300 Realtor® members who work for the best interest of consumers - home buyers and sellers - and advocate for private property rights. RAYAC members also include commercial Realtors®, property managers and appraisers.

This annual report provides an overview of York County's real estate market as well as providing housing trends for each of the 16 school districts. The data was derived from the Multiple Listing Service of the Realtors® Association of York & Adams Counties and Bright MLS. The statistics do not represent every real estate transaction in the county. It does not include private real estate transactions or new construction that did not involve a Realtor®.

Housing continues to be a significant economic sector within our community. It is the source of direct employment for a variety of trades and professions such as construction, finance and insurance. Housing sales also create a huge and often unrecognized impact on the larger economy because it unleashes additional spending as buyers transform a house into their home to reflect their tastes and interests.

Thank you for reading this report and please contact RAYAC with any questions you might have.



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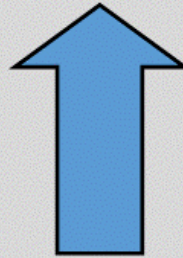
# York County Housing Market Snapshot

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

Median Sold Price Year to Date

**\$275,000**

December 2023: \$265,000

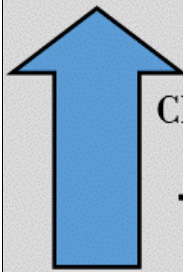


Sales Price  
Change Y/Y

**+4%**

Number of  
Homes Sold Year to  
Date

**5,607**



Sales #  
Change Y/Y  
**+4%**

New Listings

**309**



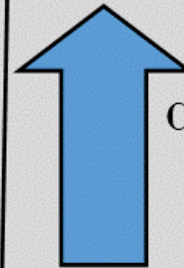
All Active Listings

**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/](http://www.RAYAC.com/statistics/)



Statistics Source Bright MLS

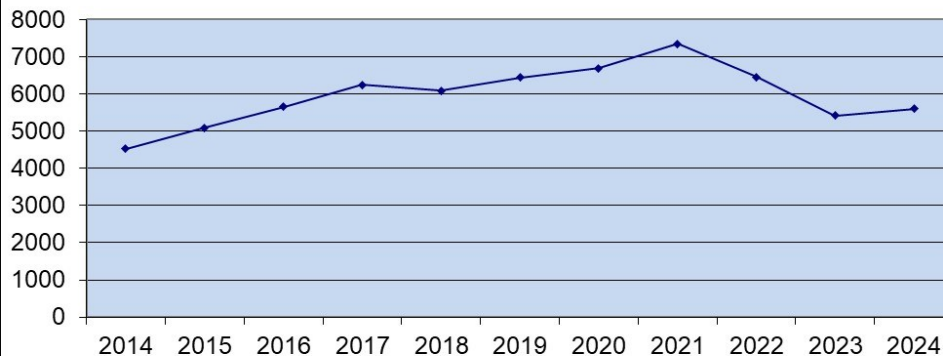


## York County Housing Market: Number of Homes Sold

In 2024 Realtors® sold 5,607 homes in York County. This reflects a 4% increase in the number of homes sold compared to 2023. The total dollar volume reached over \$1.69 billion reflecting a 16% increase compared to 2023 sales.

<b>School District</b>	<b>2024 Sold</b>	<b>2023 Sold</b>	<b>2019 Sold</b>	<b>2014 Sold</b>	<b>% Change Over 1 Year</b>	<b>% Change Over 5 Years</b>	<b>% Change Over 10 Years</b>
Central	508	468	551	470	9%	-8%	8%
Dallastown	495	475	643	499	4%	-23%	-1%
Dover	383	341	418	320	12%	-8%	20%
Eastern	197	181	218	191	9%	-10%	3%
Hanover	196	213	220	166	-8%	-11%	18%
Northeastern	303	322	382	279	-6%	-21%	9%
Northern	189	207	278	106	-9%	-32%	78%
Red Lion	390	384	504	412	2%	-23%	-5%
South Eastern	295	264	277	194	12%	6%	52%
South Western	562	483	509	323	16%	10%	74%
Southern	238	242	330	216	-2%	-28%	10%
Spring Grove	340	320	410	284	6%	-17%	20%
West Shore	331	373	431	177	-11%	-23%	87%
West York	302	312	377	282	-3%	-20%	7%
York City	568	540	455	319	5%	25%	78%
York Suburban	309	291	438	293	6%	-29%	5%
<b>Total York County</b>	<b>5,607</b>	<b>5,416</b>	<b>6,441</b>	<b>4531</b>	<b>4%</b>	<b>-13%</b>	<b>24%</b>

**York County Number of Homes Sold  
2014-2024**

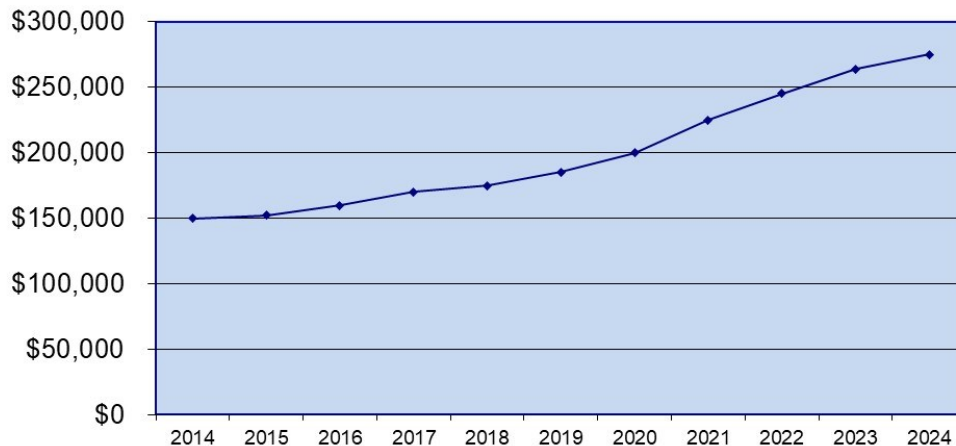


## York County Housing Market: Median Home Sale Price

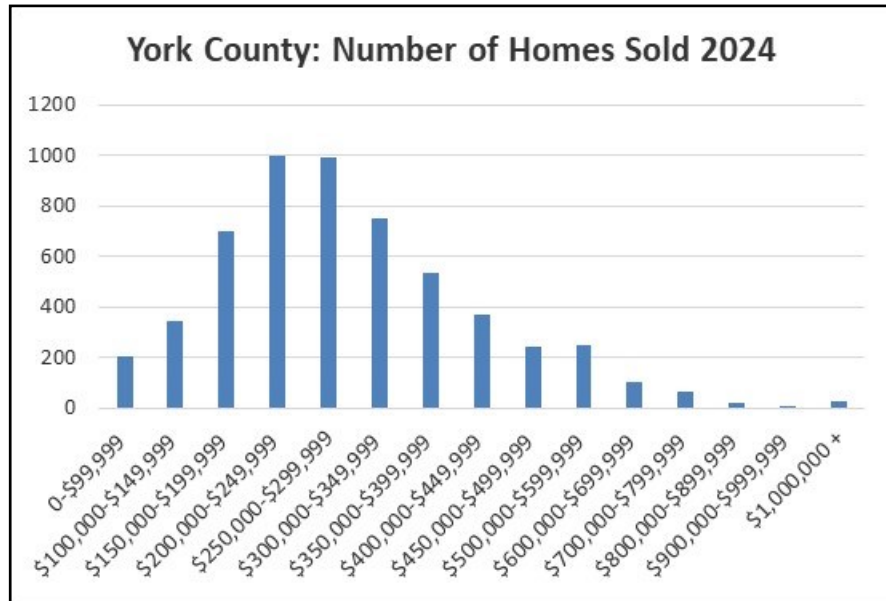
In York County the median home sale price increased by 4% to \$275,000 compared to 2023 sales. This is the highest median home sale price on record in the history of York County. The median sold price in York County increased 49% in five years and increased 83% over the past 10 years.

<u>School District</u>	<u>2024</u> <u>Median</u> <u>Sale</u> <u>Price</u>	<u>2023</u> <u>Median</u> <u>Sale</u> <u>Price</u>	<u>2019</u> <u>Median</u> <u>Sale</u> <u>Price</u>	<u>2014</u> <u>Median</u> <u>Sale</u> <u>Price</u>	<u>% Change</u> <u>Over</u> <u>1 Year</u>	<u>%</u> <u>Change</u> <u>Over</u> <u>5 Years</u>	<u>%</u> <u>Change</u> <u>Over</u> <u>10 Years</u>
Central	\$285,500	\$279,875	\$187,500	\$157,437	2%	52%	81%
Dallastown	\$288,612	\$281,755	\$199,900	\$160,000	2%	44%	80%
Dover	\$275,000	\$257,280	\$175,000	\$144,250	7%	57%	91%
Eastern	\$260,000	\$250,000	\$166,000	\$134,900	4%	57%	93%
Hanover	\$237,250	\$225,000	\$153,000	\$124,900	5%	55%	90%
Northeastern	\$299,900	\$279,500	\$188,900	\$145,000	7%	59%	107%
Northern	\$355,000	\$325,000	\$254,700	\$207,950	9%	39%	71%
Red Lion	\$279,900	\$265,000	\$190,500	\$150,000	6%	47%	87%
South Eastern	\$345,000	\$325,500	\$239,900	\$171,950	6%	44%	101%
South Western	\$309,555	\$299,000	\$199,900	\$164,900	4%	55%	88%
Southern	\$348,110	\$329,950	\$239,400	\$204,500	6%	45%	70%
Spring Grove	\$284,950	\$280,000	\$190,000	\$159,900	2%	50%	78%
West Shore	\$310,000	\$304,000	\$216,000	\$179,000	2%	44%	73%
West York	\$239,900	\$213,500	\$154,900	\$123,000	12%	55%	95%
York City	\$139,950	\$126,750	\$65,000	\$40,000	10%	115%	250%
York Suburban	\$265,000	\$263,500	\$185,000	\$144,900	1%	43%	83%
<b>Total York County</b>	<b>\$275,000</b>	<b>\$264,000</b>	<b>\$185,000</b>	<b>\$149,900</b>	<b>4%</b>	<b>49%</b>	<b>83%</b>

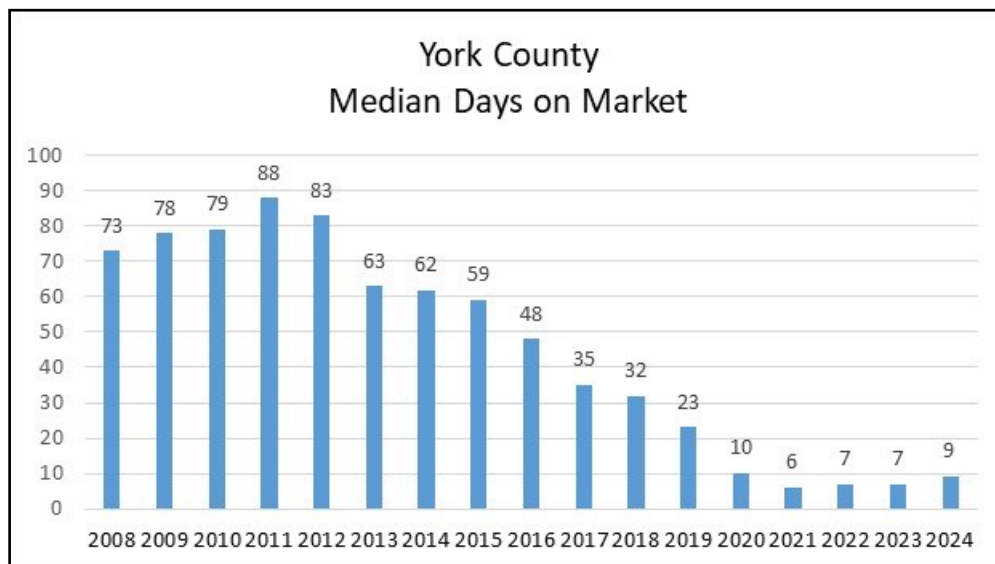
**York County Median Home Sale Price  
2014-2024**



## York County Housing Market by Price Range



In 2024, 4% of the homes sold in York County were priced under \$100,000, 19% of the homes sold were priced between \$100,00-\$199,999, 35% of the homes sold were priced between \$200,000-\$299,999 and 42% of the homes sold were priced over \$300,000.

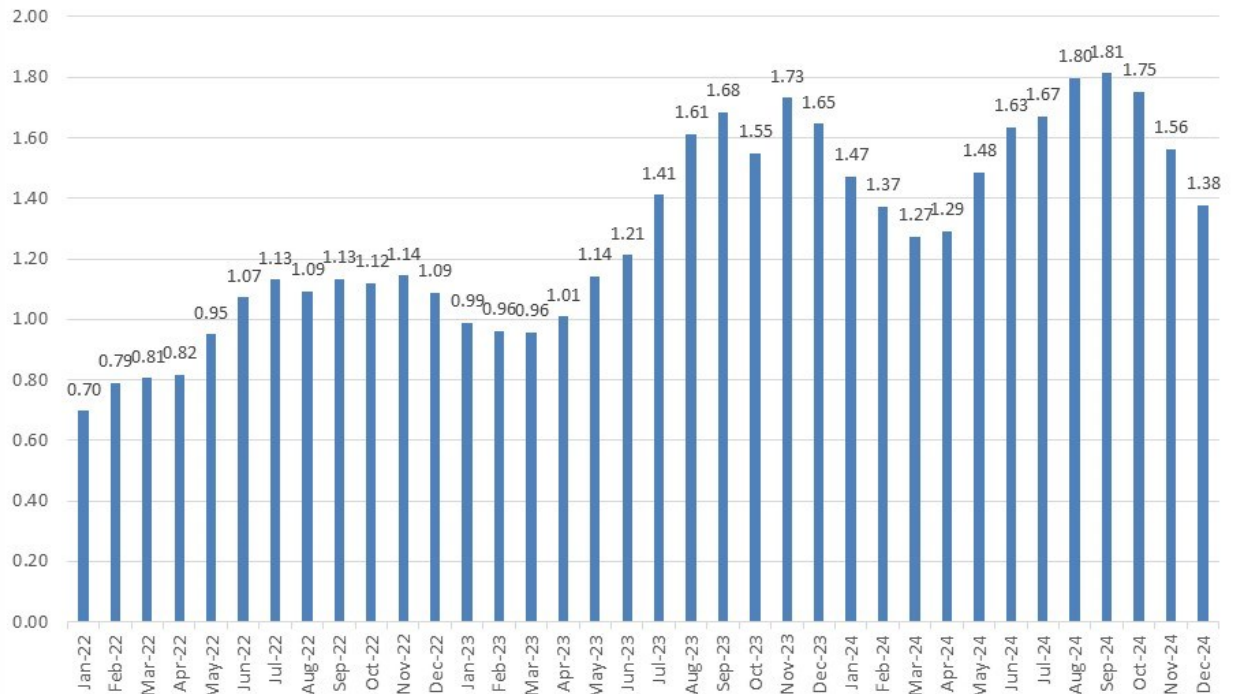


The median days on the market for York County in 2024 was 9 days. 2024 was the third fastest moving real estate market in York County's history. A balanced market is considered to be 60 days on market. Anything below that is considered to be a seller's market.

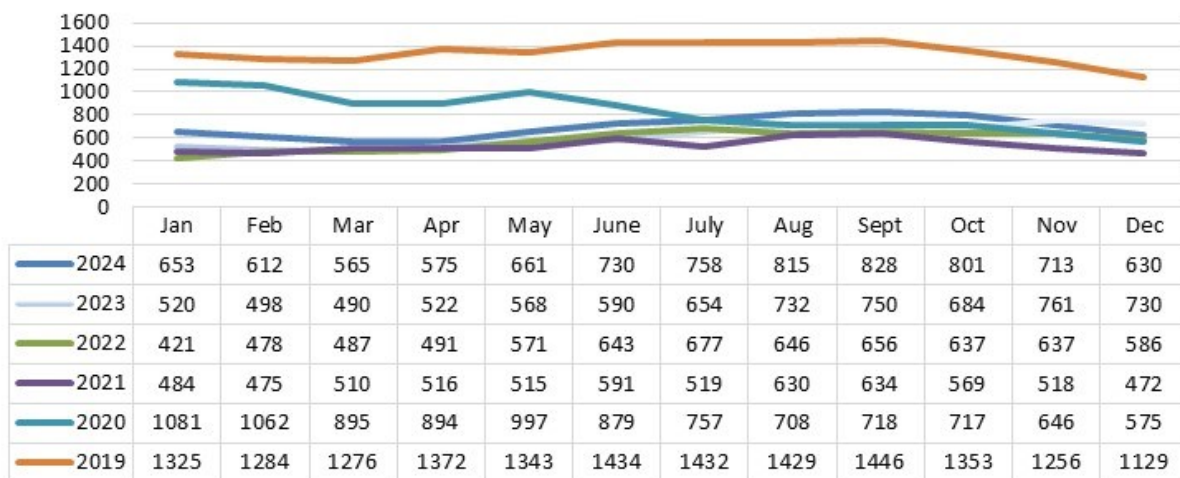
# York County: Months Supply of Inventory

The months supply of inventory indicates how many months it would take for all the current homes for sale on the market to sell, given a monthly sales volume. Six months supply of inventory is considered a balanced market. The greater the number indicates there are more sellers than buyers in the market. The lower the number indicates there are more buyers than sellers.

