



# RAYAC Housing Snapshot

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

## February 2025 Housing Statistics

The REALTORS® Association of York & Adams Counties (RAYAC) reports that a total of 132 homes were sold in Adams County in February 2025, a 4% increase from 2024. In York County 699 homes were sold during the first two months of 2025, which is a 7% increase from this time last year.

The median sales price in Adams County was \$323,000, a 10% increase from 2024. The median sales price in York County was \$269,900, a 3% increase from last year.

"We are pleased to share that in the first two months of the year, both York and Adams Counties experienced an increase in home sales and median sale prices compared to 2024," said 2025 RAYAC President Selina Robinson. "However, as we enter the spring home-buying season, uncertainty remains high, and low inventory continues to pose a challenge. Excluding new construction, only 312 existing homes are currently for sale in York County, with inventory levels at just half of what they were in 2019, before the pandemic. Buyers and sellers are closely monitoring mortgage rate trends, and any declines could prompt movement from those waiting on the sidelines.

RAYAC Statistics by School District						
2025-2024 (January 1-February 28) Comparison						
School District	2025 Median Sale Price	2024 Median Sale Price	% Change	2025 Number Sold	2024 Number Sold	% Change
<b>Adams County</b>						
Bermudian Springs	\$317,500	\$293,000	8%	12	9	33%
Conewago Valley	\$259,900	\$268,000	-3%	29	29	0%
Fairfield	\$370,000	\$315,000	17%	17	9	89%
Gettysburg	\$374,000	\$337,500	11%	43	36	19%
Littlestown	\$300,000	\$270,000	11%	23	30	-23%
Upper Adams	\$304,500	\$221,500	37%	8	14	-43%
<b>Total Adams County</b>	<b>\$323,000</b>	<b>\$292,500</b>	<b>10%</b>	<b>132</b>	<b>127</b>	<b>4%</b>
<b>York County</b>						
Central York	\$274,950	\$316,250	-13%	49	58	-16%
Dallastown	\$300,000	\$273,911	10%	57	64	-11%
Dover	\$267,605	\$264,500	1%	37	40	-8%
Eastern York	\$210,000	\$228,000	-8%	23	29	-21%
Hanover	\$260,000	\$234,250	11%	33	24	38%
Northeastern York	\$285,000	\$264,450	8%	41	28	46%
Northern York	\$326,000	\$322,500	1%	21	18	17%
Red Lion	\$272,500	\$270,000	1%	40	43	-7%
South Eastern	\$387,500	\$325,000	19%	30	37	-19%
South Western	\$325,000	\$285,300	14%	95	65	46%
Southern York	\$318,990	\$323,990	-2%	30	31	-3%
Spring Grove	\$319,717	\$285,000	12%	51	39	31%
West Shore	\$328,750	\$272,500	21%	48	34	41%
West York	\$221,000	\$202,900	9%	38	35	9%
York City	\$150,000	\$116,000	29%	59	67	-12%
York Suburban	\$240,000	\$234,900	2%	47	43	9%
<b>Total York County</b>	<b>\$269,900</b>	<b>\$261,301</b>	<b>3%</b>	<b>699</b>	<b>655</b>	<b>7%</b>

## *February 2025 Housing Statistics*

The REALTORS® Association of York & Adams Counties (RAYAC) reports that a total of 69 homes were sold in Adams County in February 2025, a 13% increase from this time last year. In York County 342 homes were sold in February 2025, which is a 2% decrease from last year.

The median sales price in Adams County was \$321,000 a 2% increase since last year. The median sale price in York County was \$269,900, a 2% increase from last year.

