



RAYAC Housing Snapshot

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

April 2025 Housing Statistics

The REALTORS® Association of York & Adams Counties (RAYAC) reports that a total of 286 homes were sold in Adams County in April 2025, a 4% increase from 2024. In York County 1,547 homes were sold during the first four months of 2025, which is nearly the same as this time last year.

The median sales price in Adams County was \$320,000, a 7% increase from 2024. The median sales price in York County was \$275,930, a 4% increase from last year.

"Inventory has increased slightly in both counties compared to this time last year. In Adams County, the number of active listings is over 200 which hasn't happened since September 2020. However, while buyers now have more options, it's still not enough to meet the strong demand," said RAYAC President Selina Robinson. "As a result, we continue to see rising home prices and homes selling quickly."

RAYAC Statistics by School District 2025-2024 (January 1-April 30) Comparison

School District	2025 Median Sale Price	2024 Median Sale Price	% Change	2025 Number Sold	2024 Number Sold	% Change
Adams County						
Bermudian Springs	\$317,500	\$291,500	9%	22	22	0%
Conewago Valley	\$289,500	\$255,000	14%	76	63	21%
Fairfield	\$372,500	\$338,000	10%	34	22	55%
Gettysburg	\$371,571	\$341,240	9%	81	92	-12%
Littlestown	\$320,000	\$270,000	19%	49	48	2%
Upper Adams	\$267,500	\$222,400	20%	24	28	-14%
Total Adams County	\$320,500	\$300,000	7%	286	275	4%
York County						
Central York	\$265,000	\$270,000	-2%	131	137	-4%
Dallastown	\$299,900	\$281,000	7%	125	126	-1%
Dover	\$269,900	\$267,500	1%	95	110	-14%
Eastern York	\$260,000	\$255,000	2%	49	60	-18%
Hanover	\$250,000	\$236,750	6%	73	66	11%
Northeastern	\$289,500	\$292,500	-1%	99	74	34%
Northern York	\$360,000	\$333,000	8%	49	50	-2%
Red Lion	\$285,000	\$265,500	7%	92	104	-12%
South Eastern	\$390,000	\$314,990	24%	61	81	-25%
South Western	\$329,900	\$293,500	12%	169	149	13%
Southern York	\$337,175	\$340,000	-1%	64	62	3%
Spring Grove	\$323,000	\$270,400	19%	103	95	8%
West Shore	\$326,000	\$310,000	5%	97	98	-1%
West York	\$248,000	\$240,000	3%	97	76	28%
York City	\$155,000	\$127,000	22%	141	177	-20%
York Suburban	\$262,450	\$250,000	5%	102	89	15%
Total York County	\$275,930	\$265,000	4%	1547	1554	0%

April 2025 Housing Statistics

The REALTORS® Association of York & Adams Counties (RAYAC) reports that a total of 76 homes were sold in Adams County in April 2025, a 13% increase from this time last year. In York County 439 homes were sold in April 2025, which is a 4% decrease from last year.

The median sales price in Adams County was \$336,450 a 4% increase since last year. The median sale price in York County was \$274,000, which remains the same from last year.

RAYAC MLS Statistics by School District						
2025-2024 (April) Comparison						
School District	2025 Median Sale Price	2024 Median Sale Price	% Change	2025 Number Sold	2024 Number Sold	% Change
Adams County						
Bermudian Springs	\$343,000	\$330,000	4%	5	5	0%
Conewago Valley	\$299,900	\$255,000	18%	21	13	62%
Fairfield	\$385,000	\$352,500	9%	9	7	29%
Gettysburg	\$386,250	\$372,990	4%	21	25	-16%
Littlestown	\$319,900	\$277,500	15%	11	10	10%
Upper Adams	\$315,000	\$195,000	62%	9	7	29%
Total Adams County	\$336,450	\$325,000	4%	76	67	13%
York County						
Central York	\$256,250	\$270,000	-5%	44	43	2%
Dallastown	\$307,000	\$295,000	4%	33	35	-6%
Dover	\$263,000	\$261,175	1%	38	38	0%
Eastern York	\$385,000	\$299,995	28%	9	21	-57%
Hanover	\$245,000	\$246,500	-1%	20	24	-17%
Northeastern	\$279,450	\$336,000	-17%	34	23	48%
Northern York	\$398,450	\$390,000	2%	14	13	8%
Red Lion	\$317,500	\$266,000	19%	26	31	-16%
South Eastern	\$380,000	\$296,700	28%	17	24	-29%
South Western	\$325,685	\$304,000	7%	35	41	-15%
Southern York	\$396,925	\$434,750	-9%	20	16	25%
Spring Grove	\$307,250	\$292,500	5%	26	26	0%
West Shore	\$314,950	\$339,995	-7%	20	25	-20%
West York	\$252,500	\$248,000	2%	32	17	88%
York City	\$150,000	\$125,000	20%	40	59	-32%
York Suburban	\$270,000	\$295,000	-8%	31	23	35%
Total York County	\$274,000	\$275,000	0%	439	459	-4%

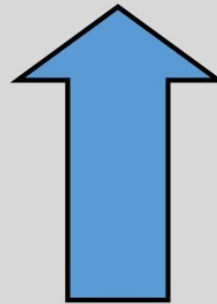
REALTORS® Association of York & Adams Counties

April 2025 Market Update for York County

Median Sold Price Year to Date

\$275,930

April 2024: \$265,000



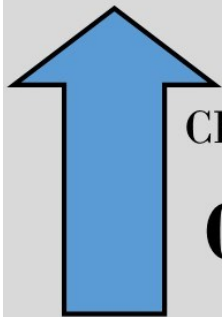
Sales Price
Change Y/Y

+4%

Number of
Homes Sold Year to
Date

1,547

Sales #
Change Y/Y
0%



New Listings

578



All Active Listings

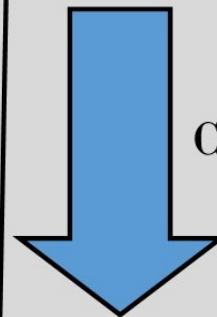
702

April 2024: 575

Number of
Pending Home
Sales

691

Pending #
Change Y/Y
-18%



% of List Price
Received
100%

SOLD

Days on Market
7

Months Supply
of Inventory

1.54 months

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



Statistics Source Bright MLS

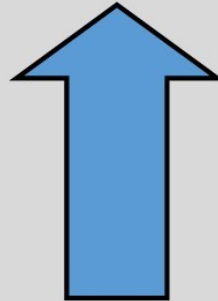
REALTORS® Association of York & Adams Counties

April 2025 Market Update for Adams County

Median Sold Price Year to Date

\$320,500

April 2024: \$300,000



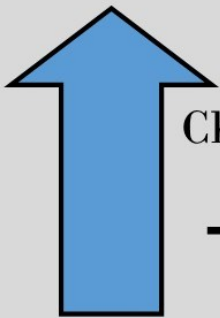
Sales Price
Change Y/Y

+ 7%

Number of
Homes Sold Year to
Date

286

Sales #
Change Y/Y
+4%



New Listings

153



All Active Listings

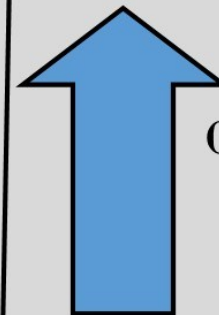
213

April 2024: 151

Number of
Pending Home
Sales

155

Pending #
Change Y/Y
+5%



% of List Price
Received
97.9%

SOLD

Days on Market
11

Months Supply
of Inventory

2.51 months

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



Statistics Source Bright MLS