York County Months Supply of Inventory



York County Active Listings

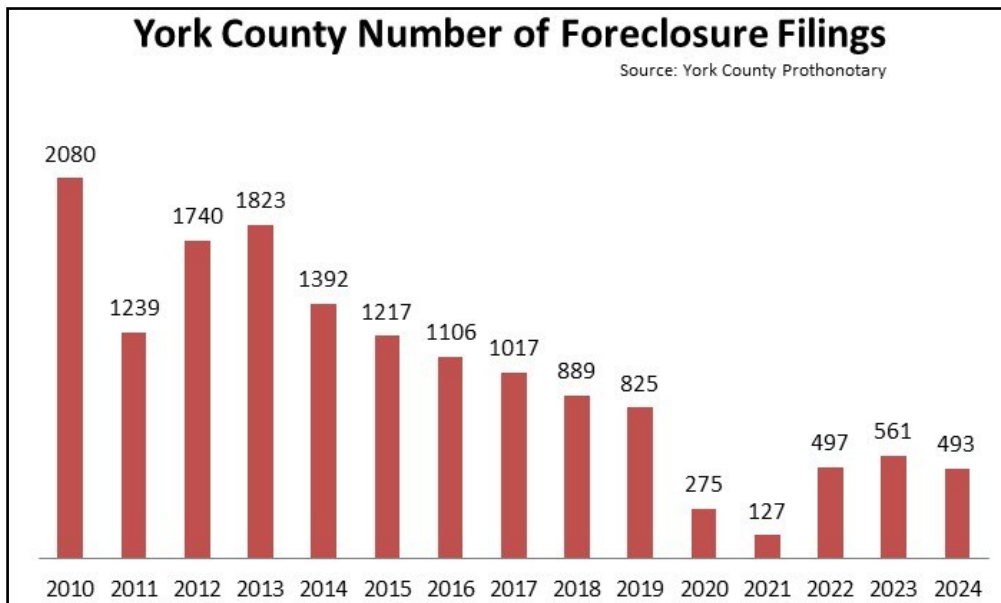




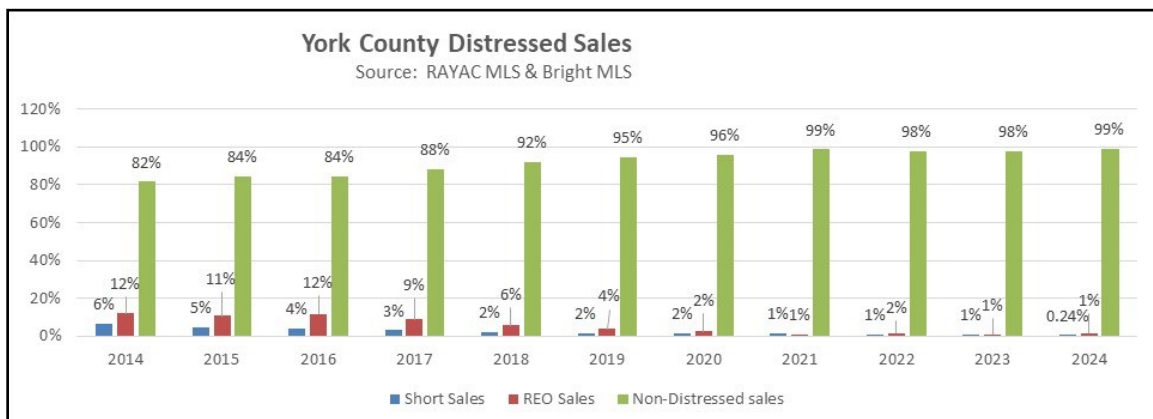
## York County: Buyer Financing

York County Buyer Financing						
	2024	2023	2022	2021	2020	2019
Cash	22%	22%	21%	18%	16%	19%
Conventional	53%	54%	55%	54%	50%	45%
FHA	14%	15%	15%	17%	22%	22%
VA	7%	6%	7%	7%	7%	8%
USDA	1%	1%	1%	3%	5%	3%
Other	3%	3%	2%	1%	1%	3%

## York County: Foreclosure Filings



Source: Prothonotary of York County



# York County: New Construction

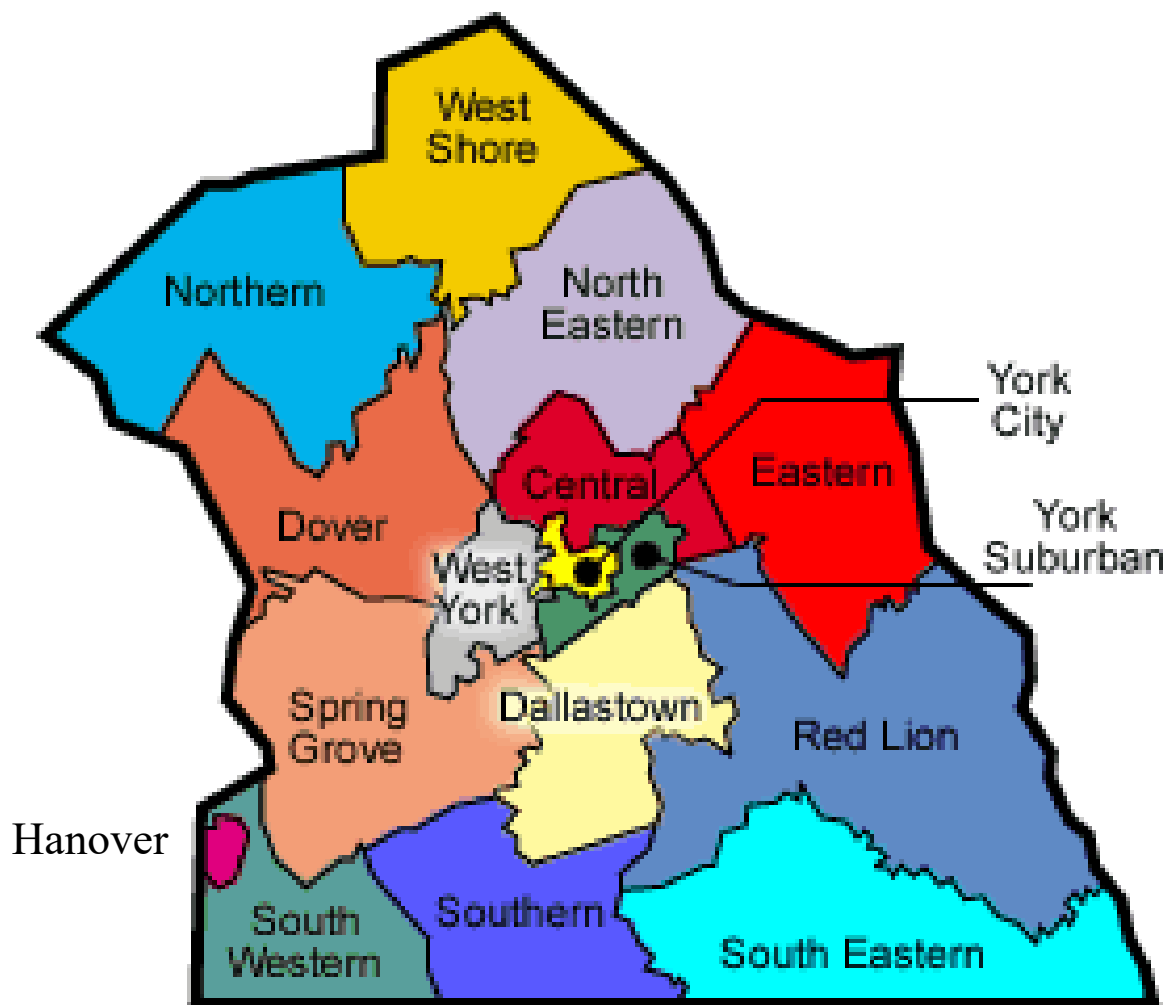
The Bright Multi-List System only captures a part of the new home construction market which involved a real estate agent.

New Construction Single Family Detached Homes			
Year	Median Sold Price	Median Finished Square Ft	\$/Square Ft
2024	\$ 449,590	2148	\$ 209
2023	\$ 434,990	2270	\$ 192
2022	\$ 440,880	2313	\$ 191
2021	\$ 367,600	2201	\$ 167
2020	\$ 294,080	2203	\$ 133
2019	\$ 324,300	2225	\$ 146

New Construction Townhouse/Condo Homes			
Year	Median Sold Price	Median Finished Square Ft	\$/Square Ft
2024	\$ 293,625	1532	\$ 192
2023	\$ 281,628	1532	\$ 184
2022	\$ 272,700	1556	\$ 175
2021	\$ 257,200	1589	\$ 162
2020	\$ 232,600	1589	\$ 146
2019	\$ 208,700	1563	\$ 133

York County Number of New Home Sales By School District						
	2024	2023	2022	2021	2020	2019
Central	42	54	69	63	26	17
Dallastown	28	31	48	43	26	40
Dover	68	52	48	66	48	50
Eastern	5	6	8	4	6	4
Hanover	5	12	31	51	25	17
Northeastern	43	53	100	68	83	52
Northern	6	13	39	43	24	31
Red Lion	9	6	8	9	14	15
South Eastern	79	48	67	54	25	9
South Western	182	134	97	137	87	79
Southern	29	23	23	13	54	29
Spring Grove	45	46	88	33	32	51
West Shore	37	42	12	7	14	36
West York	0	4	5	5	4	3
York City	1	0	2	2	0	0
York Suburban	0	1	1	16	50	51
<b>Total York County</b>	<b>581</b>	<b>525</b>	<b>646</b>	<b>614</b>	<b>523</b>	<b>484</b>

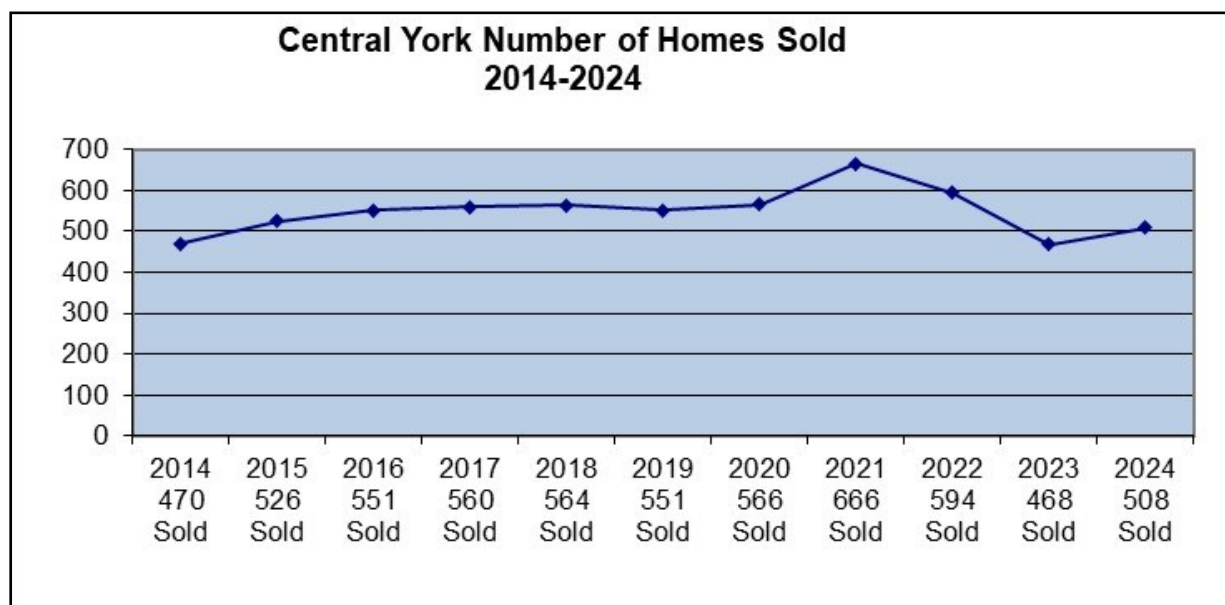
## Real Estate Activity by School District



# Central York School District

In the Central York School District there were 508 homes sold in 2024 for a total dollar volume of \$173.8 million. The number of homes sold in 2024 increased by 9% from 2023.

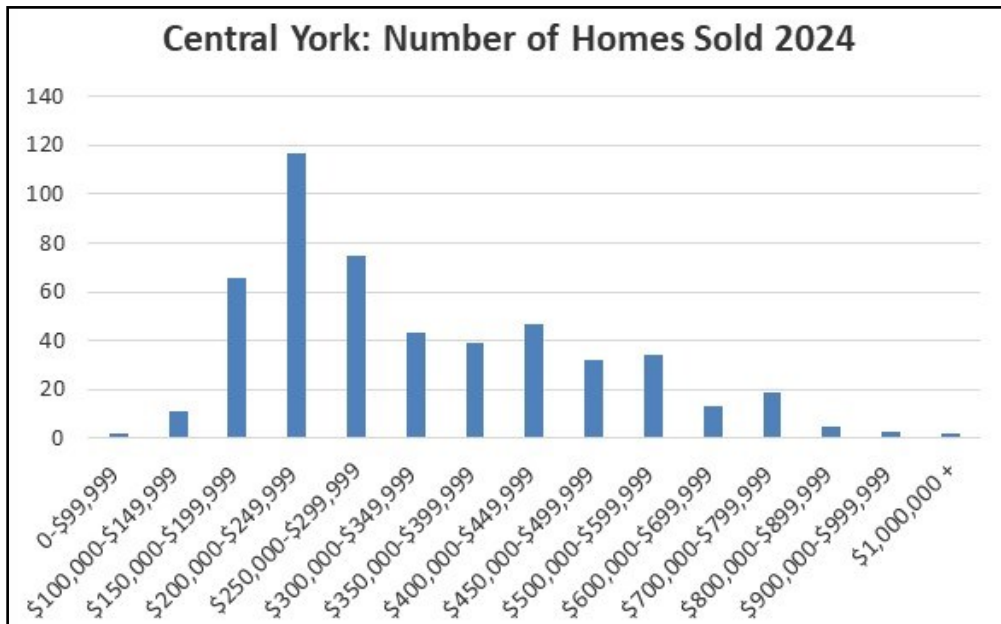
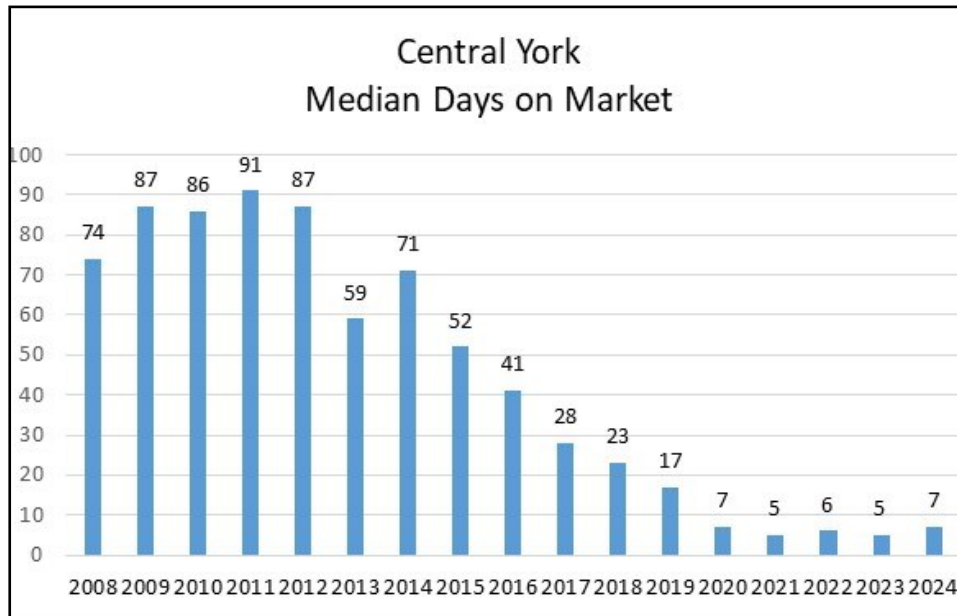
The median home sale price was \$285,500 in 2024. This home sale price reflects a 2% increase compared to 2023 sales, a 52% increase over 5 years, and a 81% increase over 10 years.



# Central York School District

Type	No. Sold	Median Price	Median Days on Market
Detached	365	\$ 370,000	7
Twin/Semi-Detached	21	\$ 190,000	7
Townhouse/Row Home	122	\$ 208,950	6
Mobile Home w/ Land	0	\$ -	0
<b>Grand Total</b>	<b>508</b>	<b>\$ 285,500</b>	<b>7</b>

The charts below reflect the median days on market and the number of units sold in each price range.

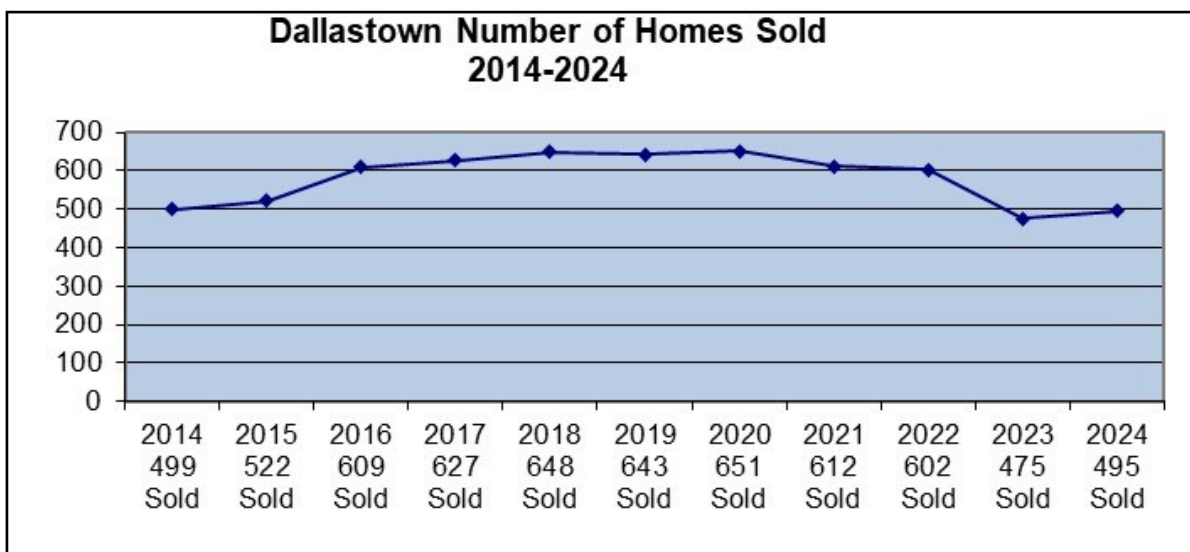
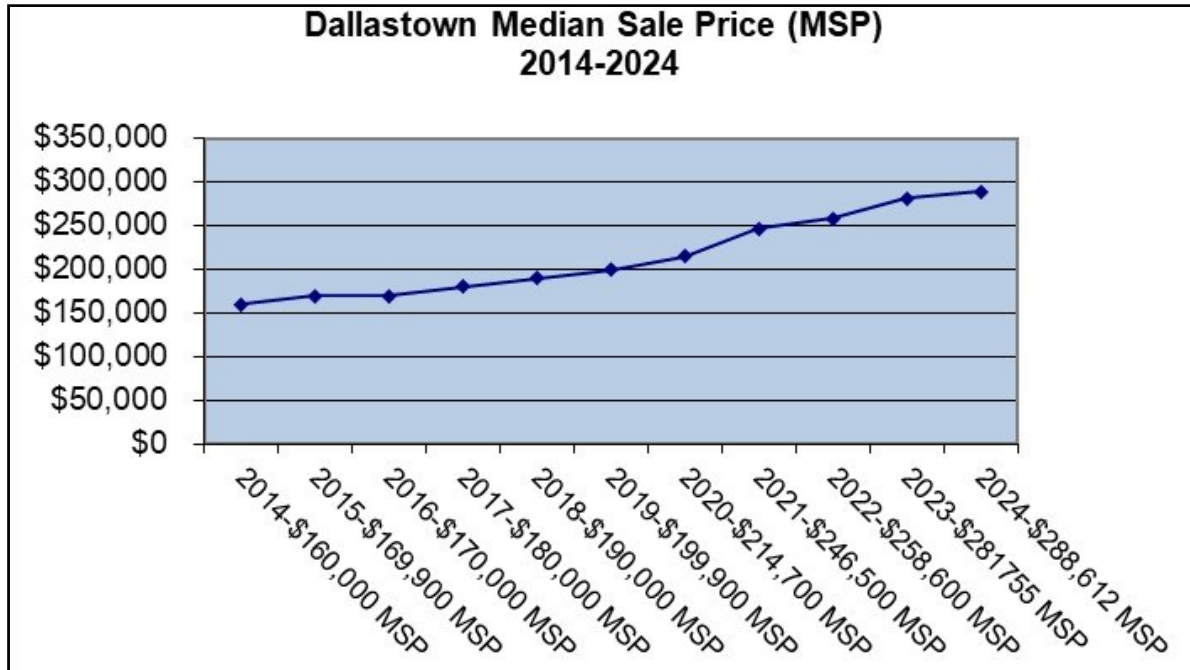




## Dallastown Area School District

In the Dallastown Area School District there were 495 homes sold in 2024 for a total dollar volume of \$159.3 million. The number of homes sold in 2024 increased by 4% from 2023.