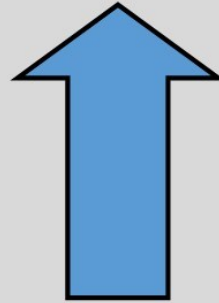
School District	2025 Median Sale Price	2024 Median Sale Price	% Change	2025 Number Sold	2024 Number Sold	% Change
<b>Adams County</b>						
Bermudian Springs	\$300,000	\$294,000	2%	5	5	0%
Conewago Valley	\$243,000	\$292,750	-17%	11	10	10%
Fairfield	\$370,000	\$315,000	17%	11	3	267%
Gettysburg	\$365,203	\$327,500	12%	25	26	-4%
Littlestown	\$349,900	\$315,000	11%	15	11	36%
Upper Adams	\$210,000	\$300,700	-30%	2	6	-67%
<b>Total Adams County</b>	<b>\$321,000</b>	<b>\$315,000</b>	<b>2%</b>	<b>69</b>	<b>61</b>	<b>13%</b>
<b>York County</b>						
Central York	\$286,450	\$365,000	-22%	28	31	-10%
Dallastown	\$301,450	\$269,900	12%	32	35	-9%
Dover	\$269,505	\$268,990	0%	19	30	-37%
Eastern York	\$202,000	\$254,000	-20%	13	12	8%
Hanover	\$251,000	\$271,500	-8%	18	10	80%
Northeastern York	\$289,900	\$265,945	9%	13	18	-28%
Northern York	\$305,000	\$305,000	0%	11	9	22%
Red Lion	\$269,900	\$292,500	-8%	25	20	25%
South Eastern	\$372,500	\$350,000	6%	16	23	-30%
South Western	\$319,998	\$277,500	15%	40	37	8%
Southern York	\$290,000	\$334,900	-13%	10	15	-33%
Spring Grove	\$284,000	\$295,000	-4%	31	21	48%
West Shore	\$364,875	\$265,000	38%	16	18	-11%
West York	\$223,500	\$195,000	15%	16	13	23%
York City	\$145,000	\$120,500	20%	32	34	-6%
York Suburban	\$262,500	\$242,450	8%	22	24	-8%
<b>Total York County</b>	<b>\$269,900</b>	<b>\$265,450</b>	<b>2%</b>	<b>342</b>	<b>350</b>	<b>-2%</b>

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

Median Sold Price Year to Date

**\$269,900**

February 2024: \$261,301



Sales Price  
Change Y/Y

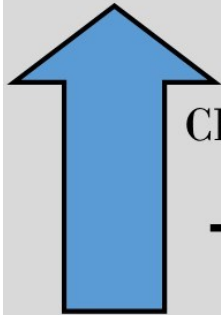
**+3%**

Number of  
Homes Sold Year to  
Date

**699**

Sales #  
Change Y/Y

**+7%**



New Listings

**418**



All Active Listings

**618**

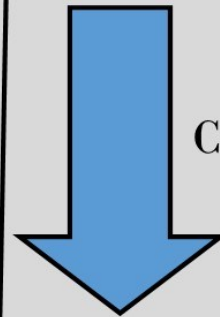
February 2024: 612

Number of  
Pending Home  
Sales

**549**

Pending #  
Change Y/Y

**-28%**



% of List Price  
Received

**100%**

**SOLD**

Days on Market

**17**

Months Supply  
of Inventory

**1.34 months**

For a report by School District please visit  
[www.RAYAC.com/statistics/](http://www.RAYAC.com/statistics/)



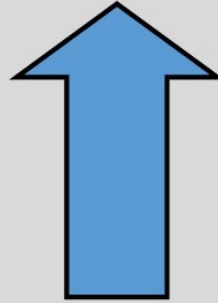
Statistics Source Bright MLS

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

Median Sold Price Year to Date

**\$323,000**

February 2024: \$292,500



Sales Price  
Change Y/Y

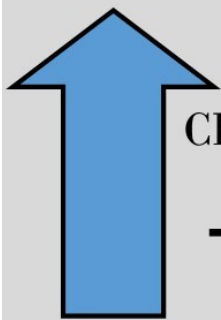
**+ 10%**

Number of  
Homes Sold Year to  
Date

**132**

Sales #  
Change Y/Y

**+4%**



New Listings

**91**



All Active Listings

**167**

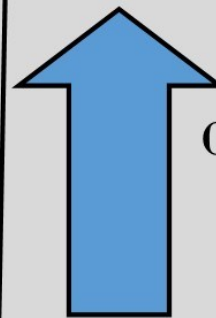
February 2024: 127

Number of  
Pending Home  
Sales

**120**

Pending #  
Change Y/Y

**+17%**



% of List Price  
Received

**97.2%**

**SOLD**

Days on Market

**34**

Months Supply  
of Inventory

**1.99 months**

For a report by School District please visit

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



Statistics Source Bright MLS