



# RAYAC Housing Snapshot

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

## September 2025 Housing Statistics

The REALTORS® Association of York & Adams Counties (RAYAC) reports that a total of 813 homes were sold in Adams County in September 2025, a 10% increase from 2024. In York County 4,058 homes were sold during the first nine months of 2025, which is a 4% decrease from this time last year.

The median sales price in Adams County was \$333,000, a 4% increase from 2024. The median sales price in York County was \$290,250, a 6% increase from last year.

“The housing market in York and Adams Counties in September 2025 outpaced closed sales from September 2024. Listings continue to rise, and we are now seeing the highest inventory levels in five years. That’s good news for buyers, as they have more choices in the fall market. Pending sales are also slightly higher than this time last year, and we believe market conditions will continue to improve this fall,” said Selina Robinson, 2025 RAYAC President.

### RAYAC Statistics by School District 2025-2024 (January 1-September 30) 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	\$332,450	\$315,000	6%	92	81	14%
Conewago Valley	\$292,000	\$255,000	15%	214	169	27%
Fairfield	\$349,500	\$348,000	0%	84	60	40%
Gettysburg	\$391,654	\$369,990	6%	226	255	-11%
Littlestown	\$325,000	\$310,000	5%	126	114	11%
Upper Adams	\$256,000	\$250,000	2%	71	62	15%
<b>Total Adams County</b>	<b>\$333,000</b>	<b>\$320,000</b>	<b>4%</b>	<b>813</b>	<b>741</b>	<b>10%</b>
<b>York County</b>						
Central	\$299,900	\$280,000	7%	352	391	-10%
Dallastown	\$300,000	\$286,600	5%	355	361	-2%
Dover	\$275,000	\$275,000	0%	264	277	-5%
Eastern York	\$265,000	\$255,500	4%	124	151	-18%
Hanover	\$254,900	\$235,000	8%	171	153	12%
Northeastern	\$315,000	\$297,000	6%	240	220	9%
Northern York	\$390,000	\$342,500	14%	143	148	-3%
Red Lion	\$292,750	\$280,000	5%	275	288	-5%
South Eastern	\$385,000	\$340,000	13%	159	235	-32%
South Western	\$325,197	\$304,000	7%	420	415	1%
Southern York	\$365,000	\$340,000	7%	174	189	-8%
Spring Grove	\$315,000	\$273,500	15%	270	258	5%
West Shore	\$340,000	\$315,000	8%	270	260	4%
West York	\$248,500	\$239,900	4%	228	219	4%
York City	\$161,000	\$140,000	15%	343	417	-18%
York Suburban	\$282,251	\$265,000	7%	270	231	17%
<b>Total York County</b>	<b>\$290,250</b>	<b>\$275,000</b>	<b>6%</b>	<b>4058</b>	<b>4213</b>	<b>-4%</b>

# September 2025 Housing Statistics

The REALTORS® Association of York & Adams Counties (RAYAC) reports that a total of 100 homes were sold in Adams County in September 2025, a 23% increase from this time last year. In York County 528 homes were sold in September 2025, which is a 5% increase from last year.

The median sales price in Adams County was \$337,500 a 7% increase since last year. The median sale price in York County was \$289,450, which is a 5% increase from this time last year.