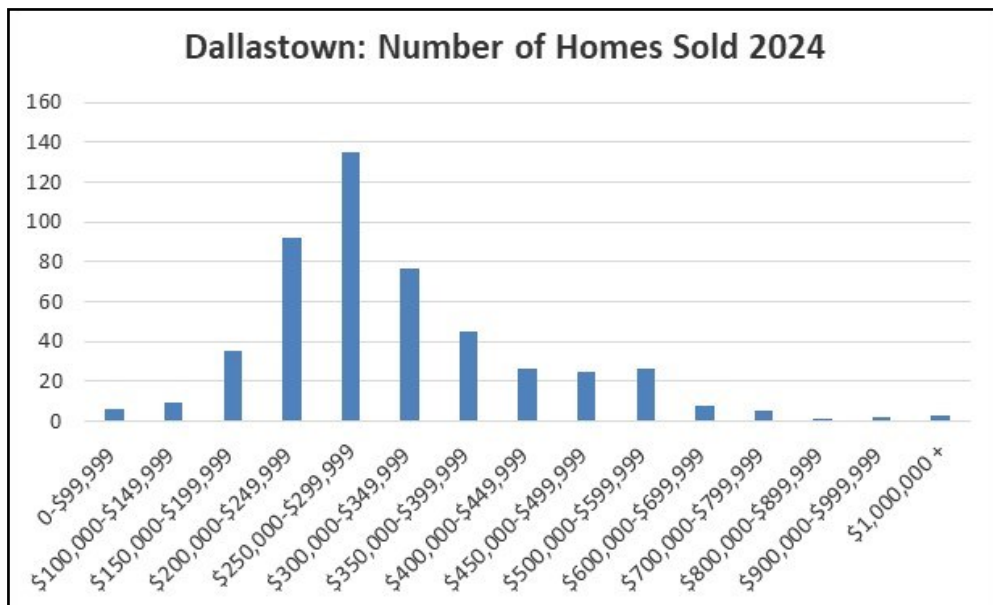
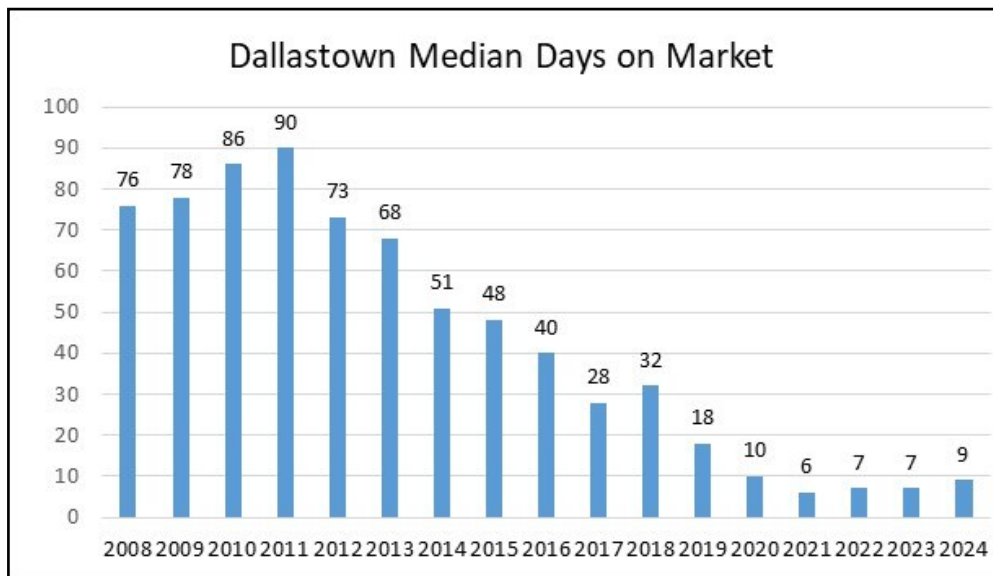
The median home sale price was \$288,612 in 2024. This home sale price reflects a 2% increase compared to 2023 sales, a 44% increase over 5 years and a 80% increase over 10 years.



# Dallastown Area School District

Type	No. Sold	Median Price	Median Days on Market
Detached	328	\$ 320,500	8
Twin/Semi-Detached	44	\$ 261,000	7
Townhouse/Row Home	117	\$ 255,000	12
Mobile Home w/ Land	6	\$ 89,125	11
<b>Grand Total</b>	<b>495</b>	<b>\$ 288,612</b>	<b>9</b>

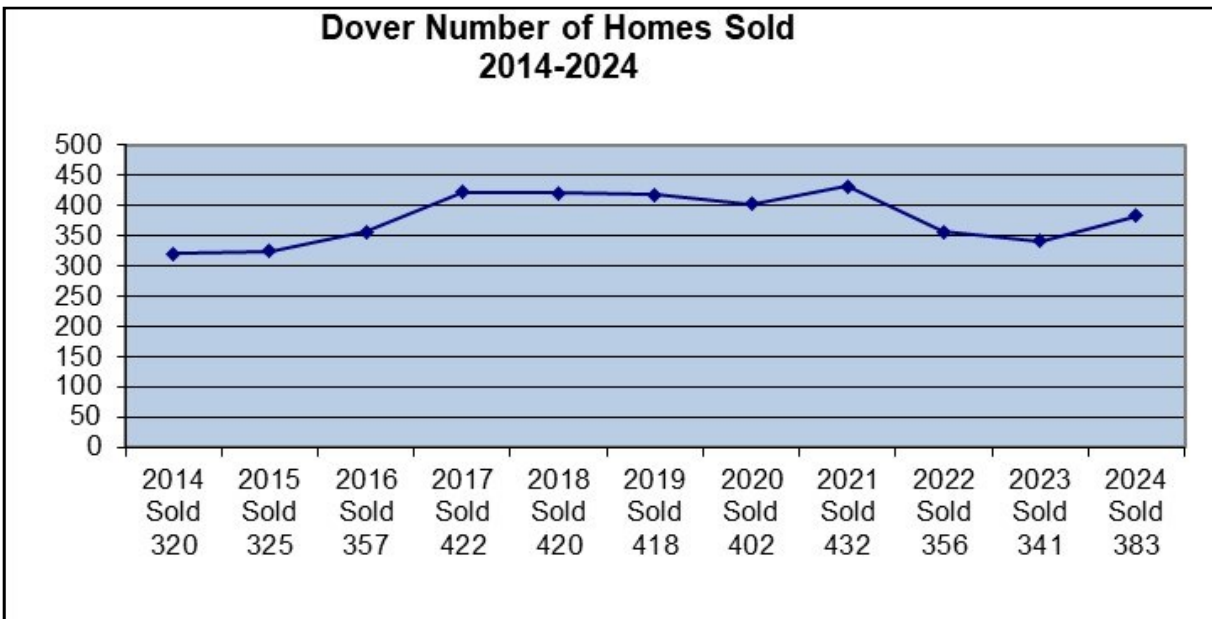
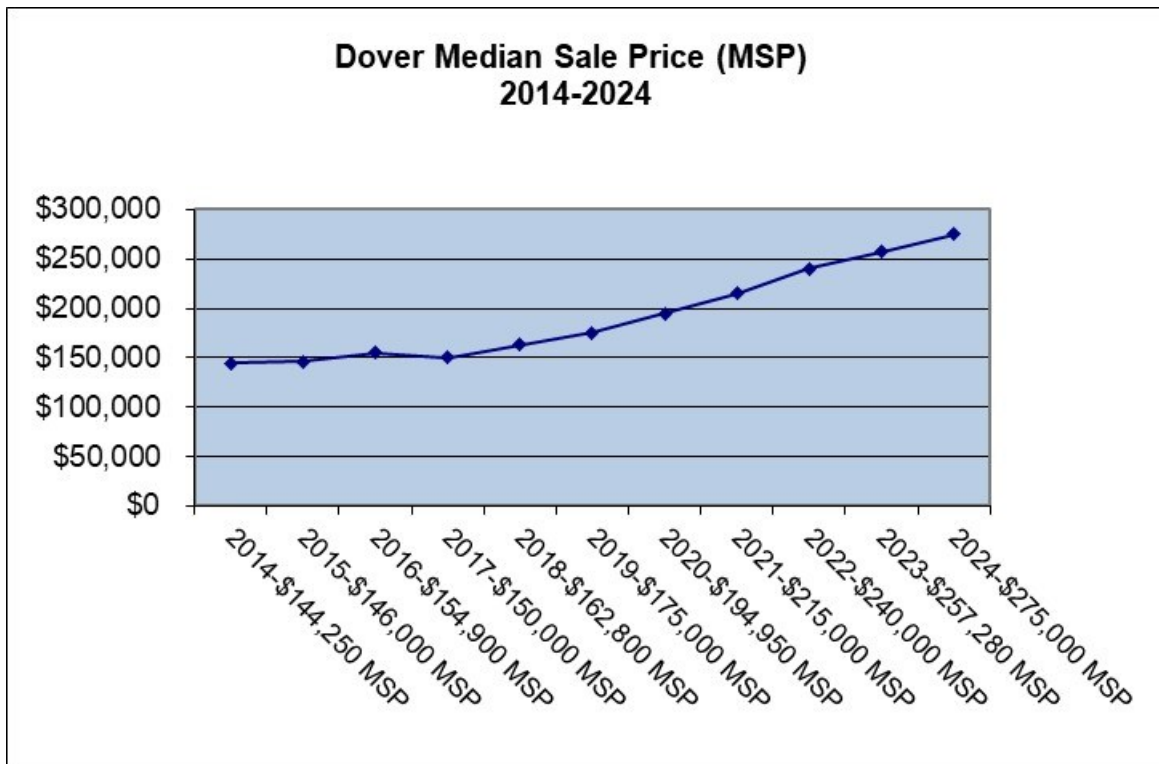
The charts below reflect the median days on market and the number of units sold in each price range.



## Dover Area School District

In the Dover Area School District there were 383 homes sold in 2024 for a total dollar volume of \$110.7 million. The number of homes sold in 2024 increased by 12% compared to 2023.

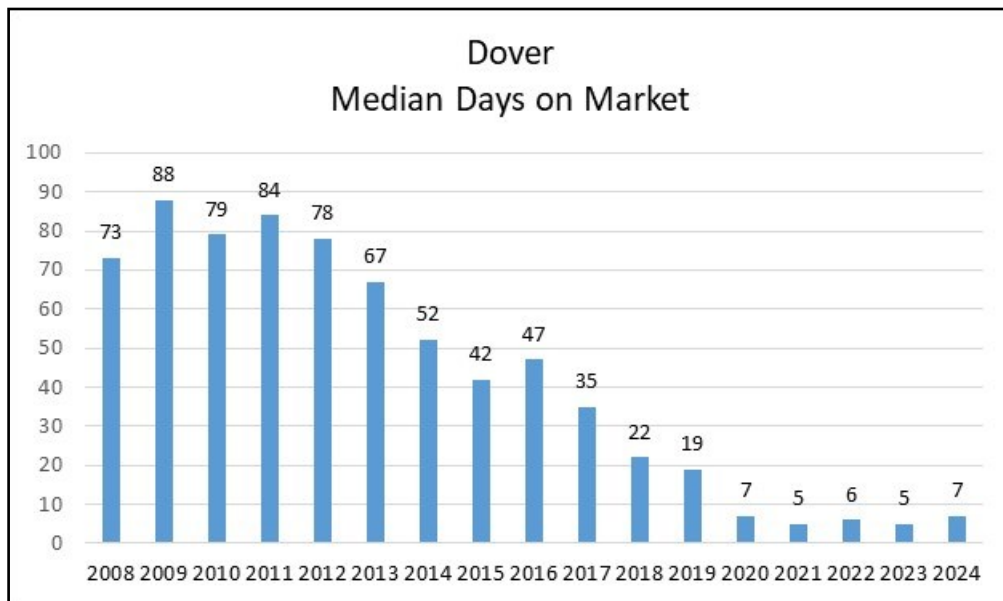
The median home sale price was \$275,000 in 2024. This home sale price reflects a 7% increase compared to 2023 sales, a 57% increase over 5 years and a 91% increase over 10 years.



# Dover Area School District

Type	No. Sold	Median Price	Median Days on Market
Detached	266	\$ 305,000	7
Twin/Semi-Detached	68	\$ 258,196	7
Townhouse/Row Home	33	\$ 216,500	6
Mobile Home w/ Land	16	\$ 41,000	20
<b>Grand Total</b>	<b>383</b>	<b>\$ 275,000</b>	<b>7</b>

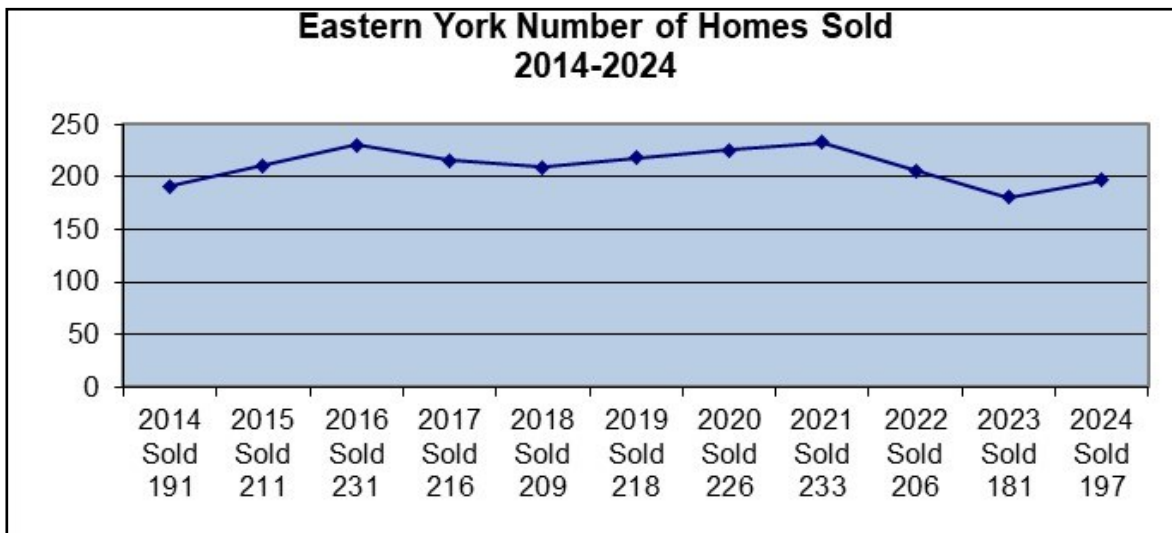
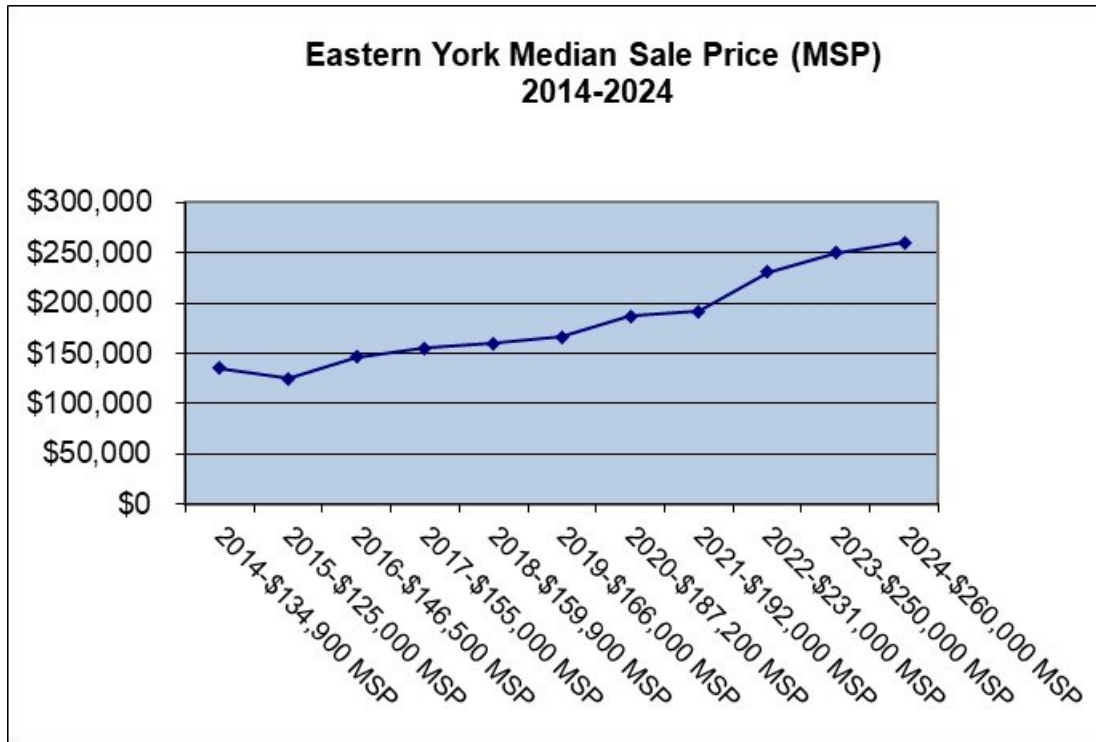
The charts below reflect the median days on market and the number of units sold in each price range.



## Eastern York School District

In the Eastern York School District there were 197 homes sold in 2024 for a total dollar volume of \$59.7 million. The number of homes sold in 2024 increased by 9% from 2023.

The median home sale price was \$260,000 in 2024. This home sale price reflects a 4% increase compared to 2023 sales, a 57% increase over 5 years and a 93% increase over 10 years.

