



# RAYAC Housing Snapshot

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

## July 2025 Housing Statistics

The REALTORS® Association of York & Adams Counties (RAYAC) reports that a total of 603 homes were sold in Adams County in July 2025, an 8% increase from 2024. In York County 2,994 homes were sold during the first seven months of 2025, which is a 6% decrease from this time last year.

The median sales price in Adams County was \$327,000, a 3% increase from 2024. The median sales price in York County was \$290,000, a 6% increase from last year.

“We’re seeing distinct trends across our two-county region. In Adams County, both the number of home sales and the median sale price continue to grow. In contrast, York County has experienced slower sales activity, with a 6% decline compared to last year. However, the median sale price in York County is nearing \$300,000. Prospective buyers are approaching the market more cautiously amid economic uncertainty and affordability challenges,” said Selina Robinson, 2025 RAYAC President. “Rising inventory is giving buyers more options, and if mortgage rates ease, we could see more people step into the market.”

**RAYAC Statistics by School District**  
**2025-2024 (January 1-July 31) 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	\$322,500	\$295,000	9%	62	55	13%
Conewago Valley	\$295,000	\$255,000	16%	161	125	29%
Fairfield	\$352,000	\$342,500	3%	65	47	38%
Gettysburg	\$386,250	\$372,990	4%	167	191	-13%
Littlestown	\$321,250	\$302,500	6%	92	96	-4%
Upper Adams	\$265,000	\$241,500	10%	56	46	22%
<b>Total Adams County</b>	<b>\$327,000</b>	<b>\$318,700</b>	<b>3%</b>	<b>603</b>	<b>560</b>	<b>8%</b>
<b>York County</b>						
Central York	\$296,500	\$278,125	7%	252	282	-11%
Dallastown	\$300,000	\$287,050	5%	251	276	-9%
Dover	\$270,000	\$278,115	-3%	181	220	-18%
Eastern York	\$265,000	\$255,000	4%	86	115	-25%
Hanover	\$254,950	\$234,500	9%	136	122	11%
Northeastern	\$315,000	\$299,000	5%	179	163	10%
Northern York	\$394,900	\$345,000	14%	113	105	8%
Red Lion	\$290,625	\$280,000	4%	198	223	-11%
South Eastern	\$395,000	\$330,000	20%	113	165	-32%
South Western	\$330,000	\$299,490	10%	322	322	0%
Southern York	\$340,000	\$341,745	-1%	125	144	-13%
Spring Grove	\$315,000	\$269,950	17%	203	188	8%
West Shore	\$349,021	\$310,000	13%	192	197	-3%
West York	\$249,000	\$240,000	4%	177	156	13%
York City	\$164,900	\$138,300	19%	259	323	-20%
York Suburban	\$281,000	\$265,000	6%	207	171	21%
<b>Total York County</b>	<b>\$290,000</b>	<b>\$273,990</b>	<b>6%</b>	<b>2994</b>	<b>3172</b>	<b>-6%</b>

## *July 2025 Housing Statistics*

The REALTORS® Association of York & Adams Counties (RAYAC) reports that a total of 98 homes were sold in Adams County in July 2025, a 5% decrease from this time last year. In York County 471 homes were sold in July 2025, which is a 13% decrease from last year.

The median sales price in Adams County was \$325,000 a 7% decrease since last year. The median sale price in York County was \$305,000, which is a 3% increase from this time last year.

