



RAYAC Housing Snapshot

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

October 2025 Housing Statistics

The REALTORS® Association of York & Adams Counties (RAYAC) reports that a total of 926 homes were sold in Adams County in October 2025, an 11% increase from 2024. In York County 4,579 homes were sold during the first ten months of 2025, which is a 3% decrease from this time last year.

The median sales price in Adams County was \$339,000, a 6% increase from 2024. The median sales price in York County was \$292,750, a 6% increase from last year.

“The housing market in York and Adams Counties showed strong momentum this October, surpassing closed sales from the same month last year,” said Selina Robinson, 2025 RAYAC President. “Listing levels are also up compared to 2024, which is great news for buyers who have more options in the fall market. Pending sales continue to climb, and we anticipate steady improvement in market conditions as the season progresses.”

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

School District	2025 Median Sale Price	2024 Median Sale Price	% Change	2025 Number Sold	2024 Number Sold	% Change
Adams County						
Bermudian Springs	\$337,500	\$315,000	7%	110	92	20%
Conewago Valley	\$295,000	\$257,450	15%	245	194	26%
Fairfield	\$349,450	\$346,000	1%	96	67	43%
Gettysburg	\$389,990	\$375,000	4%	253	285	-11%
Littlestown	\$335,000	\$300,000	12%	140	127	10%
Upper Adams	\$265,000	\$255,000	4%	82	72	14%
Total Adams County	\$339,000	\$319,900	6%	926	837	11%
York County						
Central	\$300,000	\$284,900	5%	411	425	-3%
Dallastown	\$303,000	\$289,900	5%	400	409	-2%
Dover	\$275,000	\$275,000	0%	292	315	-7%
Eastern York	\$267,000	\$255,000	5%	137	167	-18%
Hanover Public	\$255,000	\$235,500	8%	189	174	9%
Northeastern	\$314,490	\$295,000	7%	271	236	15%
Northern York	\$403,500	\$342,500	18%	168	166	1%
Red Lion	\$299,450	\$279,900	7%	302	319	-5%
South Eastern	\$380,000	\$340,000	12%	177	256	-31%
South Western	\$325,000	\$306,760	6%	460	474	-3%
Southern York	\$364,253	\$345,000	6%	192	206	-7%
Spring Grove	\$315,000	\$281,000	12%	307	283	8%
West Shore	\$346,521	\$314,000	10%	314	283	11%
West York	\$250,000	\$239,450	4%	256	252	2%
York City	\$160,000	\$140,000	14%	385	479	-20%
York Suburban	\$285,000	\$265,500	7%	316	256	23%
Total York County	\$292,750	\$275,000	6%	4579	4701	-3%

October 2025 Housing Statistics

The REALTORS® Association of York & Adams Counties (RAYAC) reports that a total of 111 homes were sold in Adams County in October 2025, an 18% increase from this time last year. In York County 508 homes were sold in October 2025, which is a 6% increase from last year.

The median sales price in Adams County was \$350,000 a 16% increase since last year. The median sale price in York County was \$301,750, which is a 9% increase from this time last year.

RAYAC MLS Statistics by School District						
2025-2024 (October) Comparison						
School District	2025 Median Sale Price	2024 Median Sale Price	% Change	2025 Number Sold	2024 Number Sold	% Change
Adams County						
Bermudian Springs	\$355,000	\$399,000	-11%	17	11	55%
Conewago Valley	\$315,000	\$272,000	16%	31	25	24%
Fairfield	\$347,450	\$312,000	11%	12	7	71%
Gettysburg	\$359,990	\$390,000	-8%	27	29	-7%
Littlestown	\$415,000	\$238,490	74%	13	12	8%
Upper Adams	\$315,000	\$299,980	5%	11	10	10%
Total Adams County	\$350,000	\$302,000	16%	111	94	18%
York County						
Central York	\$361,468	\$305,000	19%	58	33	76%
Dallastown	\$329,900	\$307,450	7%	45	48	-6%
Dover	\$245,000	\$299,900	-18%	27	37	-27%
Eastern York	\$270,000	\$222,250	21%	13	16	-19%
Hanover Public	\$264,500	\$250,000	6%	18	21	-14%
Northeastern	\$269,950	\$259,000	4%	30	17	76%
Northern York	\$498,572	\$360,000	38%	23	17	35%
Red Lion	\$355,000	\$259,900	37%	27	31	-13%
South Eastern	\$319,000	\$340,000	-6%	18	21	-14%
South Western	\$303,954	\$350,000	-13%	40	57	-30%
Southern York	\$348,990	\$406,000	-14%	17	16	6%
Spring Grove	\$315,000	\$314,000	0%	35	25	40%
West Shore	\$378,400	\$295,000	28%	43	22	95%
West York	\$280,000	\$235,000	19%	26	33	-21%
York City	\$147,500	\$148,050	0%	40	58	-31%
York Suburban	\$301,500	\$269,900	12%	46	25	84%
Total York County	\$301,750	\$278,000	9%	508	477	6%

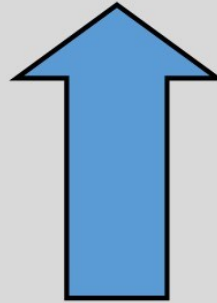
REALTORS® Association of York & Adams Counties

October 2025 Market Update for York County

Median Sold Price Year to Date

\$292,750

October 2024: \$275,000



Sales Price
Change Y/Y

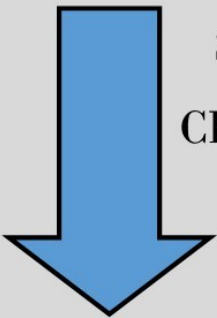
+6%

Number of
Homes Sold Year to
Date

4,579

Sales #
Change Y/Y

-3%



New Listings

583



All Active Listings

914

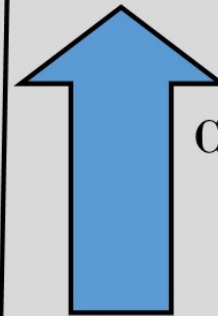
October 2024: 801

Number of
Pending Home
Sales

749

Pending #
Change Y/Y

+14%



% of List Price
Received

100%

SOLD

Days on Market

11

Months Supply
of Inventory

2.04 months

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



Statistics Source Bright MLS

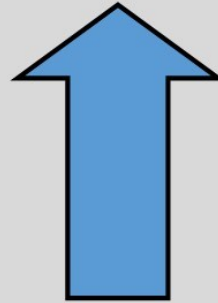
REALTORS® Association of York & Adams Counties

October 2025 Market Update for Adams County

Median Sold Price Year to Date

\$339,000

October 2024: \$319,900



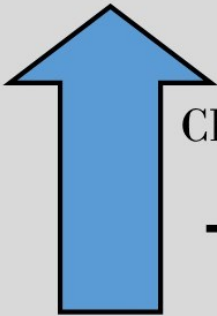
Sales Price
Change Y/Y

+ 6%

Number of
Homes Sold Year to
Date

926

Sales #
Change Y/Y
+11%



New Listings

124



All Active Listings

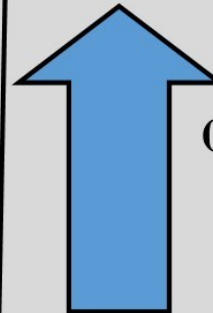
264

October 2024: 189

Number of
Pending Home
Sales

172

Pending #
Change Y/Y
+28%



% of List Price
Received
99.1%

SOLD

Days on Market
15

Months Supply
of Inventory

2.89 months

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



Statistics Source Bright MLS