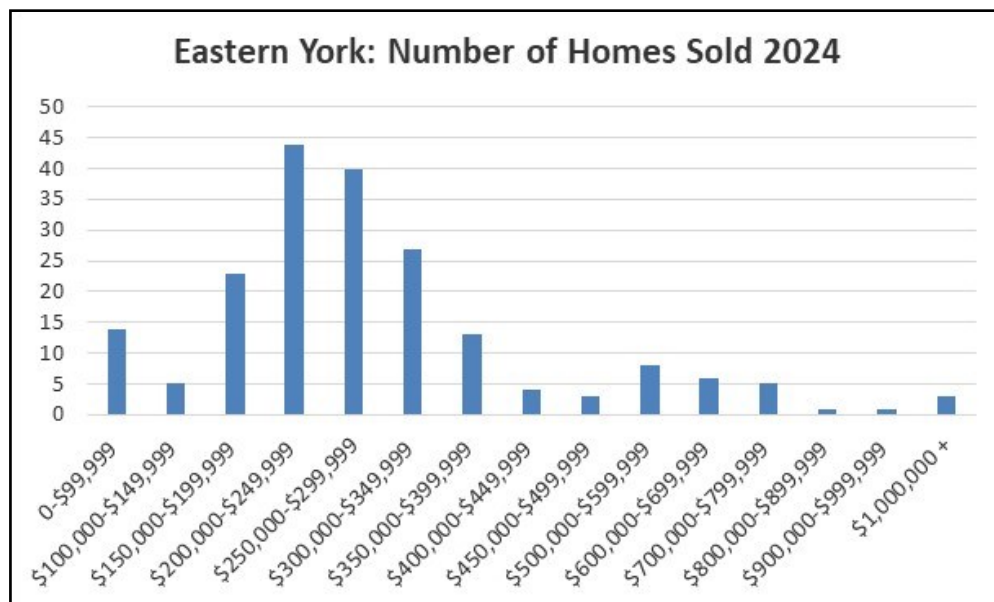
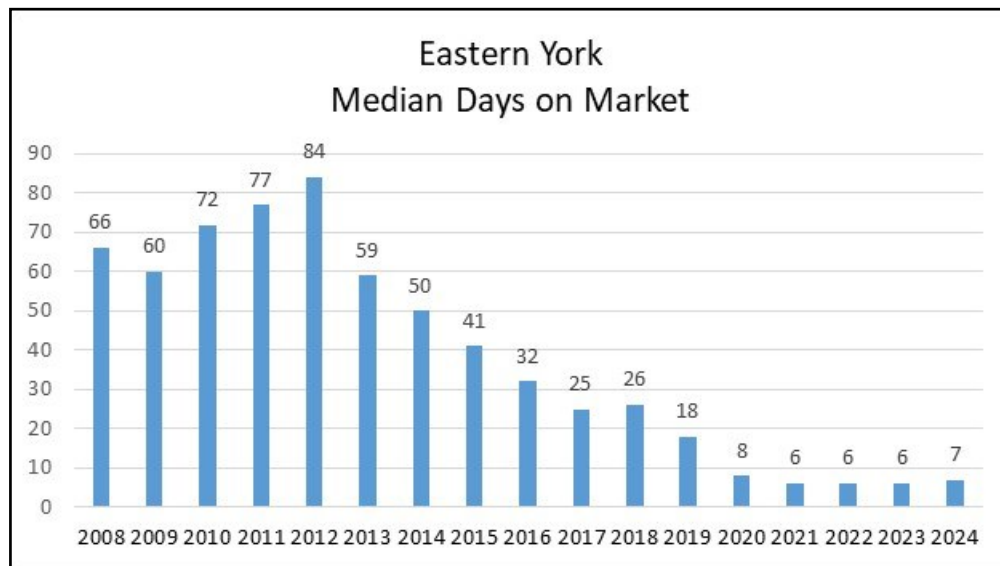




# Eastern York School District

Type	No. Sold	Median Price	Median Days on Market
Detached	145	\$ 295,168	7
Twin/Semi-Detached	14	\$ 222,500	8
Townhouse/Row Home	27	\$ 195,000	6
Mobile Home w/ Land	11	\$ 84,995	10
<b>Grand Total</b>	<b>197</b>	<b>\$ 260,000</b>	<b>7</b>

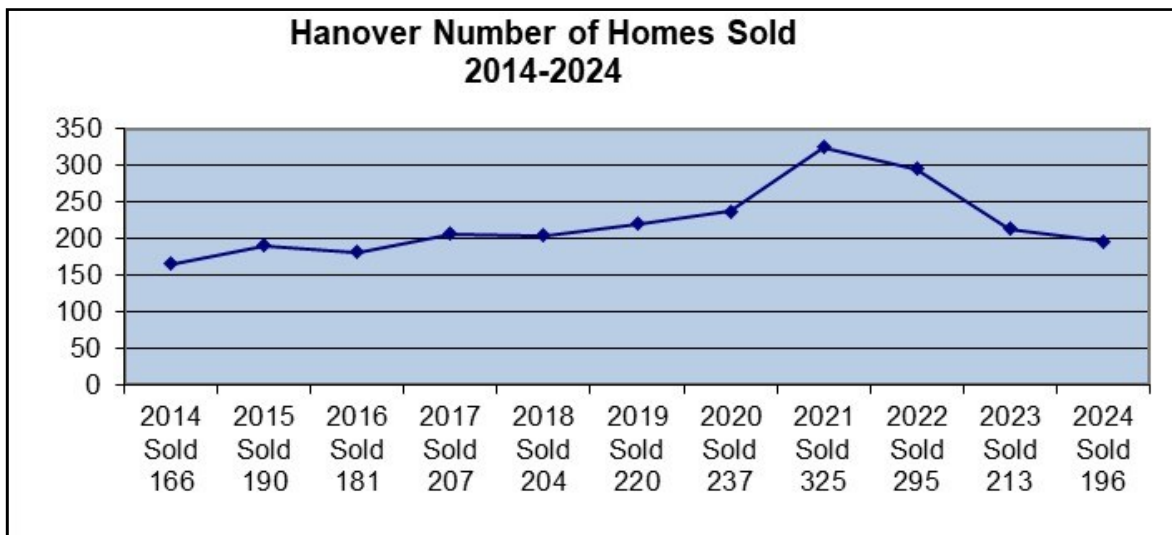
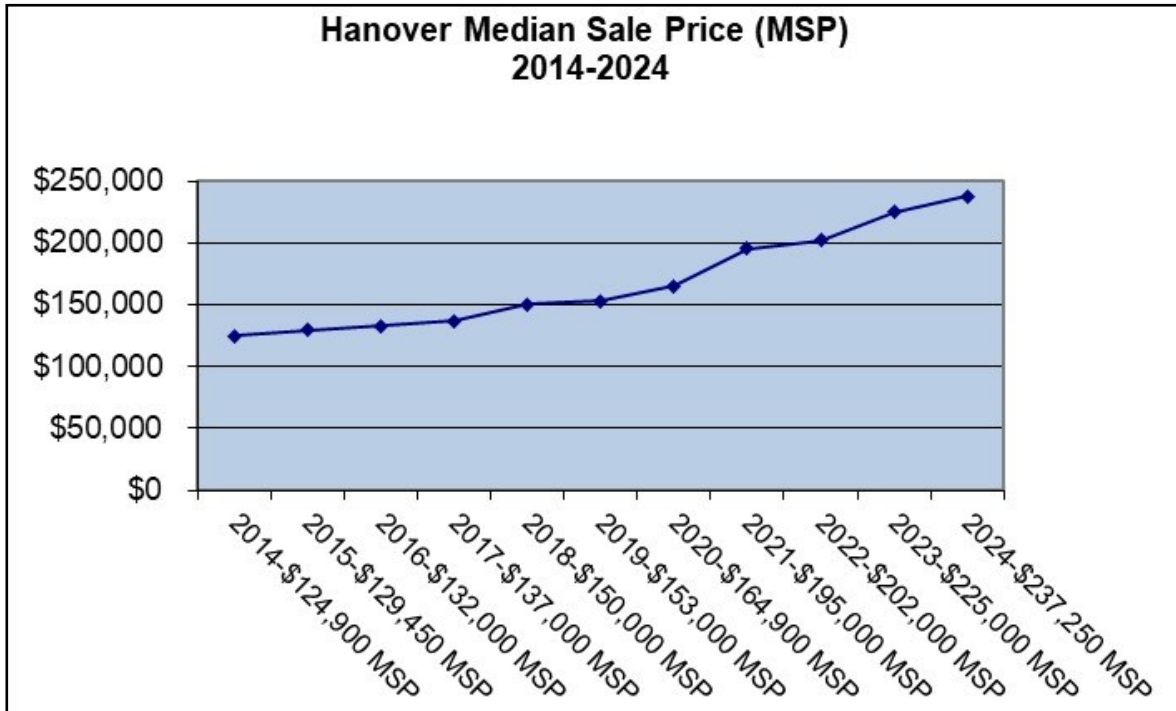
The charts below reflect the median days on market and the number of units sold in each price range.



# Hanover Public School District

In the Hanover Public School District there were 196 homes sold in 2024 for a total dollar volume of \$48.6 million. The number of homes sold in 2024 decreased by 8% from 2023.

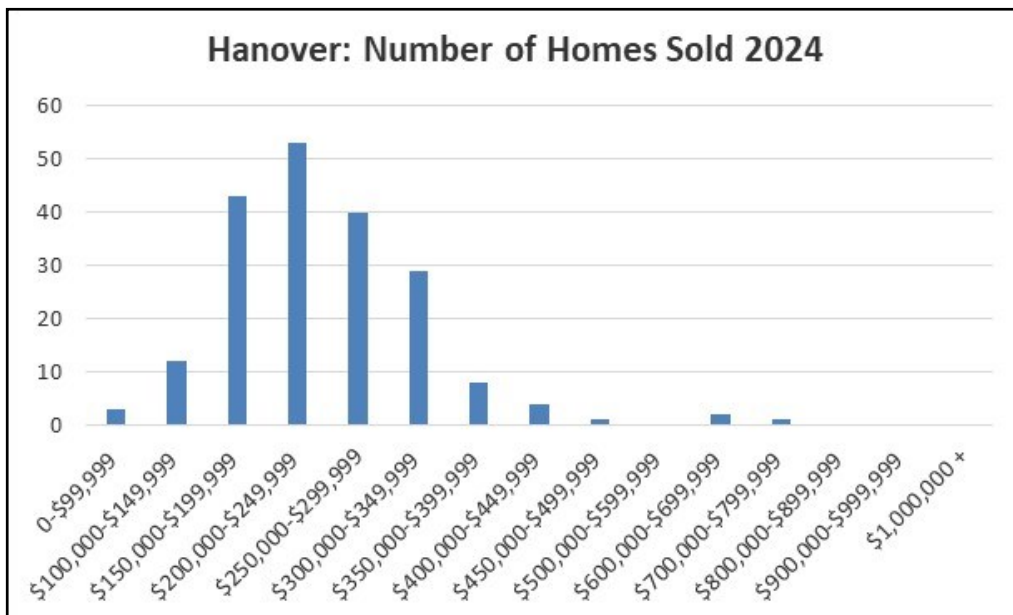
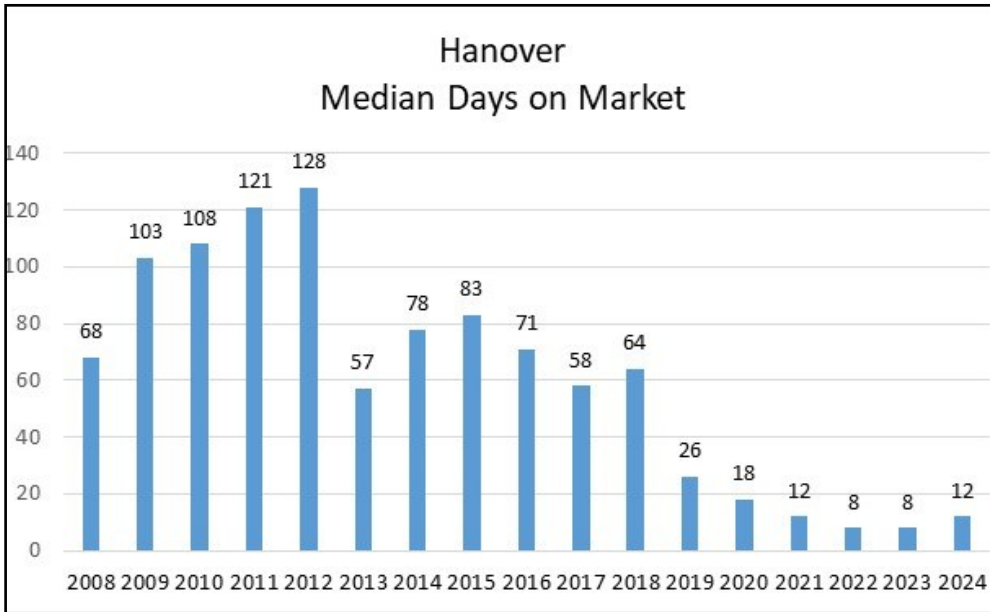
The median home sale price was \$237,250 in 2024. This home sale price reflects a 5% increase compared to 2023 sales, a 55% increase over 5 years and a 90% increase over 10 years.



# Hanover Public School District

Type	No. Sold	Median Price	Median Days on Market
Detached	119	\$ 250,000	10
Twin/Semi-Detached	37	\$ 185,000	12
Townhouse/Row Home	40	\$ 236,750	14
Mobile Home w/ Land	0	\$ -	0
<b>Grand Total</b>	<b>196</b>	<b>\$ 237,250</b>	<b>12</b>

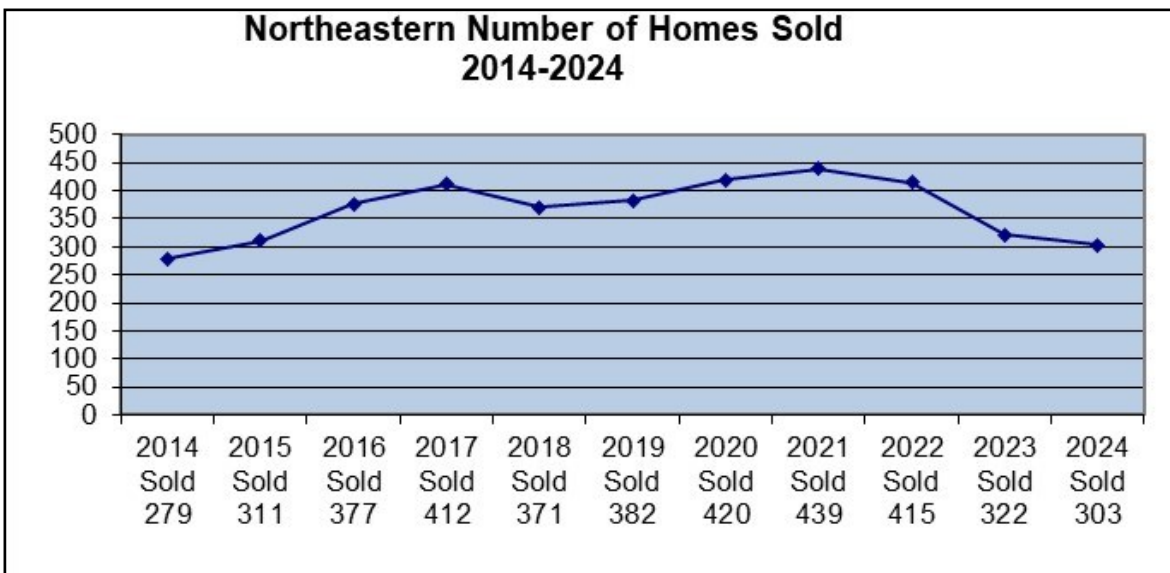
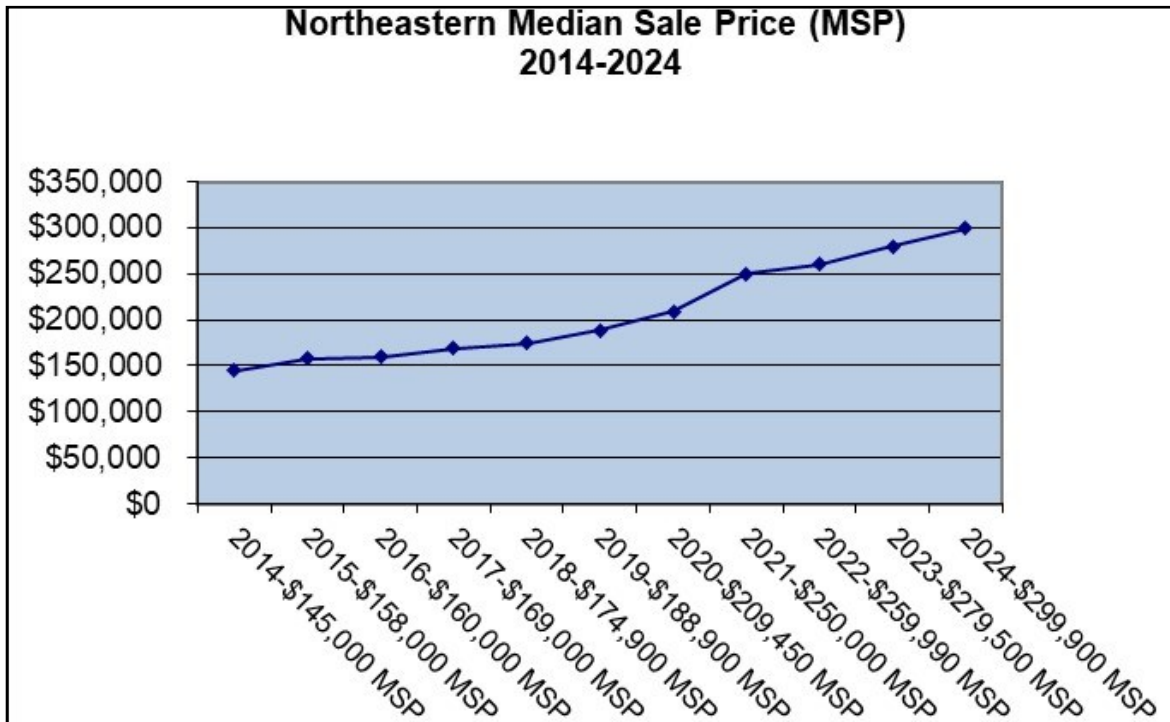
The charts below reflect the median days on market and the number of units sold in each price range.



# Northeastern School District

In the Northeastern School District there were 303 homes sold in 2024 for a total dollar volume of \$93.4 million. The number of homes sold in 2024 decreased by 6% compared to 2023 sales.

