



RAYAC Housing Snapshot

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

January 2025 Housing Statistics

The REALTORS® Association of York & Adams Counties (RAYAC) reports that a total of 62 homes were sold in Adams County in January 2025 which is a 5% decrease from this time last year. In York County 344 homes were sold during the first month of the year, a 15% increase from January 2024.

The median sales price in Adams County was \$329,200, a 22% increase from January 2024. The median sales price in York County was \$266,000, a 6% increase from this time last year.

“The York County housing market is showing signs of continued growth, with both the median home sale price and the number of home sales increasing. However, we are also seeing a rise in the average days on market. It’s important to remember that this data reflects only one month, so while these trends are notable, they are not yet statistically significant,” stated 2025 RAYAC President Selina Robinson.

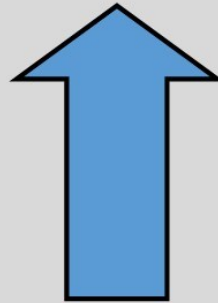
School District	2025 Median Sale Price	2024 Median Sale Price	% Change	2025 Number Sold	2024 Number Sold	% Change
Adams County						
Bermudian Springs	\$334,900	\$291,500	15%	7	4	75%
Conewago Valley	\$264,900	\$276,200	-4%	17	18	-6%
Fairfield	\$337,500	\$290,000	16%	6	6	0%
Gettysburg	\$386,400	\$382,450	1%	18	10	80%
Littlestown	\$275,700	\$270,000	2%	8	19	-58%
Upper Adams	\$345,000	\$172,500	100%	6	8	-25%
Total Adams County	\$329,200	\$270,000	22%	62	65	-5%
York County						
Central York	\$274,950	\$261,300	5%	21	27	-22%
Dallastown	\$300,000	\$280,000	7%	25	29	-14%
Dover	\$256,000	\$248,000	3%	18	10	80%
Eastern York	\$217,500	\$210,000	4%	10	16	-38%
Hanover	\$275,000	\$227,500	21%	15	14	7%
Northeastern York	\$248,050	\$261,450	-5%	26	10	160%
Northern York	\$349,000	\$340,000	3%	10	9	11%
Red Lion	\$325,000	\$265,000	23%	15	23	-35%
South Eastern York	\$440,892	\$310,300	42%	14	14	0%
South Western York	\$342,500	\$306,500	12%	52	28	86%
Southern York	\$326,895	\$323,990	1%	20	15	33%
Spring Grove	\$320,000	\$250,450	28%	19	18	6%
West Shore	\$266,000	\$288,500	-8%	27	15	80%
West York	\$195,000	\$198,450	-2%	21	20	5%
York City	\$156,325	\$109,900	42%	26	33	-21%
York Suburban	\$235,000	\$233,450	1%	25	18	39%
Total York County	\$266,000	\$250,000	6%	344	299	15%

REALTORS® Association of York & Adams Counties
January 2025 Market Update for York County

Median Sold Price Year to Date

\$269,900

January 2024: \$250,000



Sales Price
Change Y/Y

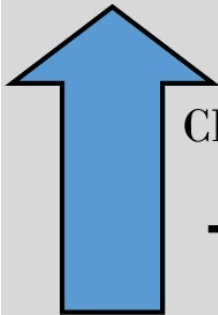
+8%

Number of
Homes Sold Year to
Date

350

Sales #
Change Y/Y

+17%



New Listings

399



All Active Listings

557

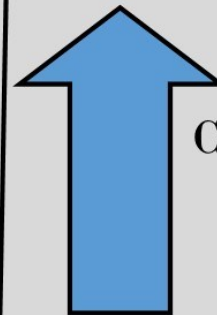
January 2024: 653

Number of
Pending Home
Sales

507

Pending #
Change Y/Y

+5%



% of List Price
Received

100%

SOLD

Days on Market

18

Months Supply
of Inventory

1.21 months

For a report by School District please visit

www.RAYAC.com/statistics/



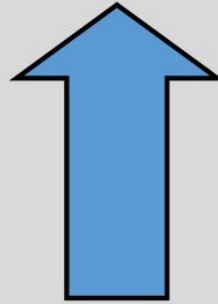
Statistics Source Bright MLS

REALTORS® Association of York & Adams Counties
January 2025 Market Update for Adams County

Median Sold Price Year to Date

\$329,200

January 2024: \$270,000



Sales Price
Change Y/Y

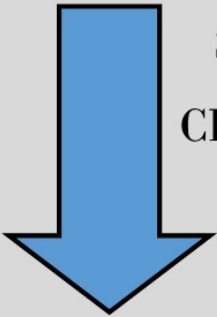
+ 22%

Number of
Homes Sold Year to
Date

62

Sales #
Change Y/Y

-5%



New Listings

97



All Active Listings

167

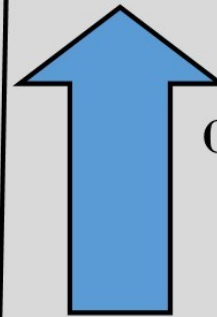
January 2024: 153

Number of
Pending Home
Sales

113

Pending #
Change Y/Y

+41%



% of List Price
Received

100%

SOLD

Days on Market

13

Months Supply
of Inventory

2.01 months

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Statistics Source Bright MLS