



RAYAC Housing Snapshot

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

June 2025 Housing Statistics

The REALTORS® Association of York & Adams Counties (RAYAC) reports that a total of 504 homes were sold in Adams County in June 2025, a 10% increase from 2024. In York County 2,506 homes were sold during the first six months of 2025, which is a 4% decrease from this time last year.

The median sales price in Adams County was \$327,000, a 2% increase from 2024. The median sales price in York County was \$287,900, a 7% increase from last year.

“Despite a slightly slower first half of the year, both counties reached record highs for their median home sale prices. While sales have been a little slower this spring in York County, Adams County is trending in the opposite direction, with increases in both closed and pending sales. Buyers are still active in the market, and although inventory has ticked up slightly, it remains low by historical standards—still about half of what it was in 2019 for both counties.” said RAYAC President Selina Robinson.

RAYAC Statistics by School District						
2025-2024 (January 1-June 30) 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	\$291,500	8%	49	42	17%
Conewago Valley	\$287,500	\$268,000	7%	134	103	30%
Fairfield	\$367,500	\$345,000	7%	54	37	46%
Gettysburg	\$391,649	\$369,990	6%	140	159	-12%
Littlestown	\$319,950	\$305,000	5%	80	77	4%
Upper Adams	\$270,000	\$229,500	18%	47	39	21%
Total Adams County	\$327,000	\$319,900	2%	504	457	10%
York County						
Central York	\$285,000	\$273,000	4%	208	228	-9%
Dallastown	\$299,990	\$285,000	5%	206	218	-6%
Dover	\$275,000	\$275,000	0%	145	183	-21%
Eastern York	\$263,750	\$254,000	4%	66	100	-34%
Hanover	\$260,000	\$234,000	11%	113	109	4%
Northeastern	\$305,000	\$293,750	4%	151	138	9%
Northern York	\$392,450	\$347,500	13%	92	90	2%
Red Lion	\$295,000	\$275,000	7%	161	186	-13%
South Eastern	\$392,500	\$326,250	20%	98	134	-27%
South Western	\$327,500	\$296,164	11%	277	275	1%
Southern York	\$337,175	\$345,660	-2%	102	108	-6%
Spring Grove	\$315,000	\$285,000	11%	168	161	4%
West Shore	\$340,000	\$300,000	13%	166	155	7%
West York	\$249,500	\$245,000	2%	152	124	23%
York City	\$164,900	\$135,850	21%	228	272	-16%
York Suburban	\$276,500	\$260,000	6%	174	141	23%
Total York County	\$287,900	\$270,000	7%	2506	2622	-4%

June 2025 Housing Statistics

The REALTORS® Association of York & Adams Counties (RAYAC) reports that a total of 118 homes were sold in Adams County in June 2025, a 28% increase from this time last year. In York County 474 homes were sold in June 2025, which is a 11% decrease from last year.

The median sales price in Adams County was \$350,000 a 2% decrease since last year. The median sale price in York County was \$300,000, which is a 5% increase from this time last year.

RAYAC MLS Statistics by School District						
2025-2024 (June) Comparison						
School District	2025 Median Sale Price	2024 Median Sale Price	% Change	2025 Number Sold	2024 Number Sold	% Change
Adams County						
Bermudian Springs	\$302,600	\$290,000	4%	18	11	64%
Conewago Valley	\$295,000	\$250,500	18%	27	18	50%
Fairfield	\$375,000	\$350,000	7%	12	6	100%
Gettysburg	\$405,000	\$400,000	1%	35	39	-10%
Littlestown	\$317,450	\$342,500	-7%	16	14	14%
Upper Adams	\$353,750	\$214,750	65%	10	4	150%
Total Adams County	\$350,000	\$357,500	-2%	118	92	28%
York County						
Central York	\$379,945	\$295,500	29%	40	52	-23%
Dallastown	\$299,500	\$296,070	1%	41	44	-7%
Dover	\$275,000	\$286,860	-4%	23	34	-32%
Eastern York	\$267,500	\$242,500	10%	12	18	-33%
Hanover	\$285,450	\$225,000	27%	18	17	6%
Northeastern	\$329,900	\$319,950	3%	23	30	-23%
Northern York	\$475,000	\$315,000	51%	17	19	-11%
Red Lion	\$305,000	\$260,000	17%	39	45	-13%
South Eastern	\$420,000	\$353,000	19%	20	28	-29%
South Western	\$324,900	\$300,000	8%	47	65	-28%
Southern York	\$337,450	\$367,500	-8%	18	26	-31%
Spring Grove	\$281,250	\$319,000	-12%	34	34	0%
West Shore	\$407,000	\$295,000	38%	31	27	15%
West York	\$259,000	\$252,000	3%	37	23	61%
York City	\$170,000	\$145,000	17%	39	43	-9%
York Suburban	\$291,000	\$280,000	4%	35	27	30%
Total York County	\$300,000	\$285,000	5%	474	532	-11%

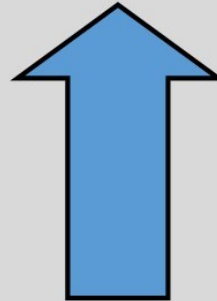
REALTORS® Association of York & Adams Counties

June 2025 Market Update for York County

Median Sold Price Year to Date

\$287,900

June 2024: \$270,000



Sales Price
Change Y/Y

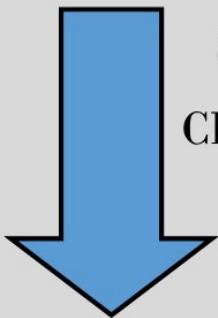
+7%

Number of
Homes Sold Year to
Date

2,506

Sales #
Change Y/Y

-4%



New Listings

610



All Active Listings

782

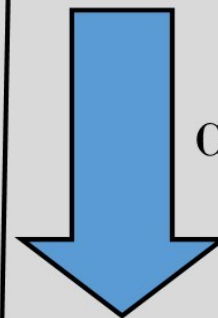
June 2024: 661

Number of
Pending Home
Sales

738

Pending #
Change Y/Y

-6%



% of List Price
Received

100%

SOLD

Days on Market

6

Months Supply
of Inventory

1.75 months

For a report by School District please visit

www.RAYAC.com/statistics/



Statistics Source Bright MLS

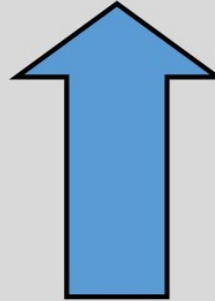
REALTORS® Association of York & Adams Counties

June 2025 Market Update for Adams County

Median Sold Price Year to Date

\$327,000

June 2024: \$319,900

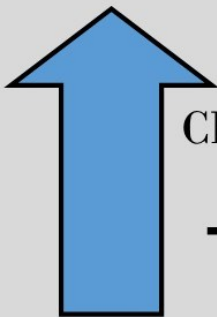


Sales Price
Change Y/Y

+ 2%

Number of
Homes Sold Year to
Date

504



Sales #
Change Y/Y
+10%

New Listings

127



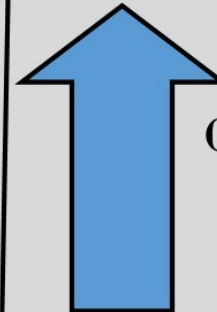
All Active Listings

245

June 2024: 182

Number of
Pending Home
Sales

165



Pending #
Change Y/Y
+14%

% of List Price
Received

100%

SOLD

Days on Market

11

Months Supply
of Inventory

2.79 months

For a report by School District please visit

www.RAYAC.com/statistics/



Statistics Source Bright MLS