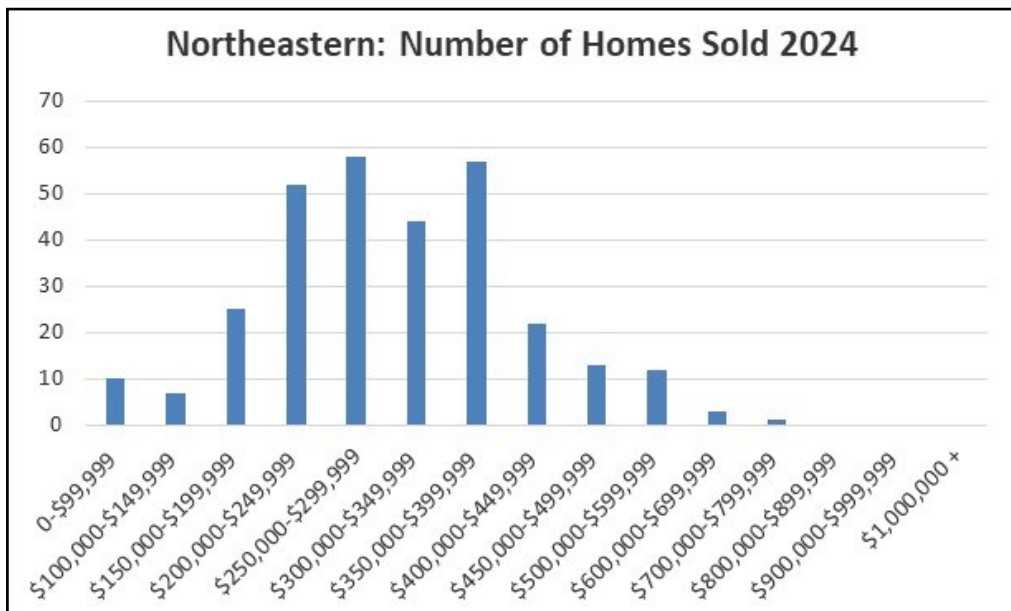
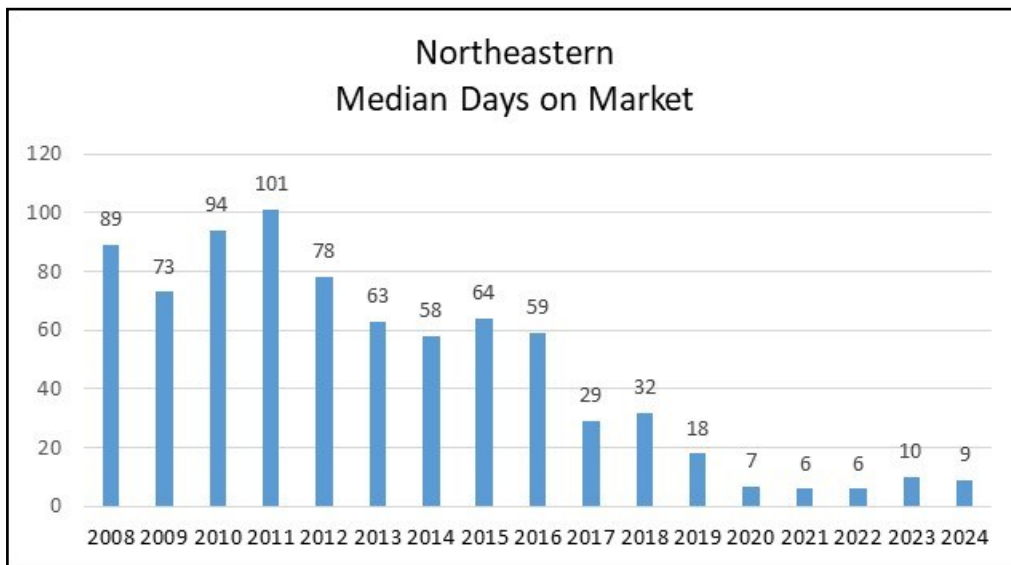
The median home sale price was \$299,900 in 2024. This home sale price reflects a 7% increase compared to 2023 sales, a 59% increase over 5 years and an 107% increase over 10 years.



# Northeastern School District

Type	No. Sold	Median Price	Median Days on Market
Detached	229	\$ 339,950	8
Twin/Semi-Detached	19	\$ 169,900	13
Townhouse/Row Home	46	\$ 236,750	9
Mobile Home w/ Land	9	\$ 80,000	30
<b>Grand Total</b>	<b>303</b>	<b>\$ 299,900</b>	<b>9</b>

The charts below reflect the median days on market in each price range and the number of units sold in each price range.



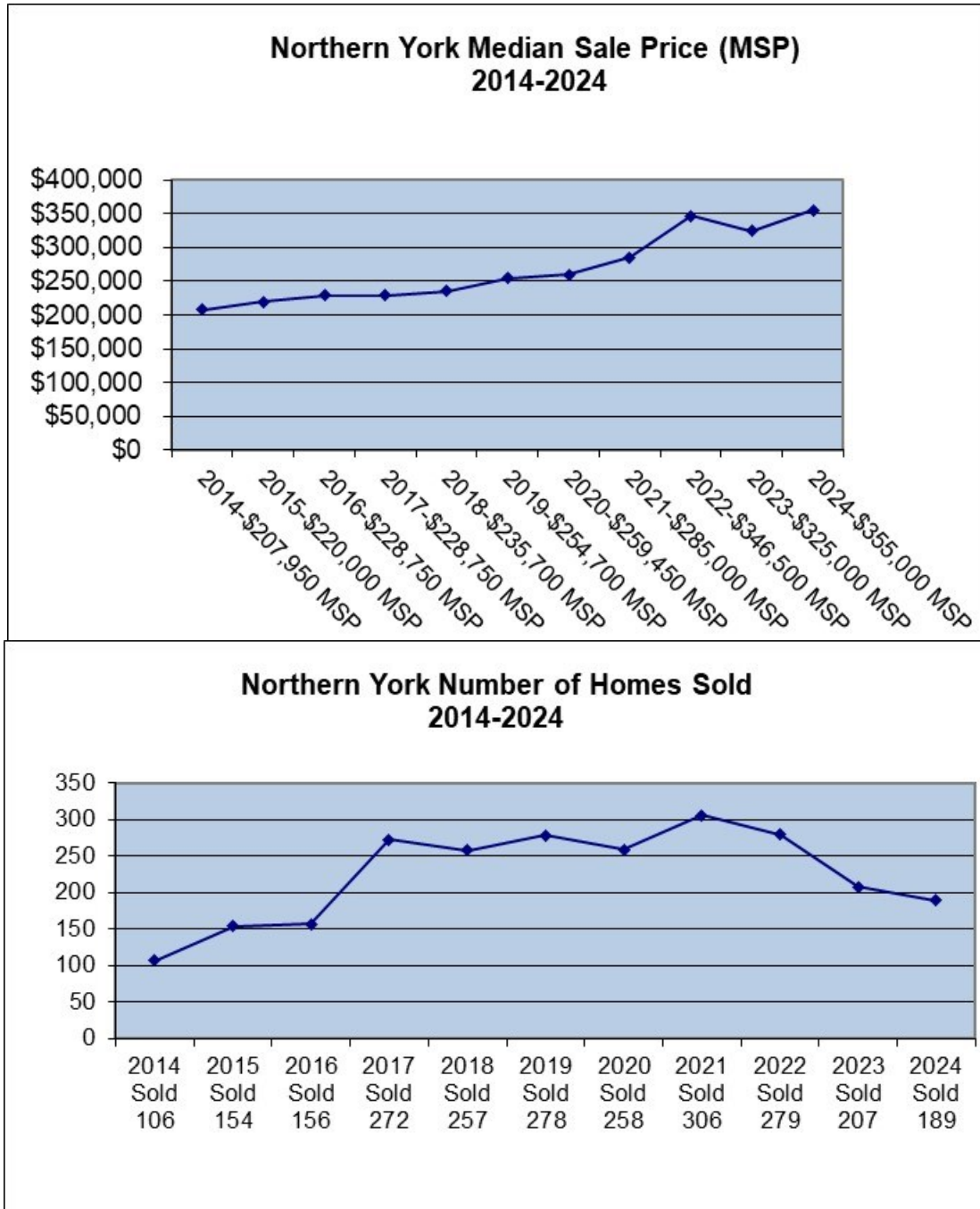


# Northern York County School District

In the Northern York County School District there were 189 homes sold in 2024 for a total dollar volume of \$71.9 million. The number of homes sold in 2024 decreased by 9% from 2023.

The median home sale price was \$355,000 in 2024. This home sale price reflects a 9% increase over 2023 sales, a 39% increase over 5 years and a 71% increase over 10 years.\*

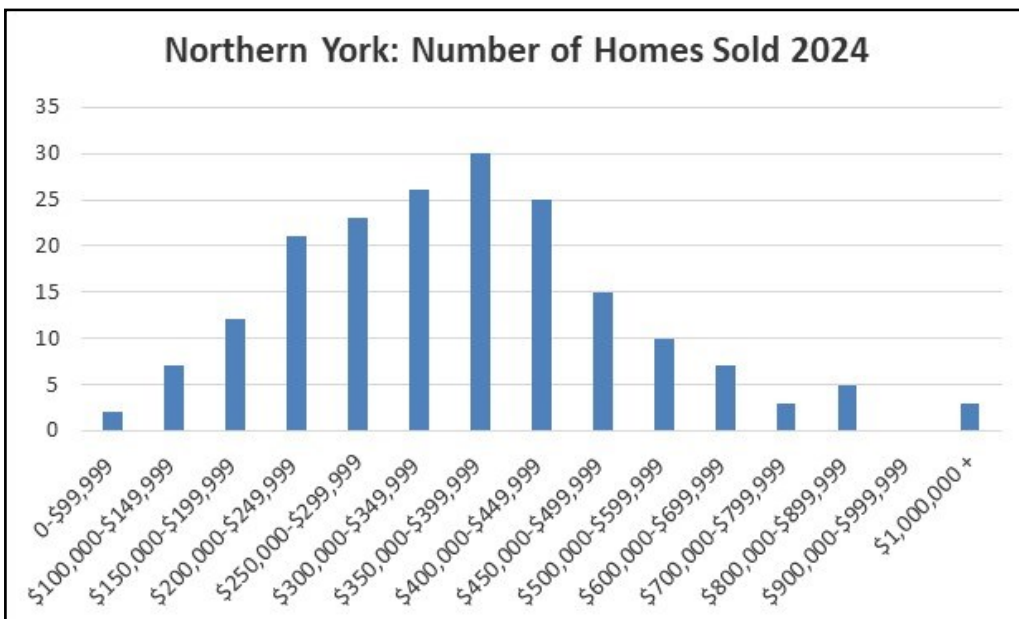
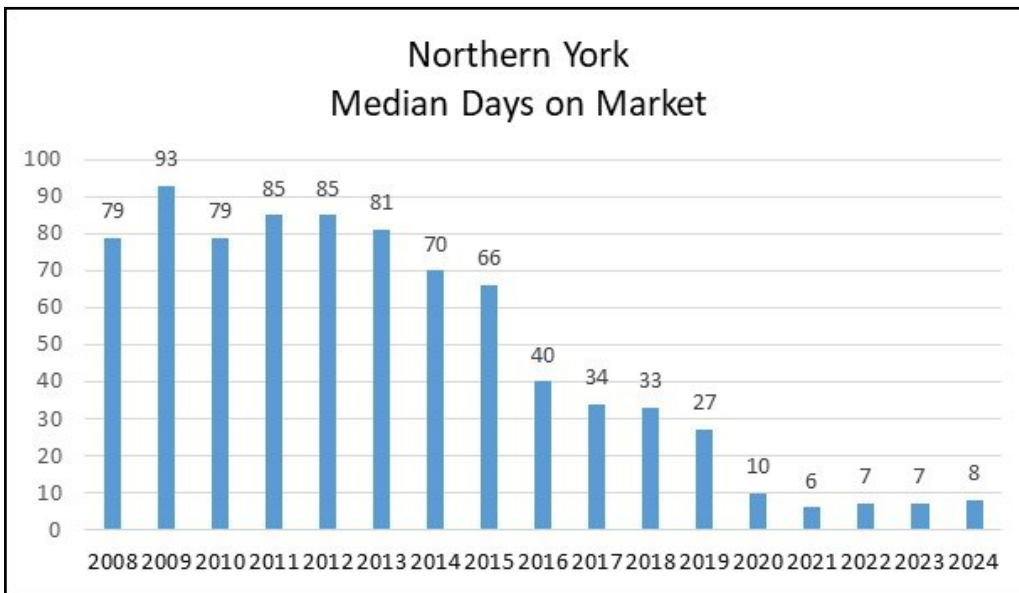
\*Prior to 2017, the Northern York School District was covered by two separate MLS systems; therefore, the number reported prior to 2016 was only a fraction of what truly sold.



# Northern York County School District

Type	No. Sold	Median Price	Median Days on Market
Detached	168	\$ 377,750	8
Twin/Semi-Detached	8	\$ 201,250	3
Townhouse/Row Home	5	\$ 150,000	5
Mobile Home w/ Land	8	\$ 184,990	14
<b>Grand Total</b>	<b>189</b>	<b>\$ 355,000</b>	<b>8</b>

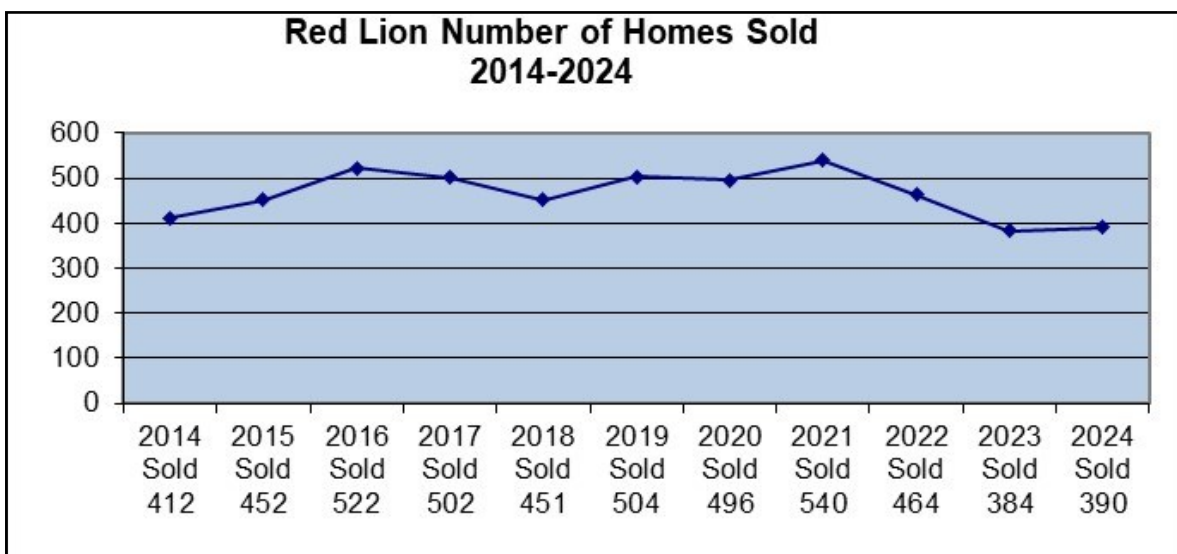
The charts below reflect the median days on market and the number of units sold in each price range.



## Red Lion Area School District

In the Red Lion Area School District there were 390 homes sold in 2024 for a total dollar volume of \$115.6 million. The number of homes sold in 2024 was a 2% increase from 2023.

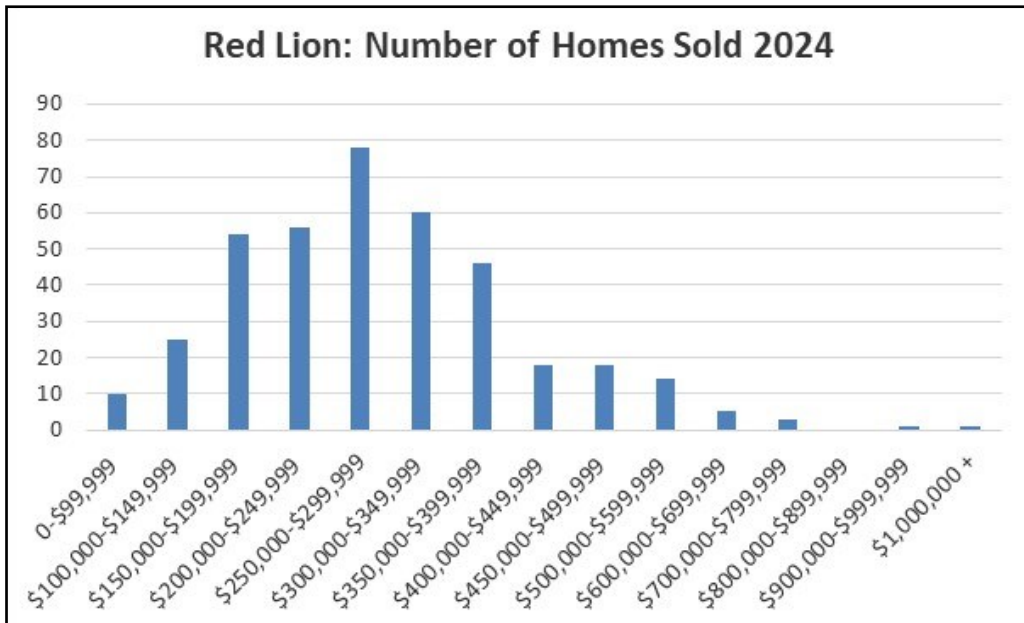
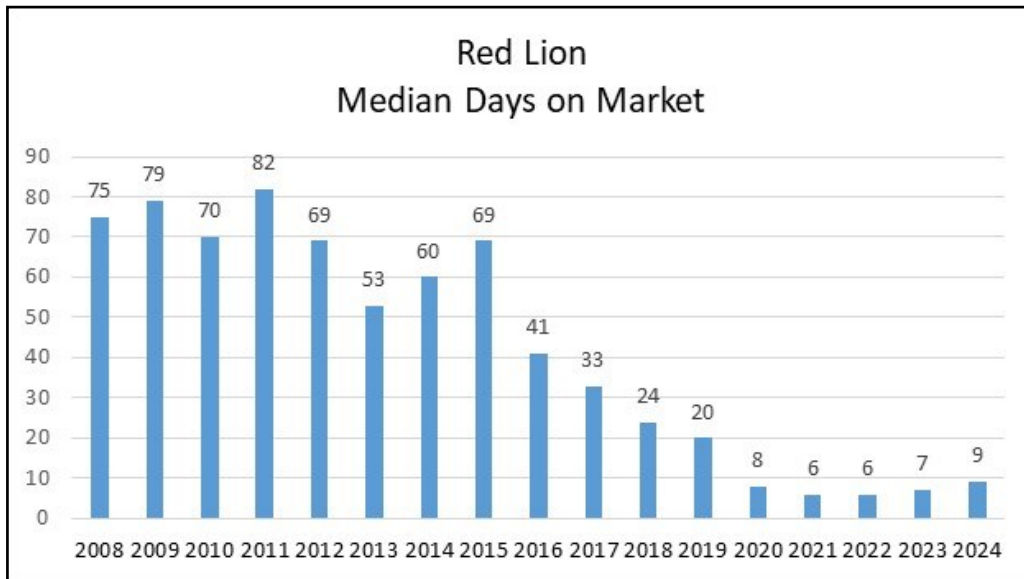
The median home sale price was \$279,900 in 2024. This home sale price reflects a 6% increase compared to 2023 sales, a 47% increase over 5 years and a 87% increase over 10 years.



