



RAYAC Housing Snapshot

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

January 2026 Housing Statistics

The REALTORS® Association of York & Adams Counties (RAYAC) reports that a total of 72 homes were sold in Adams County in January 2026 which is a 16% increase from this time last year. In York County 337 homes were sold during the first month of the year, a 4% decrease from January 2025.

The median sales price in Adams County was \$321,670, a 2% decrease from January 2025. The median sales price in York County was \$302,990, a 12% increase from this time last year.

“The median home sale price surpassed \$300,000 for the first time this January. While we continue to see price appreciation, home sales in York County are still trailing the same period last year. January is typically one of our slowest months for sales, and this year’s snowstorms may have further slowed activity. Our active inventory has increased as well as our days on market providing buyers more choice and time. It’s also important to keep in mind that this data reflects just one month — while the trends are noteworthy, they are not yet statistically significant,” said 2026 RAYAC President Allison Altman.

RAYAC Statistics by School District 2026-2025 (January) Comparison

School District	2026 Median Sale Price	2025 Median Sale Price	% Change	2026 Number Sold	2025 Number Sold	% Change
Adams County						
Bermudian Springs	\$361,495	\$334,900	8%	8	7	14%
Conewago Valley	\$291,000	\$264,900	10%	25	17	47%
Fairfield	\$357,950	\$337,500	6%	8	6	33%
Gettysburg	\$355,000	\$386,400	-8%	19	18	6%
Littlestown	\$292,500	\$275,700	6%	6	8	-25%
Upper Adams	\$324,000	\$345,000	-6%	6	6	0%
Total Adams County	\$321,670	\$329,200	-2%	72	62	16%
York County						
Central York	\$275,000	\$274,950	0%	25	21	19%
Dallastown	\$323,250	\$300,000	8%	32	25	28%
Dover	\$267,500	\$256,000	4%	20	18	11%
Eastern York	\$442,450	\$217,500	103%	8	10	-20%
Hanover	\$222,250	\$275,000	-19%	16	15	7%
Northeastern York	\$376,550	\$251,100	50%	16	27	-41%
Northern York	\$494,500	\$349,000	42%	14	10	40%
Red Lion	\$310,000	\$325,000	-5%	27	15	80%
South Eastern York	\$340,000	\$440,892	-23%	7	14	-50%
South Western York	\$330,000	\$342,500	-4%	37	52	-29%
Southern York	\$405,380	\$326,895	24%	14	20	-30%
Spring Grove	\$314,900	\$320,000	-2%	21	19	11%
West Shore	\$330,000	\$280,000	18%	29	31	-6%
West York	\$261,500	\$196,500	33%	20	22	-9%
York City	\$170,000	\$156,325	9%	29	26	12%
York Suburban	\$315,000	\$235,000	34%	22	25	-12%
Total York County	\$302,990	\$269,900	12%	337	350	-4%

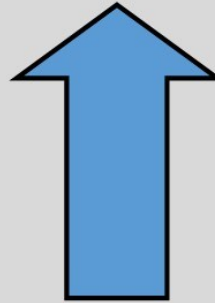
REALTORS® Association of York & Adams Counties

January 2026 Market Update for York County

Median Sold Price Year to Date

\$302,990

January 2025: \$269,900



Sales Price
Change Y/Y

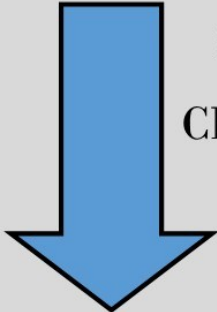
+12%

Number of
Homes Sold Year to
Date

337

Sales #
Change Y/Y

-4%



New Listings

428



All Active Listings

698

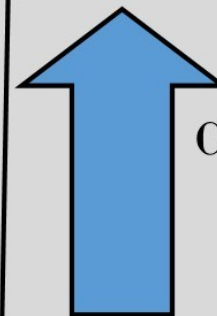
January 2025: 557

Number of
Pending Home
Sales

560

Pending #
Change Y/Y

+10%



% of List Price
Received

100%

SOLD

Days on Market

14

Months Supply
of Inventory

1.54 months

For a report by School District please visit

www.RAYAC.com/statistics/



Statistics Source Bright MLS

REALTORS® Association of York & Adams Counties

January 2026 Market Update for Adams County

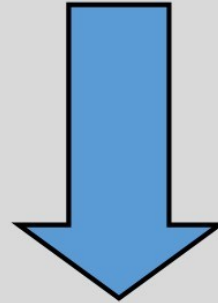
Median Sold Price Year to Date

\$321,670

January 2025: \$329,200

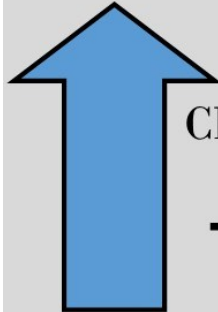
Sales Price
Change Y/Y

- 2%



Number of
Homes Sold Year to
Date

72



Sales #
Change Y/Y

+16%

New Listings

110



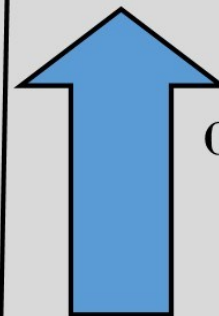
All Active Listings

199

January 2025: 167

Number of
Pending Home
Sales

134



Pending #
Change Y/Y

+18%

% of List Price
Received

97.1%

SOLD

Days on Market

32

Months Supply
of Inventory

2.14 months

For a report by School District please visit

www.RAYAC.com/statistics/



Statistics Source Bright MLS