



RAYAC Housing Snapshot

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

May 2025 Housing Statistics

The REALTORS® Association of York & Adams Counties (RAYAC) reports that a total of 382 homes were sold in Adams County in May 2025, a 5% increase from 2024. In York County 2,024 homes were sold during the first five months of 2025, which is a 2% decrease from this time last year.

The median sales price in Adams County was \$323,750, a 3% increase from 2024. The median sales price in York County was \$284,900, a 7% increase from last year.

“While the number of home sales has dipped slightly, we continue to see a rise in median home prices and a modest increase in inventory. Uncertainty in the market may be causing some buyers to hesitate, but overall, the housing landscape remains nuanced. That’s why now, more than ever, working with a REALTOR® as your trusted advisor is essential to navigating today’s market with confidence” stated Selina Robinson 2025 RAYAC President.

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

School District	2025 Median Sale Price	2024 Median Sale Price	% Change	2025 Number Sold	2024 Number Sold	% Change
Adams County						
Bermudian Springs	\$320,000	\$293,000	9%	31	31	0%
Conewago Valley	\$279,900	\$275,000	2%	107	85	26%
Fairfield	\$364,950	\$345,000	6%	42	31	35%
Gettysburg	\$380,900	\$340,240	12%	103	118	-13%
Littlestown	\$320,000	\$298,000	7%	63	63	0%
Upper Adams	\$267,500	\$233,000	15%	36	35	3%
Total Adams County	\$323,750	\$315,000	3%	382	363	5%
York County						
Central York	\$269,900	\$269,900	0%	166	175	-5%
Dallastown	\$299,900	\$282,000	6%	165	170	-3%
Dover	\$275,438	\$274,440	0%	122	148	-18%
Eastern York	\$262,250	\$254,000	3%	54	82	-34%
Hanover	\$254,900	\$235,500	8%	95	92	3%
Northeastern York	\$297,500	\$285,000	4%	128	107	20%
Northern York	\$365,000	\$350,000	4%	74	71	4%
Red Lion	\$289,950	\$278,000	4%	122	141	-13%
South Eastern	\$385,000	\$320,000	20%	78	106	-26%
South Western	\$329,900	\$293,500	12%	228	207	10%
Southern York	\$336,000	\$337,500	0%	83	81	2%
Spring Grove	\$320,000	\$273,500	17%	134	126	6%
West Shore	\$336,500	\$301,500	12%	135	128	5%
West York	\$249,000	\$245,000	2%	114	100	14%
York City	\$160,500	\$135,000	19%	188	227	-17%
York Suburban	\$269,950	\$250,000	8%	138	113	22%
Total York County	\$284,900	\$265,450	7%	2024	2074	-2%

May 2025 Housing Statistics

The REALTORS® Association of York & Adams Counties (RAYAC) reports that a total of 95 homes were sold in Adams County in May 2025, a 10% increase from this time last year. In York County 470 homes were sold in May 2025, which is an 8% decrease from last year.

The median sales price in Adams County was \$339,000 a 1% decrease since last year. The median sale price in York County was \$299,175, which is an 11% increase from this time last year.