## Red Lion Area School District

Type	No. Sold	Median Price	Median Days on Market
Detached	302	\$ 313,500	9
Twin/Semi-Detached	43	\$ 189,900	9
Townhouse/Row Home	28	\$ 199,950	8
Mobile Home w/ Land	17	\$ 122,500	18
<b>Grand Total</b>	<b>390</b>	<b>\$ 279,900</b>	<b>9</b>

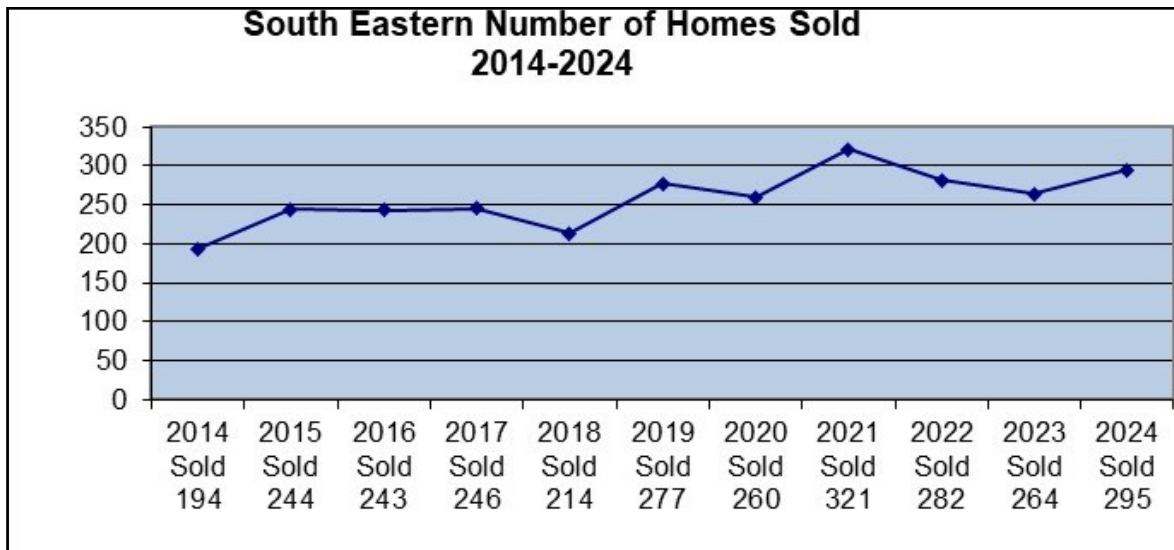
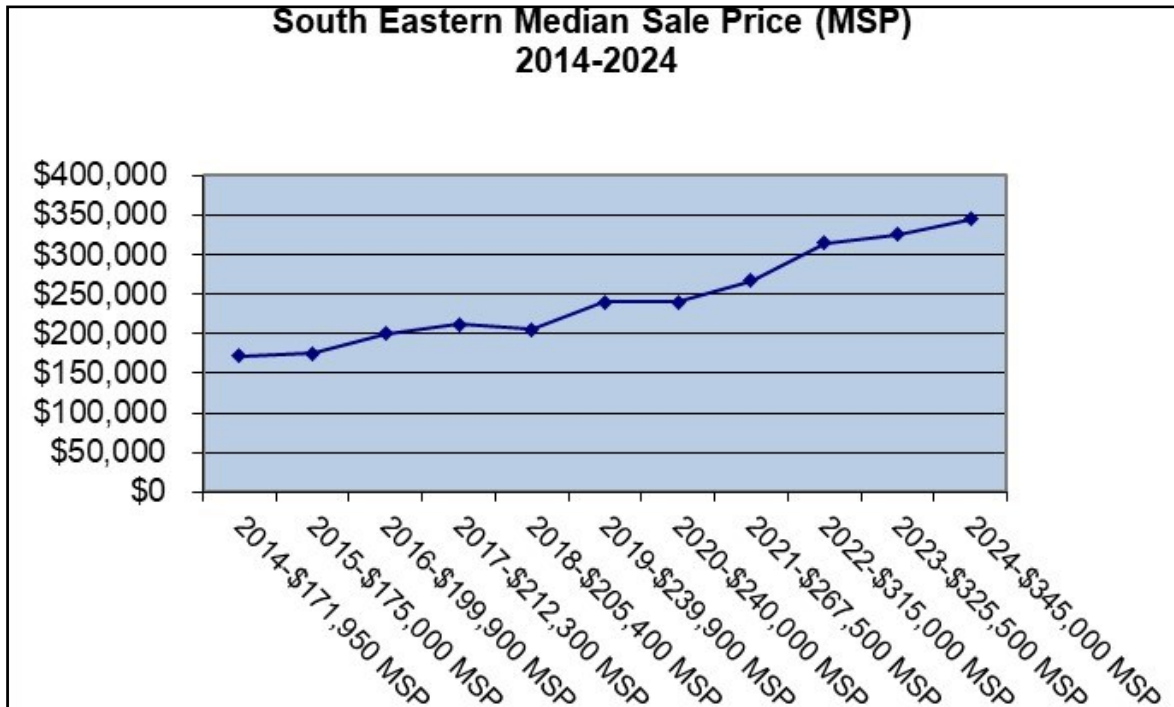
The charts below reflect the median days on market in each price range and the number of units sold in each price range.



## South Eastern School District

In the South Eastern School District there were 295 homes sold in 2024 for a total dollar volume of \$105.8 million. The number of homes sold in 2024 reflects a 12% increase compared to 2023.

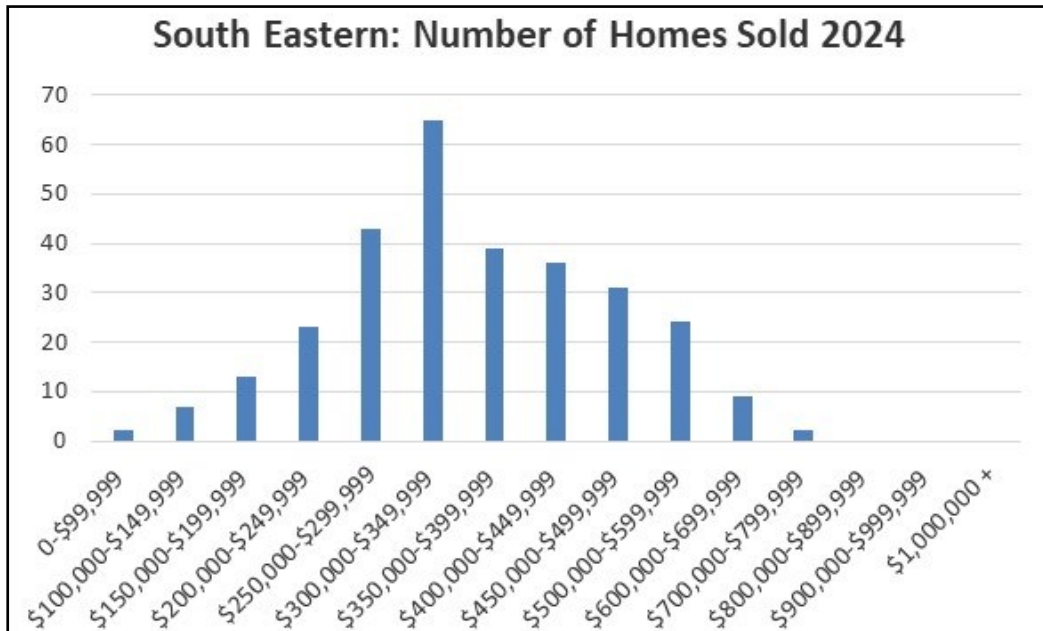
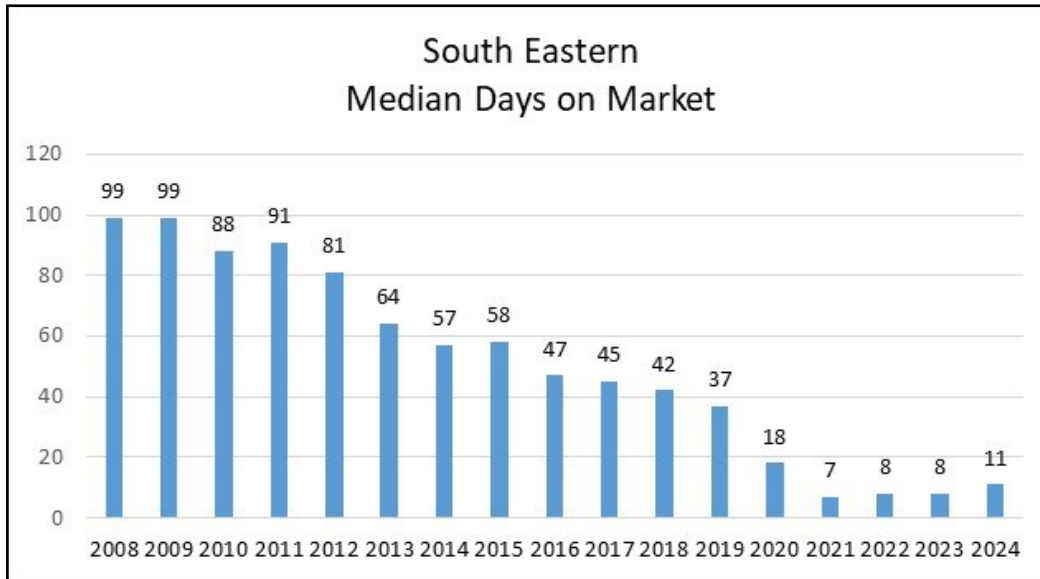
The median home sale price was \$345,000 in 2024. This home sale price is a 6% increase compared to 2023 sales, a 44% increase over 5 years and a 101% increase over 10 years.



## South Eastern School District

Type	No. Sold	Median Price	Median Days on Market
Detached	251	\$ 365,000	9
Twin/Semi-Detached	20	\$ 320,420	35
Townhouse/Row Home	19	\$ 289,900	46
Mobile Home w/ Land	5	\$ 225,000	8
<b>Grand Total</b>	<b>295</b>	<b>\$ 345,000</b>	<b>11</b>

The charts below reflect the average days on market and the number of units sold in each price range.





## South Western School District

In the South Western School District there were 562 homes sold in 2024 for a total dollar volume of \$192.4 million. The number of homes sold in 2024 increased by 16% from 2023.

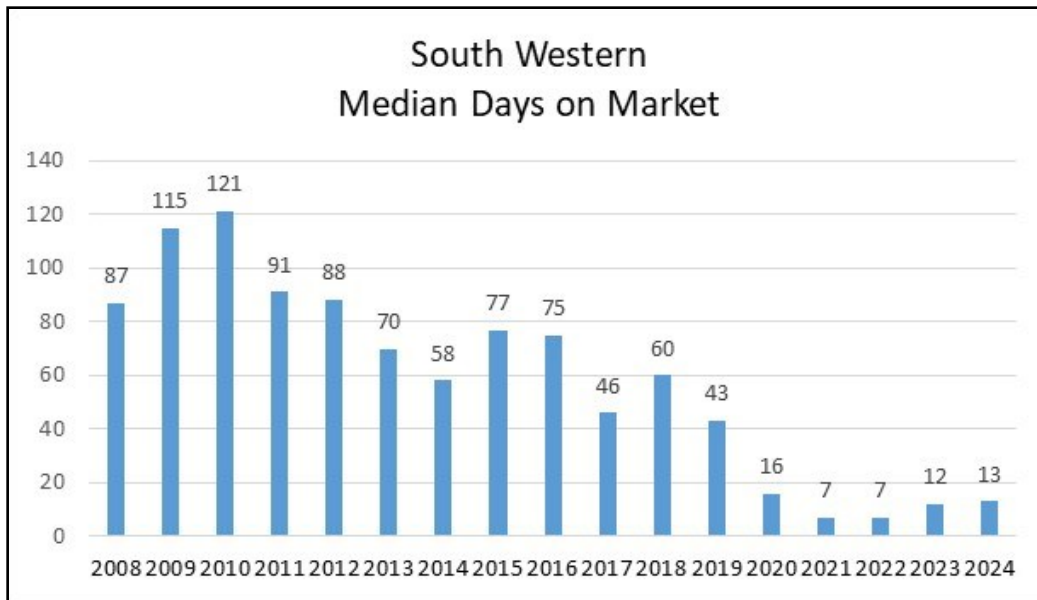
The median home sale price was \$309,555 in 2024. This home sale price reflects a 4% increase compared to 2023 sales, a 55% increase over 5 years and a 88% increase over 10 years.



## South Western School District

Type	No. Sold	Median Price	Median Days on Market
Detached	385	\$ 367,000	14
Twin/Semi-Detached	44	\$ 193,500	7
Townhouse/Row Home	127	\$ 274,900	20
Mobile Home w/ Land	6	\$ 75,000	7
<b>Grand Total</b>	<b>562</b>	<b>\$ 309,555</b>	<b>13</b>

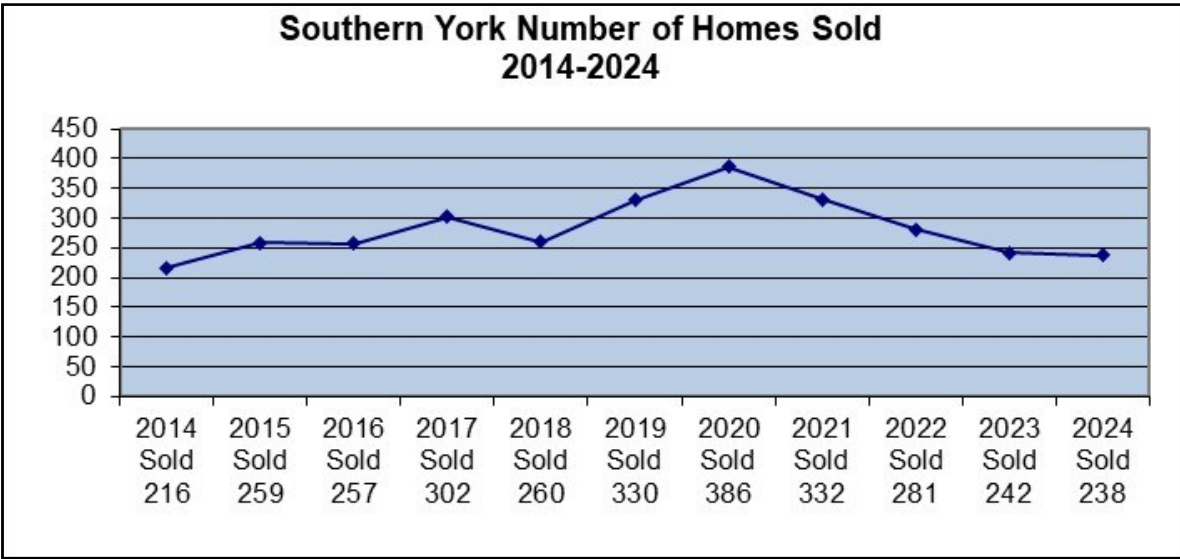
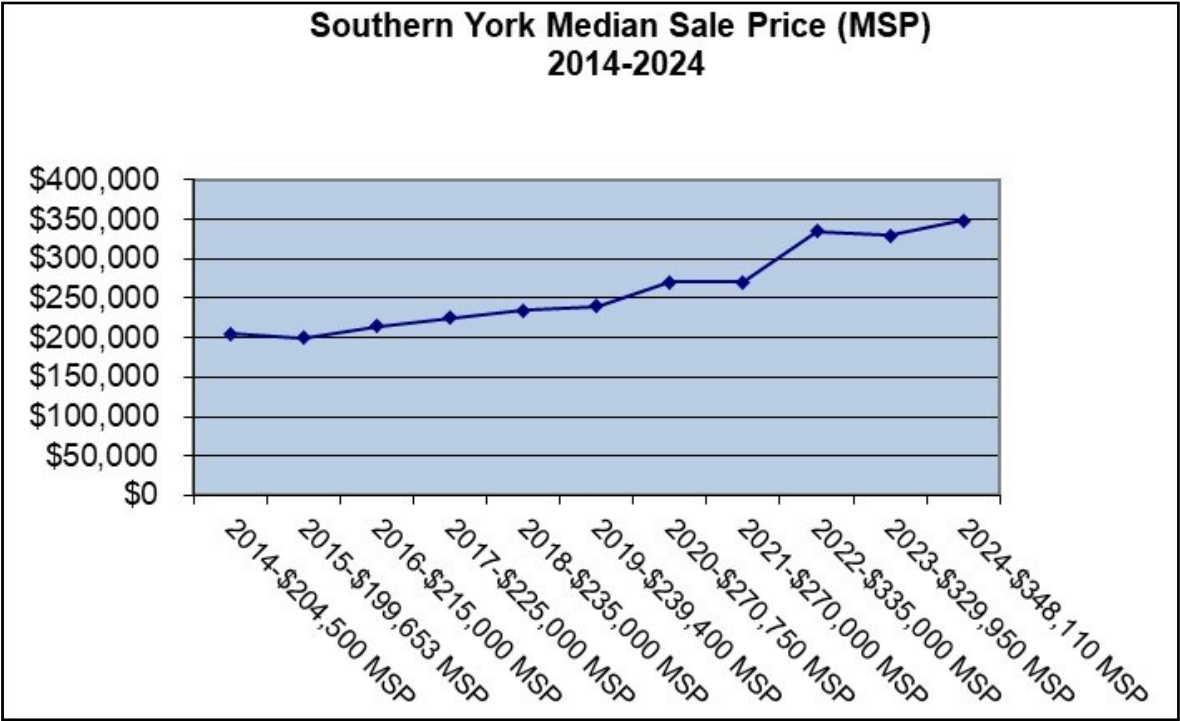
The charts below reflect the median days on market and the number of units sold in each price range.



# Southern York County School District

In the Southern York County School District there were 238 homes sold in 2024 for a total dollar volume of \$89.1 million. The number of homes sold in 2024 decreased by 2% from 2023.

