



RAYAC Housing Snapshot

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

November 2025 Housing Statistics

The REALTORS® Association of York & Adams Counties (RAYAC) reports that a total of 1,015 homes were sold in Adams County in November 2025, a 9% increase from 2024. In York County 5,031 homes were sold during the first eleven months of 2025, which is a 2% decrease from this time last year.

The median sales price in Adams County was \$335,000, a 5% increase from 2024. The median sales price in York County was \$294,000, a 7% increase from last year.

Selina Robinson, 2025 RAYAC President, stated “Sales activity continued to improve in November in York County, with a 3% increase in the number of closed sales compared to November 2024. That positive trend will likely continue through the end of the year, as pending sales are currently up 13%. Prices also continue to rise, with a 7% increase in York County. If mortgage rates continue to decline, we expect to see more buyers entering the marketplace, and we are cautiously optimistic that we will see further increases in the number of closed sales in 2026.”

RAYAC Statistics by School District 2025-2024 (January 1-November 30) Comparison

School District	2025 Median Sale Price	2024 Median Sale Price	% Change	2025	2024 Number Sold	% Change
Adams County						
Bermudian Springs	\$339,500	\$308,725	10%	118	100	18%
Conewago Valley	\$295,000	\$255,000	16%	268	215	25%
Fairfield	\$349,000	\$345,000	1%	103	81	27%
Gettysburg	\$385,000	\$375,000	3%	280	315	-11%
Littlestown	\$325,000	\$300,000	8%	158	140	13%
Upper Adams	\$269,950	\$257,500	5%	88	84	5%
Total Adams County	\$335,000	\$319,900	5%	1015	935	9%
York County						
Central	\$301,500	\$283,450	6%	460	458	0%
Dallastown	\$303,900	\$289,900	5%	441	452	-2%
Dover	\$275,000	\$275,000	0%	320	351	-9%
Eastern York	\$269,900	\$255,750	6%	150	180	-17%
Hanover	\$250,000	\$235,500	6%	203	186	9%
Northeastern	\$314,900	\$297,000	6%	299	269	11%
Northern York	\$400,000	\$349,900	14%	191	173	10%
Red Lion	\$300,000	\$279,000	8%	341	353	-3%
South Eastern	\$385,000	\$345,000	12%	192	277	-31%
South Western	\$325,000	\$307,450	6%	507	519	-2%
Southern York	\$363,500	\$348,110	4%	215	220	-2%
Spring Grove	\$315,000	\$284,900	11%	334	313	7%
West Shore	\$350,000	\$312,500	12%	340	309	10%
West York	\$255,000	\$238,500	7%	279	277	1%
York City	\$160,000	\$139,900	14%	415	521	-20%
York Suburban	\$285,000	\$264,900	8%	344	281	22%
Total York County	\$294,000	\$275,000	7%	5031	5140	-2%

November 2025 Housing Statistics

The REALTORS® Association of York & Adams Counties (RAYAC) reports that a total of 87 homes were sold in Adams County in November 2025, an 11% decrease from this time last year. In York County 440 homes were sold in November 2025, which is a 3% increase from last year.

The median sales price in Adams County was \$313,000 a 1% decrease since last year. The median sale price in York County was \$305,000, which is an 11% increase from this time last year.

