



RAYAC Housing Snapshot

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

March 2025 Housing Statistics

The REALTORS® Association of York & Adams Counties (RAYAC) reports that a total of 209 homes were sold in Adams County in March 2025, a 3% increase from 2024. In York County 1,100 homes were sold during the first three months of 2025, which is a 1% increase from this time last year.

The median sales price in Adams County was \$320,000, an 11% increase from 2024. The median sales price in York County was \$279,000, a 9% increase from last year.

“The housing market continues to experience strong growth in median home sale prices,” said Selina Robinson, 2025 RAYAC President. “To put things into perspective, York County’s median home sale price has increased by 50% since pre-pandemic—an increase of more than \$94,000 since March 2019. As we head into the spring market, we expect to see continued momentum, though it’s important to consider broader factors like ongoing economic uncertainty. Ultimately, the decision to buy a home is a personal one that depends on each individual’s or family’s financial situation. The good news for buyers right now is that inventory levels are slightly higher, offering more options in today’s market.”

**RAYAC Statistics by School District
2025-2024 (January 1-March 31) Comparison**

School District	2025 Median Sale Price	2024 Median Sale Price	% Change	2025 Number Sold	2024 Number Sold	% Change
Adams County						
Bermudian Springs	\$315,000	\$290,000	9%	17	17	0%
Conewago Valley	\$284,500	\$249,950	14%	54	48	13%
Fairfield	\$350,000	\$333,500	5%	25	15	67%
Gettysburg	\$369,000	\$330,000	12%	60	67	-10%
Littlestown	\$320,000	\$270,000	19%	38	38	0%
Upper Adams	\$250,000	\$224,900	11%	15	21	-29%
Total Adams County	\$320,000	\$289,500	11%	209	203	3%
York County						
Central	\$269,900	\$270,450	0%	86	94	-9%
Dallastown	\$299,900	\$275,000	9%	92	90	2%
Dover	\$275,875	\$271,250	2%	57	72	-21%
Eastern York	\$240,000	\$228,000	5%	40	39	3%
Hanover	\$260,000	\$230,000	13%	53	42	26%
Northeastern	\$289,900	\$270,000	7%	65	50	30%
Northern York	\$360,000	\$305,000	18%	35	37	-5%
Red Lion	\$277,000	\$265,000	5%	66	73	-10%
South Eastern	\$390,000	\$320,420	22%	43	56	-23%
South Western	\$335,000	\$289,950	16%	133	108	23%
Southern York	\$326,895	\$329,445	-1%	44	46	-4%
Spring Grove	\$325,000	\$265,000	23%	77	69	12%
West Shore	\$330,000	\$290,000	14%	74	73	1%
West York	\$234,900	\$236,000	0%	65	58	12%
York City	\$156,325	\$129,400	21%	100	116	-14%
York Suburban	\$257,450	\$230,000	12%	70	65	8%
Total York County	\$279,000	\$255,500	9%	1100	1088	1%

March 2025 Housing Statistics

The REALTORS® Association of York & Adams Counties (RAYAC) reports that a total of 76 homes were sold in Adams County in March 2025, a 3% increase from this time last year. In York County 388 homes were sold in March 2025, which is a 8% decrease from last year.

The median sales price in Adams County was \$317,500 a 18% increase since last year. The median sale price in York County was \$292,750, a 17% increase from last year.

