



RAYAC Housing Snapshot

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

December 2025 Housing Statistics

The REALTORS® Association of York & Adams Counties (RAYAC) reports that a total of 1,130 homes were sold in Adams County in December 2025, an 11% increase from 2024. In York County 5,548 homes were sold during 2025, which is a 1% 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 \$294,900, a 7% increase from last year.

“As we close out the 2025 real estate market, York County reached another milestone with the median home sale price climbing to just under \$295,000. This marks the 12th consecutive year of price appreciation locally, and since the pandemic we’ve seen prices increase by 47%. While the total number of homes sold dipped slightly from last year, sales were still up more than 2% compared to 2023, signaling continued demand. Looking ahead, national economists are forecasting that a combination of increased housing inventory and a modest easing of mortgage interest rates could make 2026 a strong and more balanced year for real estate”, stated 2026 RAYAC President Allison Altman.

RAYAC Statistics by School District						
2025-2024 (January 1-December 31) Comparison						
School District	2025 Median Sale Price	2024 Median Sale Price	% Change	2025 Number Sold	2024 Number Sold	% Change
Adams County						
Bermudian Springs	\$336,000	\$306,225	10%	129	110	17%
Conewago Valley	\$295,000	\$255,000	16%	304	237	28%
Fairfield	\$347,000	\$345,500	0%	112	84	33%
Gettysburg	\$389,000	\$377,990	3%	313	349	-10%
Littlestown	\$325,000	\$300,000	8%	174	153	14%
Upper Adams	\$275,000	\$265,000	4%	98	87	13%
Total Adams County	\$335,000	\$320,000	5%	1130	1020	11%
York County						
Central York	\$304,900	\$285,500	7%	521	508	3%
Dallastown	\$303,000	\$288,612	5%	479	495	-3%
Dover	\$275,000	\$275,000	0%	357	383	-7%
Eastern York	\$269,900	\$260,000	4%	166	197	-16%
Hanover	\$250,000	\$237,250	5%	225	196	15%
Northeastern	\$315,000	\$299,900	5%	330	303	9%
Northern York	\$400,000	\$355,000	13%	212	189	12%
Red Lion	\$295,000	\$279,900	5%	379	390	-3%
South Eastern	\$380,000	\$345,000	10%	207	295	-30%
South Western	\$325,000	\$309,555	5%	544	562	-3%
Southern York	\$365,000	\$348,110	5%	240	238	1%
Spring Grove	\$315,000	\$284,950	11%	371	340	9%
West Shore	\$350,000	\$310,000	13%	381	331	15%
West York	\$250,000	\$239,900	4%	307	302	2%
York City	\$160,000	\$139,950	14%	447	568	-21%
York Suburban	\$290,000	\$265,000	9%	382	309	24%
Total York County	\$294,900	\$275,000	7%	5,548	5,607	-1%

December 2025 Housing Statistics

The REALTORS® Association of York & Adams Counties (RAYAC) reports that a total of 109 homes were sold in Adams County in December 2025, a 28% increase from this time last year. In York County 512 homes were sold in December 2025, which is a 12% increase from last year.

The median sales price in Adams County was \$315,000 a 4% decrease since last year. The median sale price in York County was \$297,800, which is an 8% increase from this time last year.