RAYAC MLS Statistics by School District						
2025-2024 (September) 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	\$378,750	\$385,000	-2%	16	15	7%
Conewago Valley	\$270,000	\$260,600	4%	25	23	9%
Fairfield	\$340,000	\$420,000	-19%	11	5	120%
Gettysburg	\$394,000	\$350,000	13%	22	27	-19%
Littlestown	\$357,450	\$335,000	7%	20	7	186%
Upper Adams	\$253,750	\$280,000	-9%	6	4	50%
<b>Total Adams County</b>	<b>\$337,500</b>	<b>\$315,000</b>	<b>7%</b>	<b>100</b>	<b>81</b>	<b>23%</b>
<b>York County</b>						
Central	\$318,000	\$325,000	-2%	57	59	-3%
Dallastown	\$287,450	\$300,000	-4%	52	37	41%
Dover	\$293,400	\$265,000	11%	45	31	45%
Eastern York	\$274,950	\$255,000	8%	20	23	-13%
Hanover	\$225,000	\$247,500	-9%	16	12	33%
Northeastern York	\$325,000	\$308,000	6%	23	32	-28%
Northern York	\$385,000	\$321,010	20%	17	21	-19%
Red Lion	\$309,500	\$260,000	19%	38	25	52%
South Eastern	\$375,000	\$341,750	10%	17	32	-47%
South Western	\$312,275	\$320,000	-2%	51	42	21%
Southern York	\$387,280	\$355,000	9%	24	23	4%
Spring Grove	\$312,550	\$275,750	13%	36	33	9%
West Shore	\$330,000	\$335,000	-1%	38	33	15%
West York	\$250,000	\$225,000	11%	26	25	4%
York City	\$160,000	\$135,000	19%	40	45	-11%
York Suburban	\$266,900	\$259,900	3%	28	31	-10%
<b>Total York County</b>	<b>\$289,450</b>	<b>\$276,875</b>	<b>5%</b>	<b>528</b>	<b>504</b>	<b>5%</b>

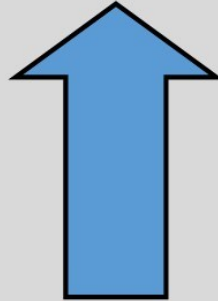
# REALTORS® Association of York & Adams Counties

## September 2025 Market Update for York County

Median Sold Price Year to Date

**\$290,250**

September 2024: \$275,000

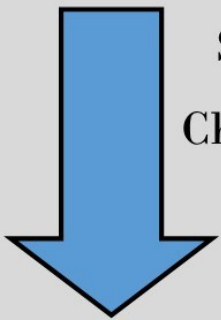


Sales Price  
Change Y/Y

**+6%**

Number of  
Homes Sold Year to  
Date

**4,058**



Sales #  
Change Y/Y

**-4%**

New Listings

**614**



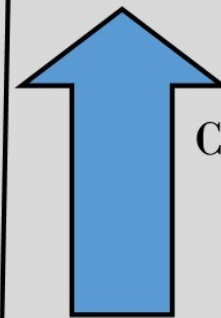
All Active Listings

**943**

September 2024: 828

Number of  
Pending Home  
Sales

**748**



Pending #  
Change Y/Y

**+10%**

% of List Price  
Received

**100%**

**SOLD**

Days on Market

**9**

Months Supply  
of Inventory

**2.12 months**

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



Statistics Source Bright MLS

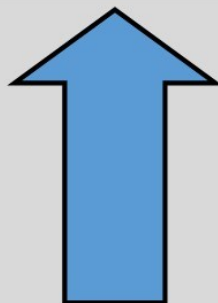
# REALTORS® Association of York & Adams Counties

## September 2025 Market Update for Adams County

Median Sold Price Year to Date

**\$333,000**

September 2024: \$320,000

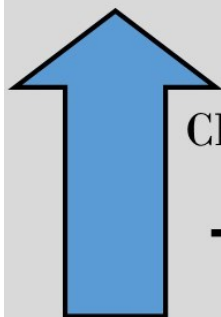


Sales Price  
Change Y/Y

**+ 4%**

Number of  
Homes Sold Year to  
Date

**813**



Sales #  
Change Y/Y

**+10%**

New Listings

**116**



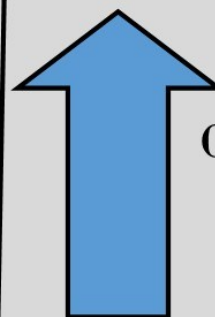
All Active Listings

**285**

September 2024: 177

Number of  
Pending Home  
Sales

**172**



Pending #  
Change Y/Y

**+15%**

% of List Price  
Received

**100%**

**SOLD**

Days on Market

**10**

Months Supply  
of Inventory

**3.17 months**

For a report by School District please visit

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Statistics Source Bright MLS