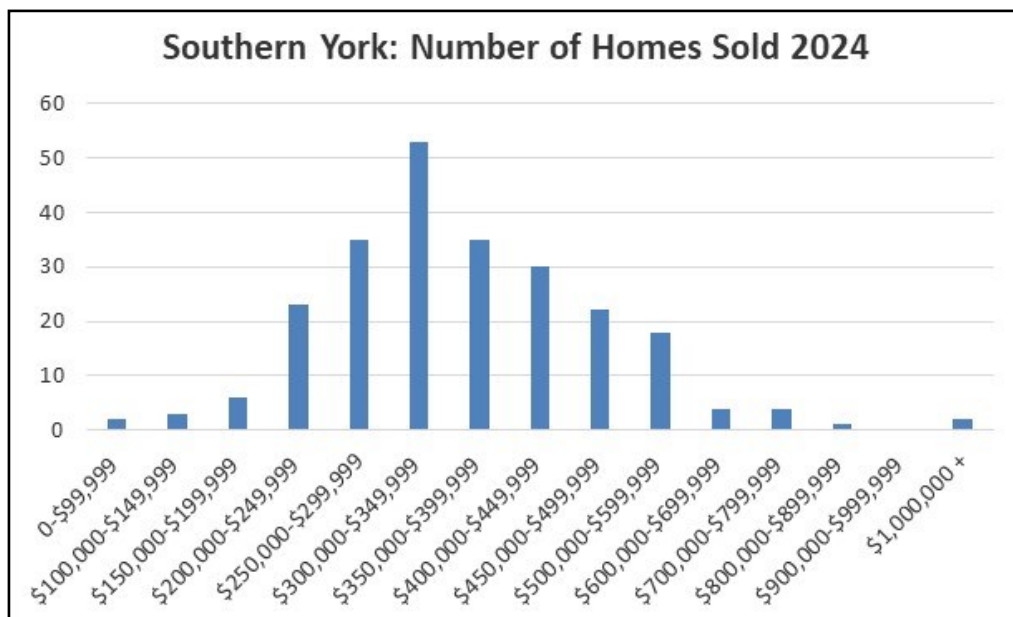
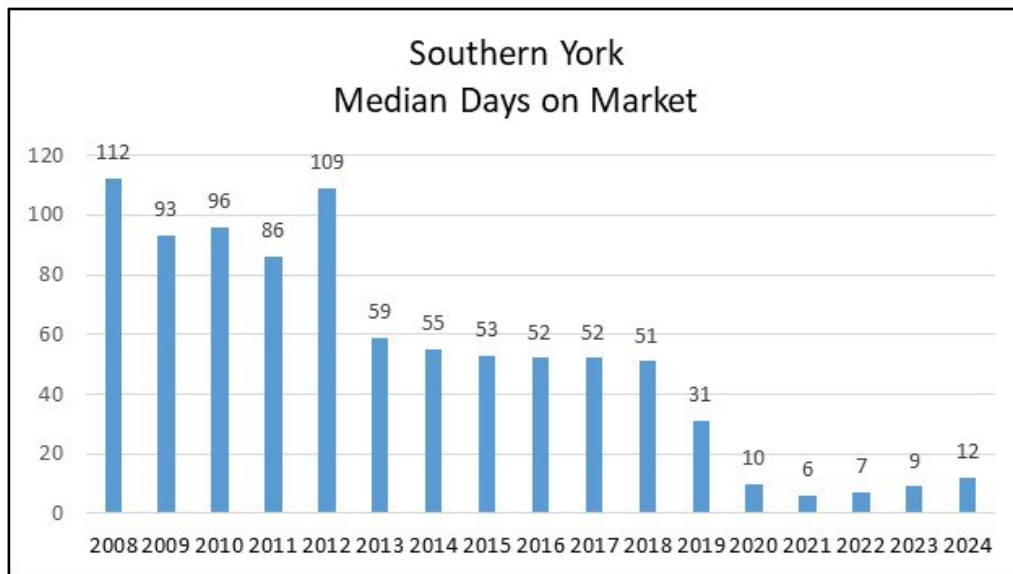
The median home sale price was \$348,110 in 2024. This home sale price reflects a 6% increase compared to 2023 sales, a 45% increase over 5 years and a 70% increase over 10 years.



# Southern York County School District

Type	No. Sold	Median Price	Median Days on Market
Detached	201	\$ 364,681	10
Twin/Semi-Detached	8	\$ 237,500	9
Townhouse/Row Home	28	\$ 293,000	28
Mobile Home w/ Land	1	\$ 247,000	71
<b>Grand Total</b>	<b>238</b>	<b>\$ 348,110</b>	<b>12</b>

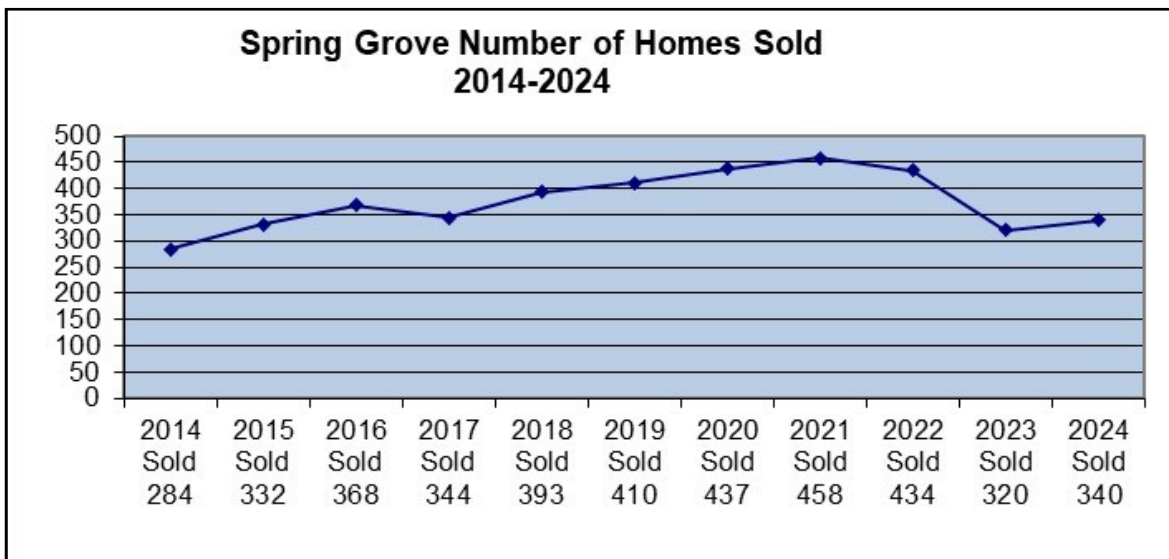
The charts below reflect the median days on market and the number of units sold in each price range.



## Spring Grove School District

In the Spring Grove School District there were 340 homes sold in 2024 for a total dollar volume of \$103.3 million. The number of homes sold in 2024 increased by 6% from 2023.

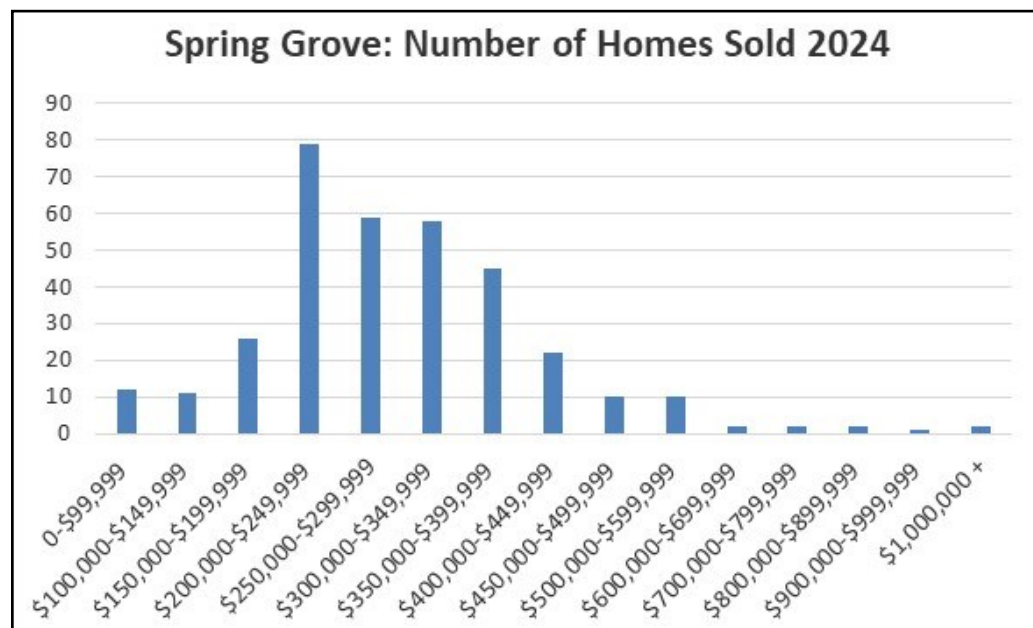
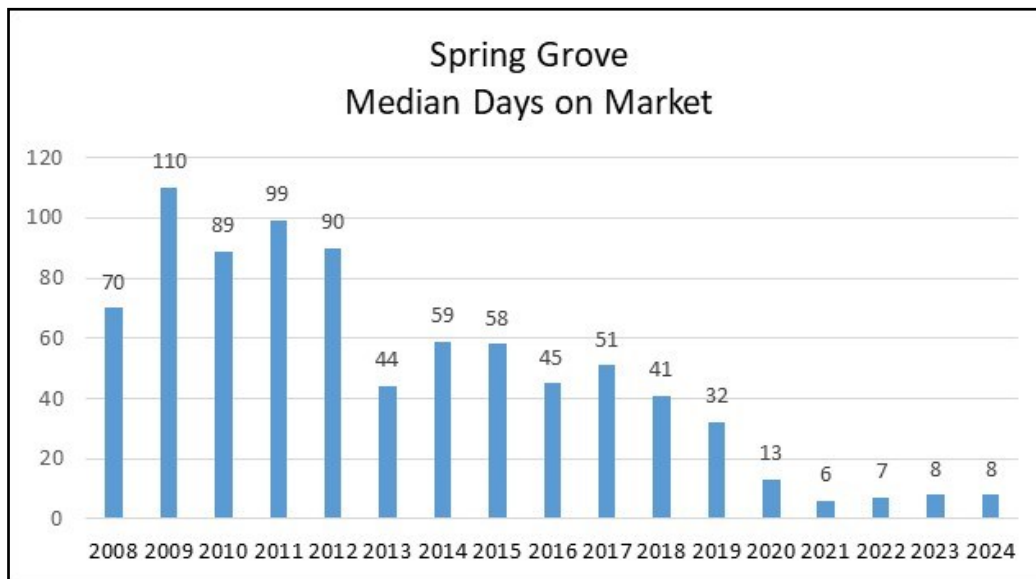
The median home sale price was \$284,950 in 2024. This home sale price reflects a 2% increase compared to 2023 sales, a 50% increase over 5 years and a 78% increase over 10 years.



# Spring Grove School District

Type	No. Sold	Median Price	Median Days on Market
Detached	264	\$ 318,012	8
Twin/Semi-Detached	23	\$ 247,900	8
Townhouse/Row Home	35	\$ 221,000	7
Mobile Home w/ Land	18	\$ 132,450	19
<b>Grand Total</b>	<b>340</b>	<b>\$ 284,950</b>	<b>8</b>

The charts below reflect the median days on market and the number of units sold in each price range.

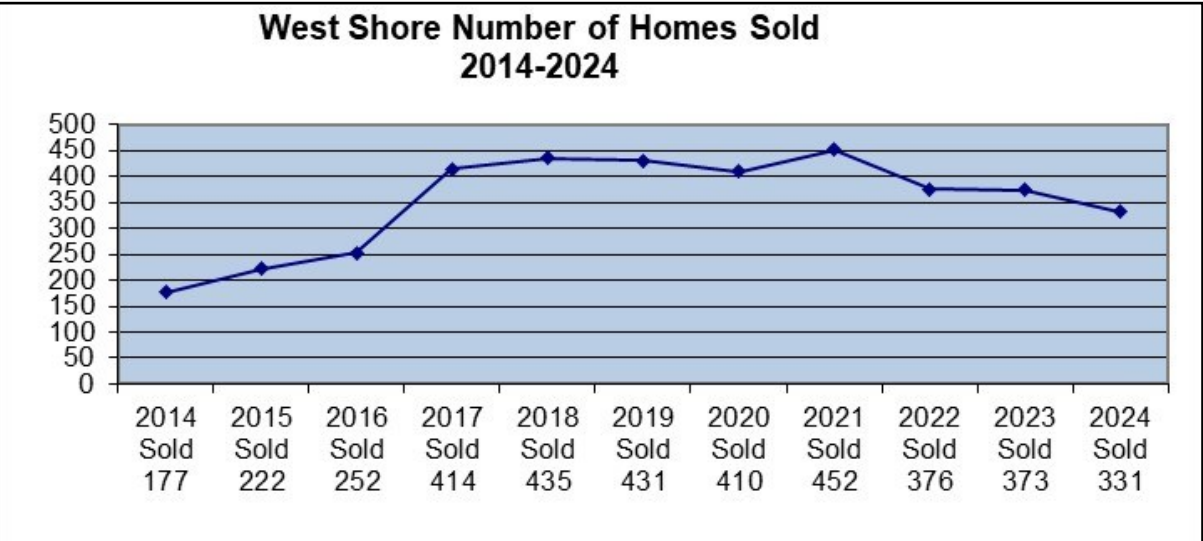




# West Shore School District

In the West Shore School District there were 331 homes sold in 2024 for a total dollar volume of \$112 million. The number of homes sold in 2024 decreased by 11% from 2023. The median home sale price was \$310,000 in 2024. This home sale price is a 2% increase compared to 2023 sales, increased 44% over 5 years and increased 73% increase over 10 years.\*

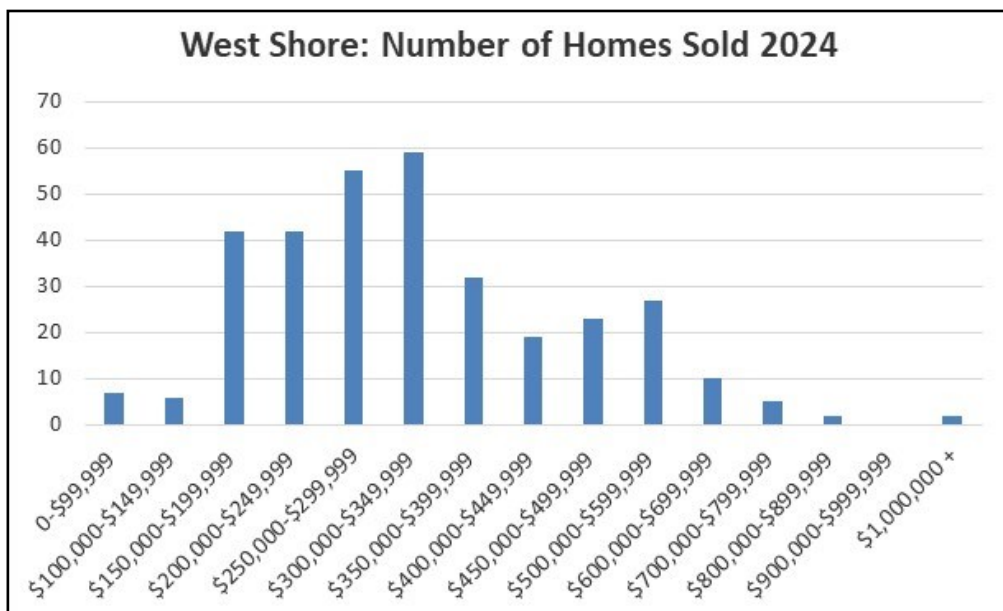
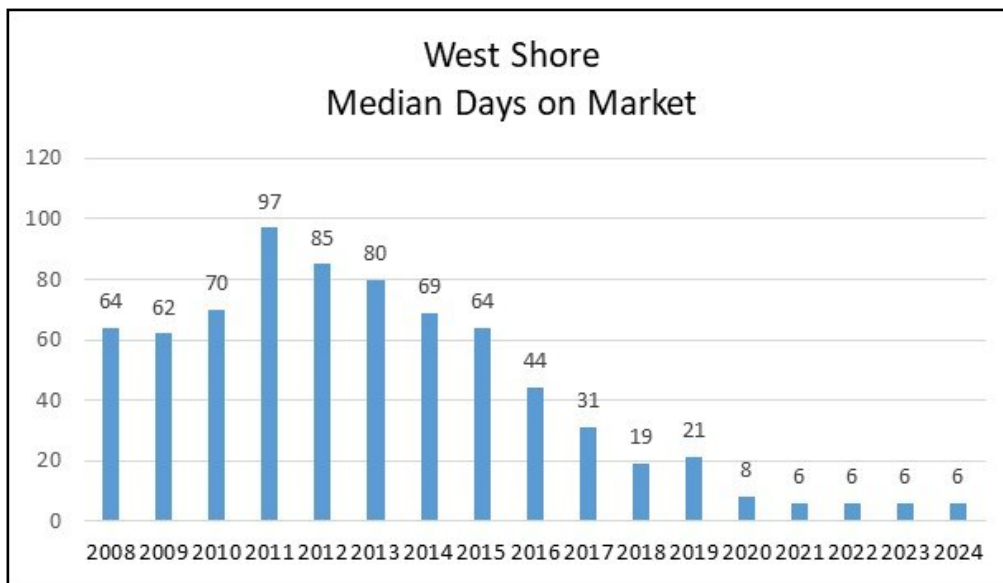
\*\*Prior to 2017, the West Shore School District was covered by two separate MLS systems; therefore, the number reported prior to 2016 was only a fraction of what truly sold.



# West Shore School District

Type	No. Sold	Median Price	Median Days on Market
Detached	254	\$ 336,000	6
Twin/Semi-Detached	8	\$ 141,500	12
Townhouse/Row Home	67	\$ 200,000	6
Mobile Home w/ Land	2	\$ 52,500	37
<b>Grand Total</b>	<b>331</b>	<b>\$ 310,000</b>	<b>6</b>

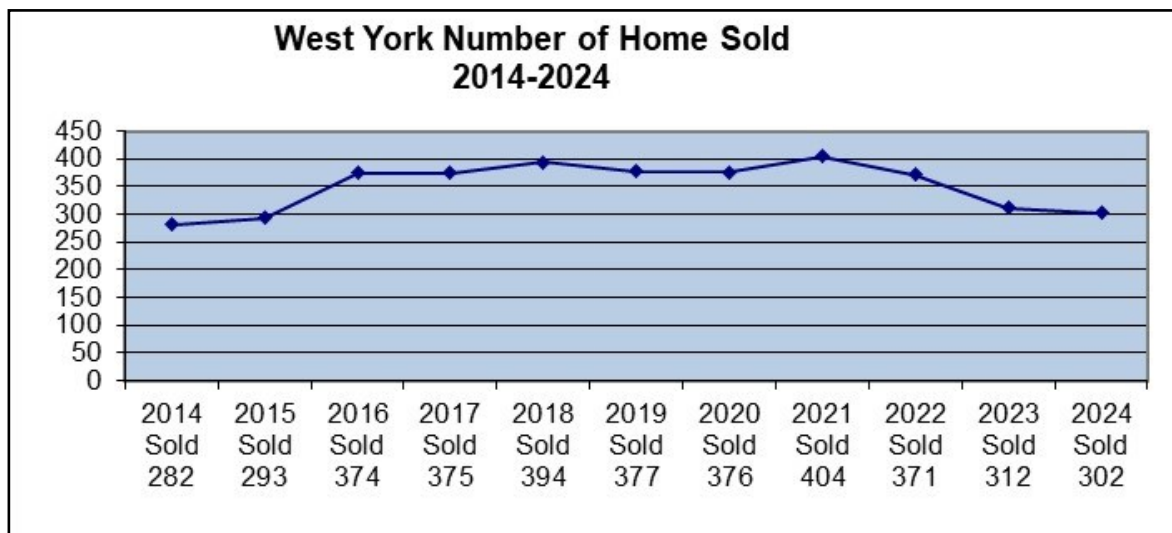
The charts below reflect the median days on market and the number of units sold in each price range.



## West York Area School District

In the West York Area School District there were 302 homes sold in 2024 for a total dollar volume of \$76.9 million. The number of homes sold in 2024 decreased by 3% from 2023.