RAYAC MLS Statistics by School District						
2025-2024 (December) Comparison						
School District	2025 Median Sale Price	2024 Median Sale Price	% Change	2025 Number Sold	2024 Number Sold	% Change
Adams County						
Bermudian Springs	\$304,900	\$291,250	5%	11	10	10%
Conewago Valley	\$285,000	\$248,500	15%	36	22	64%
Fairfield	\$307,000	\$350,000	-12%	9	3	200%
Gettysburg	\$430,000	\$417,500	3%	30	34	-12%
Littlestown	\$315,000	\$307,500	2%	13	13	0%
Upper Adams	\$292,500	\$325,000	-10%	10	3	233%
Total Adams County	\$315,000	\$327,000	-4%	109	85	28%
York County						
Central York	\$323,000	\$295,000	9%	61	49	24%
Dallastown	\$285,750	\$259,000	10%	38	41	-7%
Dover	\$301,315	\$280,300	7%	37	32	16%
Eastern York	\$290,000	\$299,999	-3%	15	17	-12%
Hanover	\$235,000	\$241,500	-3%	21	10	110%
Northeastern	\$335,000	\$315,000	6%	31	34	-9%
Northern York	\$406,000	\$403,500	1%	21	14	50%
Red Lion	\$272,950	\$279,900	-2%	38	35	9%
South Eastern	\$350,000	\$346,245	1%	15	18	-17%
South Western	\$309,950	\$332,000	-7%	36	42	-14%
Southern York	\$390,000	\$334,990	16%	25	17	47%
Spring Grove	\$319,900	\$312,350	2%	37	27	37%
West Shore	\$327,500	\$284,900	15%	40	21	90%
West York	\$228,000	\$242,500	-6%	28	25	12%
York City	\$156,000	\$150,000	4%	31	47	-34%
York Suburban	\$315,000	\$268,950	17%	38	28	36%
Total York County	\$297,800	\$275,000	8%	512	457	12%

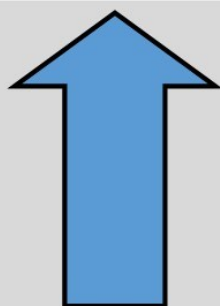
REALTORS® Association of York & Adams Counties

December 2025 Market Update for York County

Median Sold Price Year to Date

\$294,900

December 2024: \$275,000



Sales Price
Change Y/Y

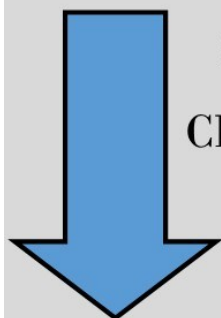
+7%

Number of
Homes Sold Year to
Date

5,548

Sales #
Change Y/Y

-1%



New Listings

317



All Active Listings

753

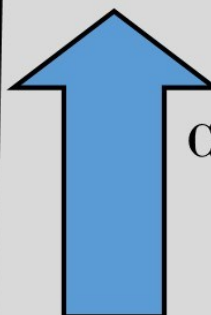
December 2024: 630

Number of
Pending Home
Sales

506

Pending #
Change Y/Y

+2%



% of List Price
Received

100%

SOLD

Days on Market

15

Months Supply
of Inventory

1.66 months

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



Statistics Source Bright MLS

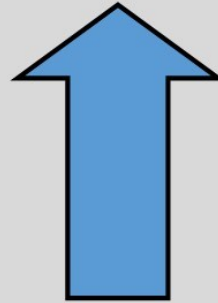
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December 2025 Market Update for Adams County

Median Sold Price Year to Date

\$335,000

December 2024: \$320,000



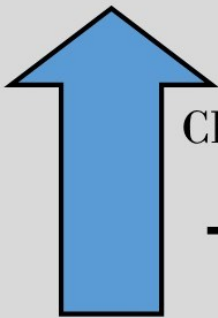
Sales Price
Change Y/Y

+ 5%

Number of
Homes Sold Year to
Date

1,130

Sales #
Change Y/Y
+11%



New Listings

72



All Active Listings

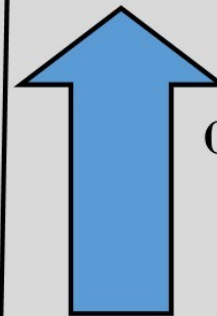
210

December 2024: 155

Number of
Pending Home
Sales

133

Pending #
Change Y/Y
+35%



% of List Price
Received
100%

SOLD

Days on Market
15

Months Supply
of Inventory

2.27 months

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



Statistics Source Bright MLS