



RAYAC Housing Snapshot

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

August 2025 Housing Statistics

The REALTORS® Association of York & Adams Counties (RAYAC) reports that a total of 711 homes were sold in Adams County in August 2025, an 8% increase from 2024. In York County 3,522 homes were sold during the first eight months of 2025, which is a 5% decrease from this time last year.

The median sales price in Adams County was \$332,500, a 4% increase from 2024. The median sales price in York County was \$292,000, a 6% increase from last year.

“August was a very positive month for home sales in both York and Adams Counties,” said RAYAC President Selina Robinson. “Compared to August of last year, the number of homes sold increased in both counties, and median sale prices continue to rise as well. At the same time, buyers are seeing some of the best conditions we’ve had in quite a while, with more homes on the market and mortgage rates trending downward.”

2025-2024 (January 1-August 31) Comparison

School District	2025 Median Sale Price	2024 Median Sale Price	% Change	2025 Number Sold	2024 Number Sold	% Change
Adams County						
Bermudian Springs	\$328,500	\$302,500	9%	75	66	14%
Conewago Valley	\$295,000	\$255,000	16%	190	146	30%
Fairfield	\$350,000	\$346,000	1%	73	55	33%
Gettysburg	\$391,654	\$372,990	5%	204	225	-9%
Littlestown	\$325,000	\$310,000	5%	105	107	-2%
Upper Adams	\$258,500	\$250,000	3%	64	58	10%
Total Adams County	\$332,500	\$320,000	4%	711	657	8%
York County						
Central York	\$299,500	\$278,750	7%	295	331	-11%
Dallastown	\$303,000	\$285,000	6%	302	323	-7%
Dover	\$275,000	\$275,000	0%	219	245	-11%
Eastern York	\$265,000	\$255,750	4%	104	128	-19%
Hanover	\$257,000	\$235,000	9%	155	141	10%
Northeastern	\$315,000	\$297,000	6%	217	188	15%
Northern York	\$398,450	\$350,000	14%	126	127	-1%
Red Lion	\$291,250	\$285,000	2%	235	260	-10%
South Eastern	\$385,000	\$339,995	13%	141	202	-30%
South Western	\$329,900	\$302,140	9%	368	373	-1%
Southern York	\$359,950	\$340,000	6%	150	165	-9%
Spring Grove	\$315,000	\$273,500	15%	234	222	5%
West Shore	\$343,250	\$315,000	9%	230	226	2%
West York	\$247,750	\$239,900	3%	202	194	4%
York City	\$162,750	\$140,000	16%	302	369	-18%
York Suburban	\$285,000	\$267,000	7%	242	199	22%
Total York County	\$292,000	\$275,000	6%	3522	3693	-5%

August 2025 Housing Statistics

The REALTORS® Association of York & Adams Counties (RAYAC) reports that a total of 107 homes were sold in Adams County in August 2025, an 11% increase from this time last year. In York County 517 homes were sold in August 2025, which is a 2% increase from last year.

The median sales price in Adams County was \$372,500 a 10% increase 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 (August) Comparison							
School District	2025 Median Sale Price	2024 Median Sale Price	% Change	2025 Number Sold	2024 Number Sold	% Change	
Adams County							
Bermudian Springs	\$380,000	\$327,500	16%	13	10	30%	
Conewago Valley	\$300,000	\$251,000	20%	29	21	38%	
Fairfield	\$340,950	\$414,950	-18%	8	8	0%	
Gettysburg	\$400,500	\$371,495	8%	36	34	6%	
Littlestown	\$415,000	\$322,000	29%	13	11	18%	
Upper Adams	\$232,500	\$257,500	-10%	8	12	-33%	
Total Adams County	\$372,500	\$339,995	10%	107	96	11%	
York County							
Central York	\$300,000	\$286,000	5%	43	49	-12%	
Dallastown	\$322,450	\$279,895	15%	48	47	2%	
Dover	\$278,000	\$258,040	8%	37	25	48%	
Eastern York	\$298,250	\$290,000	3%	18	11	64%	
Hanover	\$260,000	\$250,000	4%	19	19	0%	
Northeastern	\$320,000	\$286,000	12%	38	25	52%	
Northern York	\$375,000	\$352,500	6%	12	22	-45%	
Red Lion	\$289,900	\$324,000	-11%	37	35	6%	
South Eastern	\$357,500	\$373,700	-4%	28	36	-22%	
South Western	\$322,498	\$350,665	-8%	46	49	-6%	
Southern York	\$406,745	\$315,000	29%	24	20	20%	
Spring Grove	\$320,000	\$308,750	4%	29	34	-15%	
West Shore	\$317,500	\$340,900	-7%	38	29	31%	
West York	\$230,000	\$230,000	0%	24	38	-37%	
York City	\$153,750	\$155,000	-1%	42	43	-2%	
York Suburban	\$302,000	\$300,000	1%	34	27	26%	
Total York County	\$300,000	\$285,000	5%	517	509	2%	

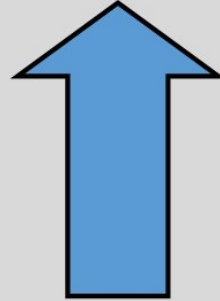
REALTORS® Association of York & Adams Counties

August 2025 Market Update for York County

Median Sold Price Year to Date

\$292,000

August 2024: \$275,000



Sales Price
Change Y/Y

+6%

Number of
Homes Sold Year to
Date

3,522

Sales #
Change Y/Y

-5%

New Listings

648



All Active Listings

891

August 2024: 815

Number of
Pending Home
Sales

818

Pending #
Change Y/Y

+13%

% of List Price
Received

100%

SOLD

Days on Market

8

Months Supply
of Inventory

2.01 months

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



Statistics Source Bright MLS

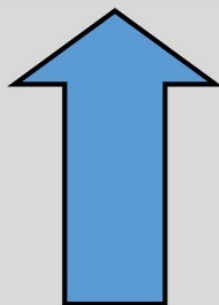
REALTORS® Association of York & Adams Counties

August 2025 Market Update for Adams County

Median Sold Price Year to Date

\$332,500

August 2024: \$320,000



Sales Price
Change Y/Y

+ 4%

Number of
Homes Sold Year to
Date

711

Sales #
Change Y/Y

+8%

New Listings

120



All Active Listings

264

August 2024: 178

Number of
Pending Home
Sales

183

Pending #
Change Y/Y

+35%

% of List Price
Received

99.3%

SOLD

Days on Market

16

Months Supply
of Inventory

2.99 months

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Statistics Source Bright MLS