RAYAC MLS Statistics by School District						
2025-2024 (March) Comparison						
School District	2025 Median Sale Price	2024 Median Sale Price	% Change	2025 Number Sold	2024 Number Sold	% Change
Adams County						
Bermudian Springs	\$290,000	\$266,000	9%	5	8	-38%
Conewago Valley	\$329,000	\$242,995	35%	24	18	33%
Fairfield	\$332,500	\$358,750	-7%	8	6	33%
Gettysburg	\$325,000	\$324,900	0%	17	27	-37%
Littlestown	\$320,000	\$284,000	13%	15	8	88%
Upper Adams	\$248,000	\$224,900	10%	7	7	0%
Total Adams County	\$317,500	\$270,000	18%	76	74	3%
York County						
Central	\$262,500	\$228,500	15%	34	34	0%
Dallastown	\$297,900	\$287,500	4%	34	26	31%
Dover	\$297,500	\$272,500	9%	19	31	-39%
Eastern York	\$262,500	\$222,500	18%	17	10	70%
Hanover	\$261,500	\$227,500	15%	20	18	11%
Northeastern	\$300,950	\$270,000	11%	24	22	9%
Northern York	\$362,500	\$285,000	27%	12	19	-37%
Red Lion	\$305,000	\$239,900	27%	26	29	-10%
South Eastern	\$405,000	\$304,750	33%	13	18	-28%
South Western	\$345,000	\$289,950	19%	35	42	-17%
Southern York	\$406,200	\$343,700	18%	14	14	0%
Spring Grove	\$335,000	\$255,950	31%	25	26	-4%
West Shore	\$332,500	\$310,000	7%	26	38	-32%
West York	\$256,000	\$245,000	4%	27	23	17%
York City	\$169,278	\$139,900	21%	40	49	-18%
York Suburban	\$291,500	\$219,000	33%	22	22	0%
Total York County	\$292,750	\$250,000	17%	388	421	-8%

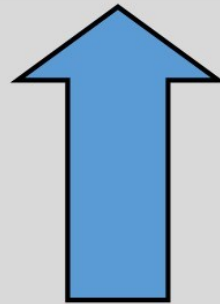
REALTORS® Association of York & Adams Counties

March 2025 Market Update for York County

Median Sold Price Year to Date

\$279,000

March 2024: \$255,500

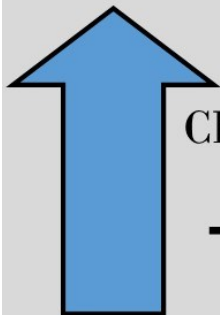


Sales Price
Change Y/Y

+9%

Number of
Homes Sold Year to
Date

1,100



Sales #
Change Y/Y

+1%

New Listings

418



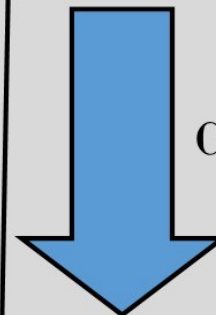
All Active Listings

651

March 2024: 565

Number of
Pending Home
Sales

643



Pending #
Change Y/Y

-12%

% of List Price
Received

100%

SOLD

Days on Market

9

Months Supply
of Inventory

1.42 months

For a report by School District please visit

www.RAYAC.com/statistics/



Statistics Source Bright MLS

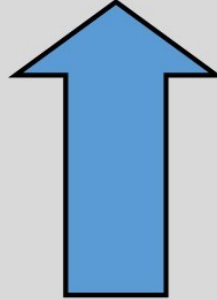
REALTORS® Association of York & Adams Counties

March 2025 Market Update for Adams County

Median Sold Price Year to Date

\$320,000

March 2024: \$289,500



Sales Price
Change Y/Y

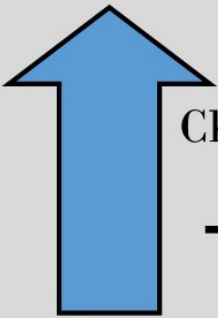
+ 11%

Number of
Homes Sold Year to
Date

209

Sales #
Change Y/Y

+3%



New Listings

89



All Active Listings

174

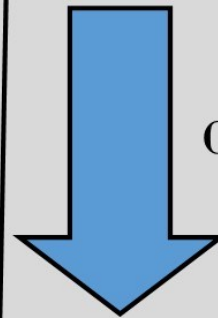
March 2024: 147

Number of
Pending Home
Sales

123

Pending #
Change Y/Y

-5%



% of List Price
Received

100%

SOLD

Days on Market

12

Months Supply
of Inventory

2.07 months

For a report by School District please visit
www.RAYAC.com/statistics/



Statistics Source Bright MLS