RAYAC MLS Statistics by School District						
2025-2024 (May) Comparison						
School District	2025 Median Sale Price	2024 Median Sale Price	% Change	2025 Number Sold	2024 Number Sold	% Change
Adams County						
Bermudian Springs	\$340,000	\$315,000	8%	9	9	0%
Conewago Valley	\$260,000	\$365,000	-29%	31	22	41%
Fairfield	\$349,450	\$375,000	-7%	8	9	-11%
Gettysburg	\$395,000	\$319,900	23%	21	25	-16%
Littlestown	\$315,000	\$349,950	-10%	15	14	7%
Upper Adams	\$270,500	\$284,900	-5%	12	7	71%
Total Adams County	\$339,000	\$341,450	-1%	95	86	10%
York County						
Central York	\$279,500	\$248,500	12%	35	36	-3%
Dallastown	\$300,000	\$282,000	6%	39	43	-9%
Dover	\$291,000	\$320,000	-9%	27	38	-29%
Eastern York	\$293,000	\$240,000	22%	5	24	-79%
Hanover	\$257,400	\$235,500	9%	22	26	-15%
Northeastern	\$345,000	\$275,000	25%	29	32	-9%
Northern York	\$422,500	\$380,000	11%	25	21	19%
Red Lion	\$295,625	\$315,500	-6%	30	36	-17%
South Eastern	\$374,995	\$332,490	13%	17	25	-32%
South Western	\$325,000	\$289,000	12%	58	57	2%
Southern York	\$325,000	\$309,000	5%	19	19	0%
Spring Grove	\$299,000	\$272,000	10%	31	31	0%
West Shore	\$351,250	\$299,999	17%	36	27	33%
West York	\$258,500	\$257,500	0%	17	24	-29%
York City	\$165,000	\$156,500	5%	45	48	-6%
York Suburban	\$298,500	\$257,500	16%	35	24	46%
Total York County	\$299,175	\$270,000	11%	470	511	-8%

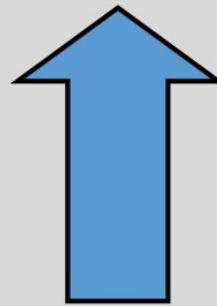
REALTORS® Association of York & Adams Counties

May 2025 Market Update for York County

Median Sold Price Year to Date

\$284,900

May 2024: \$265,000



Sales Price
Change Y/Y

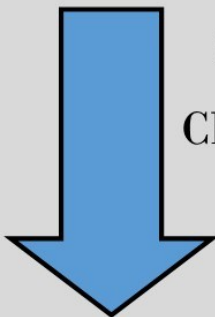
+7%

Number of
Homes Sold Year to
Date

2,024

Sales #
Change Y/Y

-2%



New Listings

558



All Active Listings

691

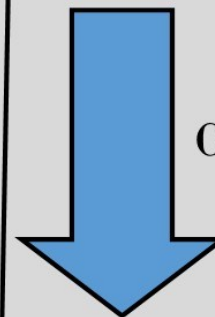
May 2024: 661

Number of
Pending Home
Sales

729

Pending #
Change Y/Y

-7%



% of List Price
Received

100%

SOLD

Days on Market

7

Months Supply
of Inventory

1.53 months

For a report by School District please visit

www.RAYAC.com/statistics/



Statistics Source Bright MLS

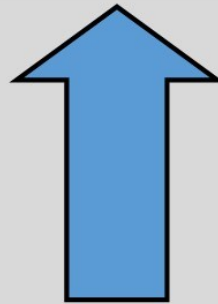
REALTORS® Association of York & Adams Counties

May 2025 Market Update for Adams County

Median Sold Price Year to Date

\$323,750

May 2024: \$315,000

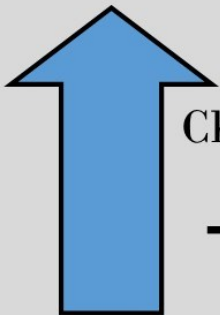


Sales Price
Change Y/Y

+ 3%

Number of
Homes Sold Year to
Date

382



Sales #
Change Y/Y

+5%

New Listings

127



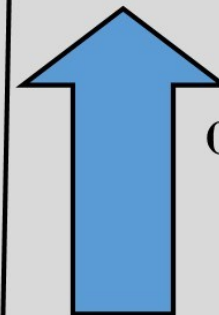
All Active Listings

219

May 2024: 165

Number of
Pending Home
Sales

179



Pending #
Change Y/Y

+24%

% of List Price
Received

100%

SOLD

Days on Market

8

Months Supply
of Inventory

2.56 months

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



Statistics Source Bright MLS