RAYAC MLS Statistics by School District 2025-2024 (July) 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	\$399,000	\$345,345	16%	13	13	0%
Conewago Valley	\$324,900	\$232,500	40%	27	22	23%
Fairfield Area	\$295,000	\$329,950	-11%	11	10	10%
Gettysburg	\$327,500	\$377,450	-13%	26	32	-19%
Littlestown	\$330,000	\$300,000	10%	12	19	-37%
Upper Adams	\$220,000	\$255,000	-14%	9	7	29%
<b>Total Adams County</b>	<b>\$325,000</b>	<b>\$305,000</b>	<b>7%</b>	<b>98</b>	<b>103</b>	<b>-5%</b>
<b>York County</b>						
Central York	\$341,500	\$292,500	17%	42	52	-19%
Dallastown	\$315,000	\$320,000	-2%	45	56	-20%
Dover	\$260,000	\$315,000	-17%	37	37	0%
Eastern York	\$330,000	\$307,000	7%	19	15	27%
Hanover	\$225,000	\$245,000	-8%	21	13	62%
Northeastern	\$360,000	\$302,500	19%	26	24	8%
Northern York	\$410,000	\$315,000	30%	21	15	40%
Red Lion	\$280,000	\$319,250	-12%	35	36	-3%
South Eastern	\$410,000	\$375,000	9%	15	31	-52%
South Western	\$368,610	\$299,900	23%	44	47	-6%
Southern York	\$360,000	\$335,000	7%	23	35	-34%
Spring Grove	\$322,500	\$240,000	34%	32	27	19%
West Shore	\$425,500	\$334,950	27%	26	42	-38%
West York	\$268,550	\$239,900	12%	22	31	-29%
York City	\$165,000	\$154,500	7%	31	48	-35%
York Suburban	\$311,000	\$294,950	5%	32	30	7%
<b>Total York County</b>	<b>\$305,000</b>	<b>\$295,000</b>	<b>3%</b>	<b>471</b>	<b>539</b>	<b>-13%</b>

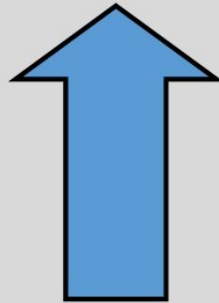
# REALTORS® Association of York & Adams Counties

## July 2025 Market Update for York County

Median Sold Price Year to Date

**\$290,000**

July 2024: \$273,990



Sales Price  
Change Y/Y

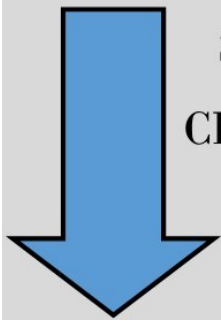
**+6%**

Number of  
Homes Sold Year to  
Date

**2,994**

Sales #  
Change Y/Y

**-6%**



New Listings

**632**



All Active Listings

**861**

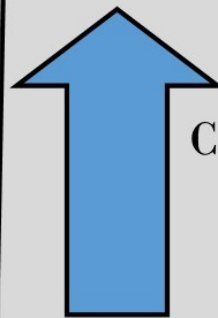
July 2024: 758

Number of  
Pending Home  
Sales

**738**

Pending #  
Change Y/Y

**+4%**



% of List Price  
Received

**100%**

**SOLD**

Days on Market

**6**

Months Supply  
of Inventory

**1.95 months**

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



Statistics Source Bright MLS

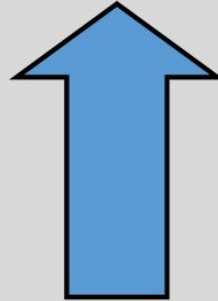
# REALTORS® Association of York & Adams Counties

## July 2025 Market Update for Adams County

Median Sold Price Year to Date

**\$327,000**

July 2024: \$318,700



Sales Price  
Change Y/Y

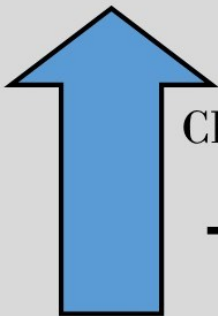
**+ 3%**

Number of  
Homes Sold Year to  
Date

**603**

Sales #  
Change Y/Y

**+8%**



New Listings

**139**



All Active Listings

**267**

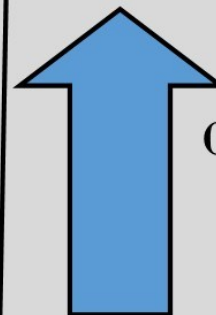
July 2024: 185

Number of  
Pending Home  
Sales

**139**

Pending #  
Change Y/Y

**+14%**



% of List Price  
Received

**99.7%**

**SOLD**

Days on Market

**12**

Months Supply  
of Inventory

**3.06 months**

For a report by School District please visit

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



Statistics Source Bright MLS