RAYAC MLS Statistics by School District						
2025-2024 (November) Comparison						
School District	2025 Median Sale Price	2024 Median Sale Price	% Change	2025 Number Sold	2024 Number Sold	% Change
Adams County						
Bermudian Springs	\$451,250	\$232,450	94%	8	8	0%
Conewago Valley	\$310,635	\$253,000	23%	23	21	10%
Fairfield	\$337,000	\$334,950	1%	7	14	-50%
Gettysburg	\$320,000	\$371,000	-14%	25	30	-17%
Littlestown	\$302,450	\$300,000	1%	18	13	38%
Upper Adams	\$317,450	\$322,500	-2%	6	12	-50%
Total Adams County	\$313,000	\$316,000	-1%	87	98	-11%
York County						
Central	\$312,500	\$280,000	12%	49	33	48%
Dallastown	\$319,900	\$294,400	9%	39	42	-7%
Dover	\$262,500	\$260,000	1%	28	36	-22%
Eastern York	\$303,000	\$300,000	1%	12	13	-8%
Hanover	\$230,500	\$235,500	-2%	14	12	17%
Northeastern	\$317,450	\$316,999	0%	28	33	-15%
Northern York	\$339,000	\$414,750	-18%	23	6	283%
Red Lion	\$300,765	\$267,375	12%	36	34	6%
South Eastern	\$425,000	\$372,500	14%	15	16	-6%
South Western	\$329,000	\$312,000	5%	43	43	0%
Southern York	\$350,000	\$385,000	-9%	23	13	77%
Spring Grove	\$306,000	\$296,945	3%	27	30	-10%
West Shore	\$365,000	\$300,000	22%	26	25	4%
West York	\$287,500	\$229,250	25%	22	24	-8%
York City	\$142,000	\$124,000	15%	29	41	-29%
York Suburban	\$329,450	\$220,000	50%	26	25	4%
Total York County	\$305,000	\$274,950	11%	440	426	3%

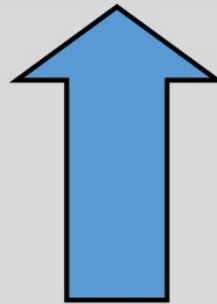
REALTORS® Association of York & Adams Counties

November 2025 Market Update for York County

Median Sold Price Year to Date

\$294,000

November 2024: \$275,000



Sales Price
Change Y/Y

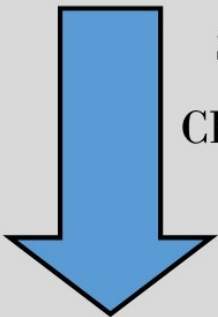
+7%

Number of
Homes Sold Year to
Date

5,031

Sales #
Change Y/Y

-2%



New Listings

440



All Active Listings

861

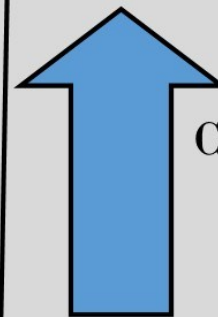
November 2024: 713

Number of
Pending Home
Sales

735

Pending #
Change Y/Y

+13%



% of List Price
Received

100%

SOLD

Days on Market

12

Months Supply
of Inventory

1.92 months

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



Statistics Source Bright MLS

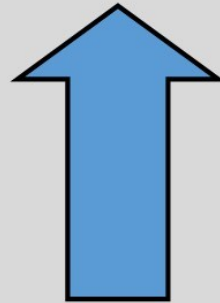
REALTORS® Association of York & Adams Counties

November 2025 Market Update for Adams County

Median Sold Price Year to Date

\$335,000

November 2024: \$319,900



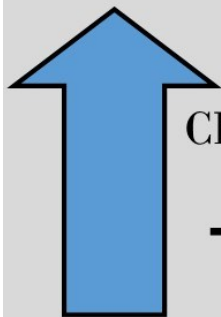
Sales Price
Change Y/Y

+ 5%

Number of
Homes Sold Year to
Date

1,015

Sales #
Change Y/Y
+9%



New Listings

104



All Active Listings

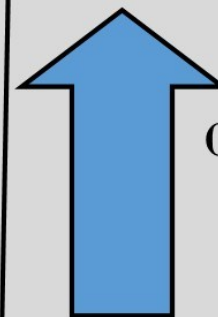
263

November 2024: 180

Number of
Pending Home
Sales

182

Pending #
Change Y/Y
+49%



% of List Price
Received
97.4%

SOLD

Days on Market
15

Months Supply
of Inventory

2.91 months

For a report by School District please visit

www.RAYAC.com/statistics/



Statistics Source Bright MLS