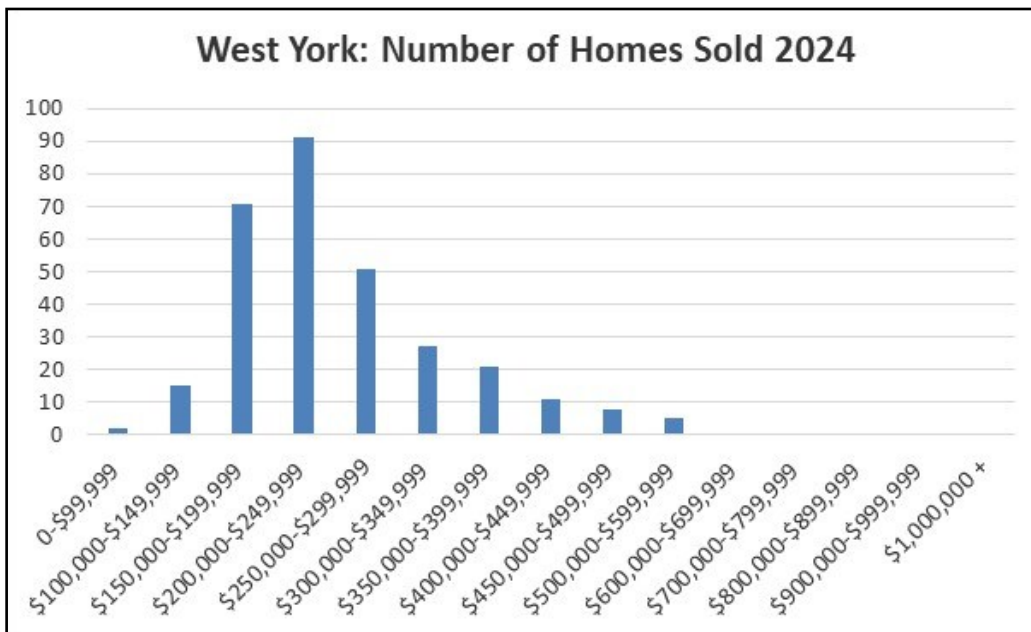
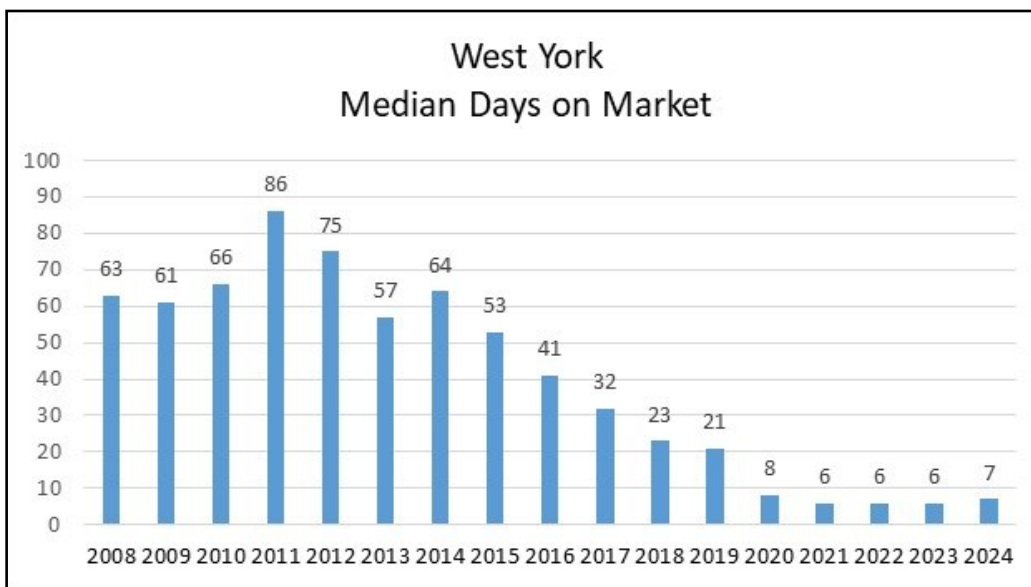
The median home sale price was \$239,900 in 2024. This home sale price reflects a 12% increase compared to 2023 sales, a 55% increase over 5 years and a 95% increase over 10 years.



# West York Area School District

Type	No. Sold	Median Price	Median Days on Market
Detached	208	\$ 265,000	7
Twin/Semi-Detached	37	\$ 175,000	10
Townhouse/Row Home	57	\$ 207,000	7
Mobile Home w/ Land	0	\$ -	0
<b>Grand Total</b>	<b>302</b>	<b>\$ 239,900</b>	<b>7</b>

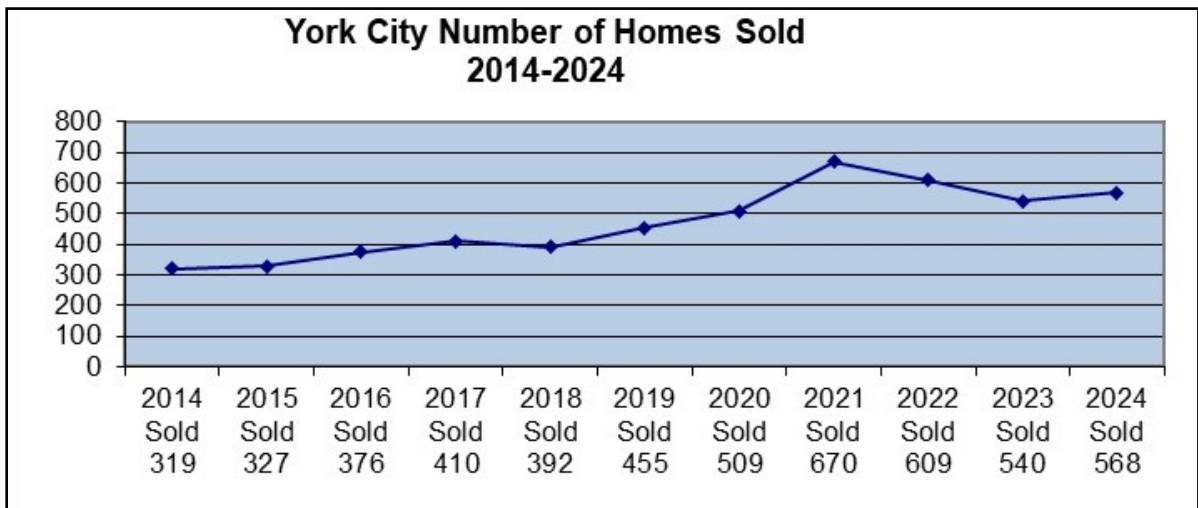
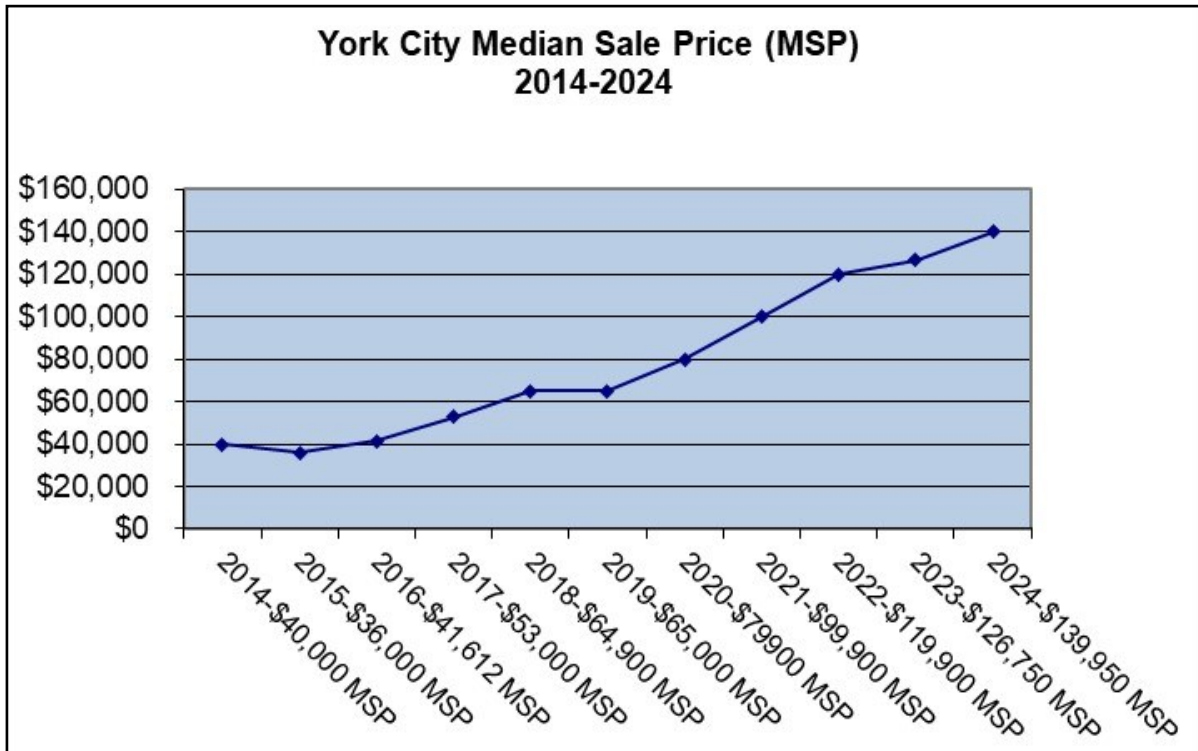
The charts below reflect the median days on market and the number of units sold in each price range.



# York City School District

In the York City School District there were 568 homes sold in 2024 for a total dollar volume of \$81.9 million. The number of homes sold in 2024 increased by 5% from 2023.

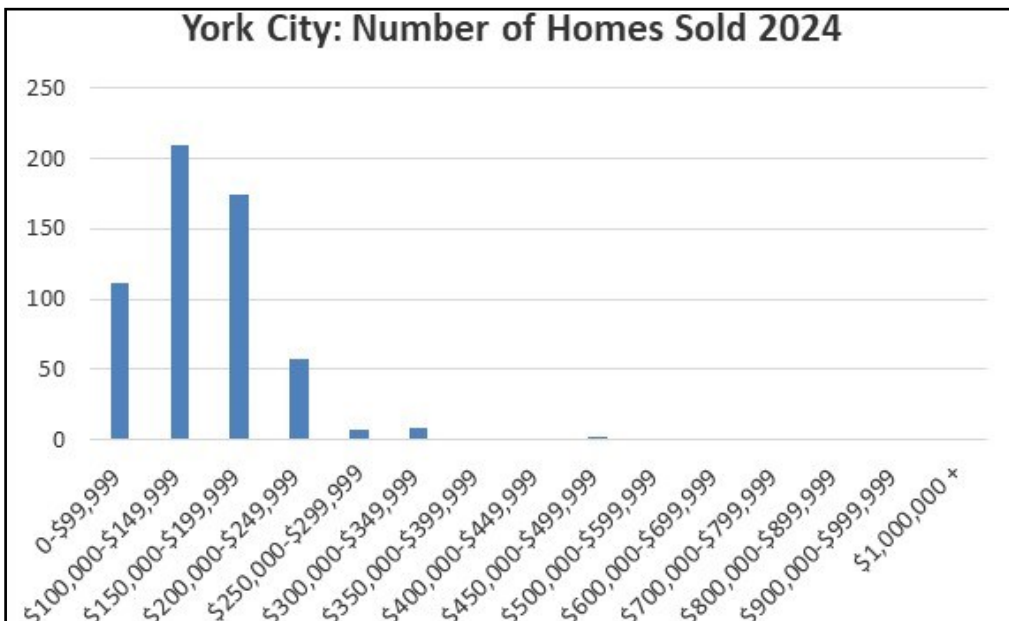
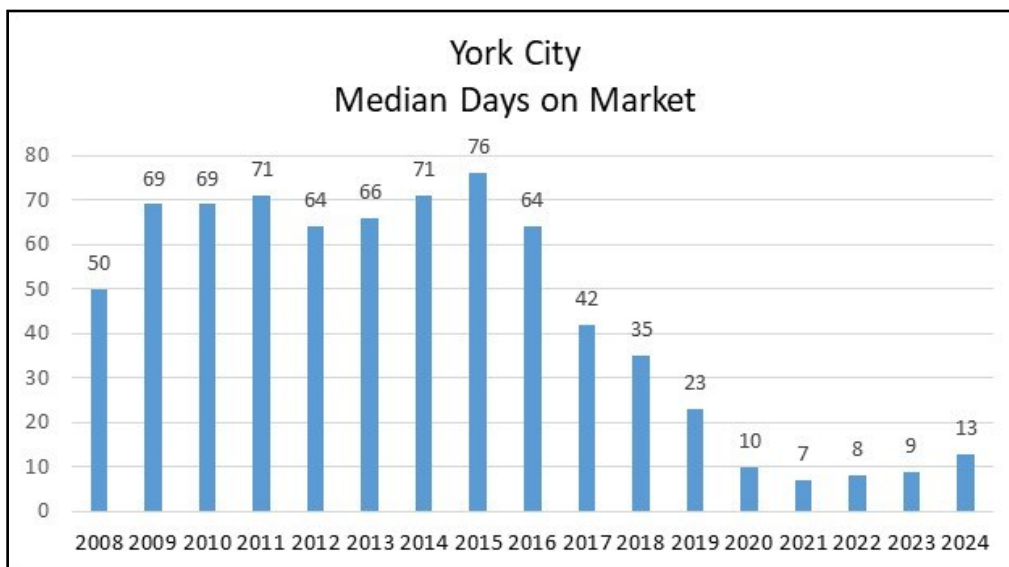
The median home sale price was \$139,950 in 2024. This home sale price reflects a 10% increase compared to 2023 sales, a 115% increase over 5 years and a 250% increase over 10 years.



# York City School District

Type	No. Sold	Median Price	Median Days on Market
Detached	149	\$ 185,000	9
Twin/Semi-Detached	162	\$ 131,000	14
Townhouse/Row Home/Unit	257	\$ 128,900	18
Mobile Home w/ Land	0	\$ -	0
<b>Grand Total</b>	<b>568</b>	<b>\$ 139,950</b>	<b>13</b>

The charts below reflect the median days on market and the number of units sold in each price range.

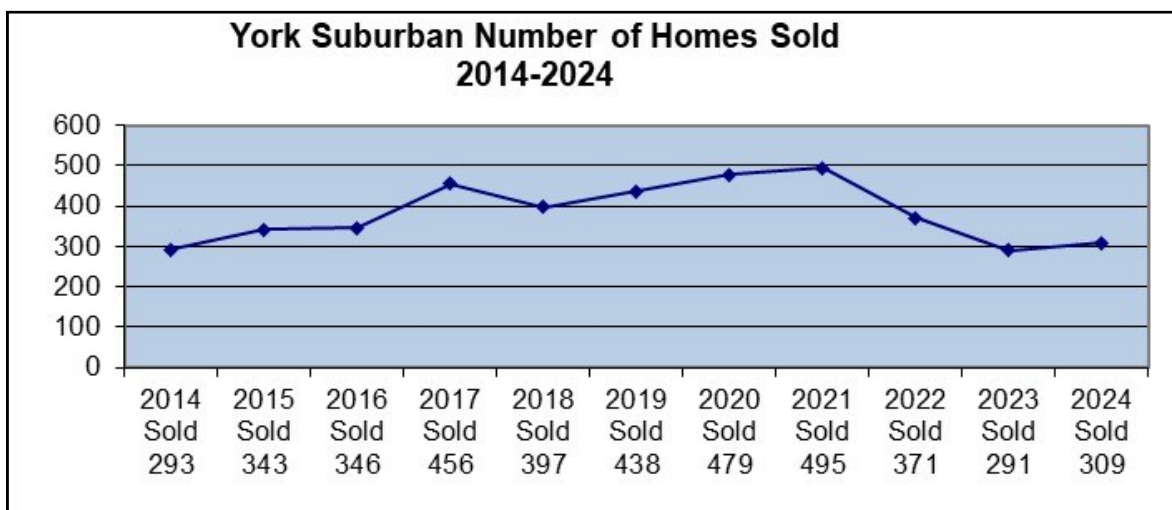
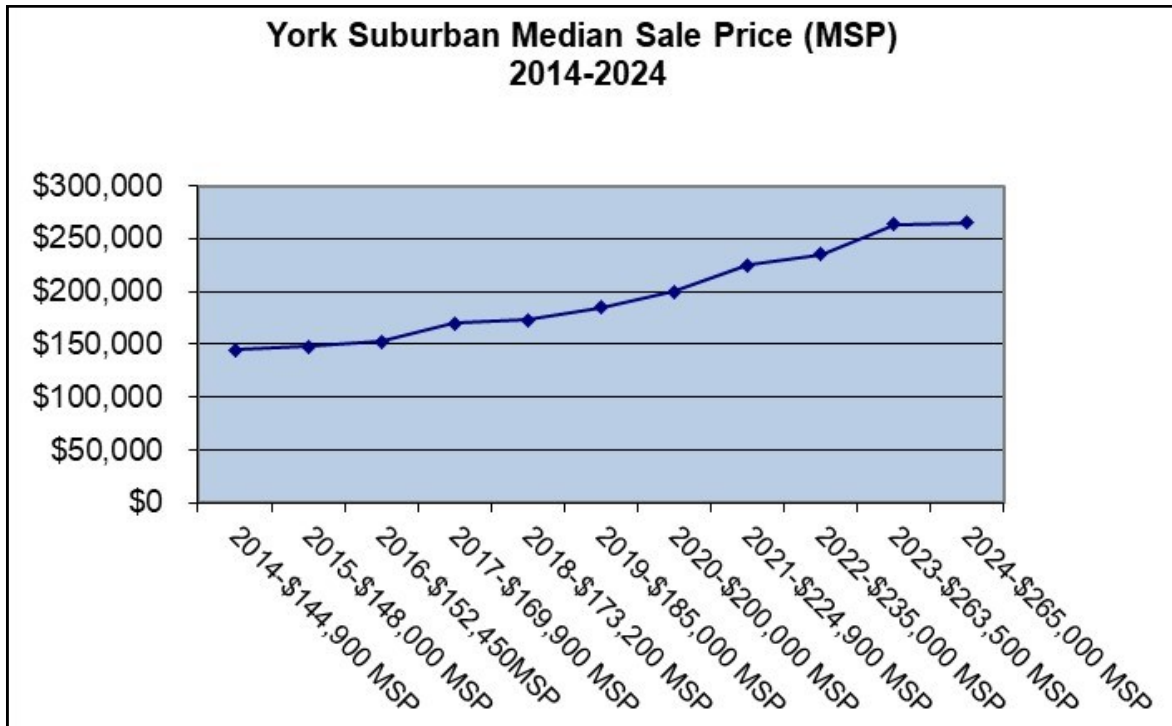




## York Suburban School District

In the York Suburban School District there were 309 homes sold in 2024 for a total dollar volume of \$95.6 million. The number of homes sold in 2024 increased by 6% from 2023.

The median home sale price was \$265,000 in 2024. This home sale price reflects a 1% increase compared to 2023 sales, a 43% increase over 5 years and a 83% increase over 10 years.



# York Suburban School District

Type	No. Sold	Median Price	Median Days on Market
Detached	234	\$ 275,000	6
Twin/Semi-Detached	37	\$ 197,900	6
Townhouse/Row Home	38	\$ 290,250	9
Mobile Home w/ Land	0	\$ -	0
<b>Grand Total</b>	<b>309</b>	<b>\$ 265,000</b>	<b>6</b>

The charts below reflect the median days on market and the number of units sold in each price range.

