



# 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
<b>Adams County</b>						
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%
<b>Total Adams County</b>	<b>\$321,670</b>	<b>\$329,200</b>	<b>-2%</b>	<b>72</b>	<b>62</b>	<b>16%</b>
<b>York County</b>						
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%
<b>Total York County</b>	<b>\$302,990</b>	<b>\$269,900</b>	<b>12%</b>	<b>337</b>	<b>350</b>	<b>-4%</b>

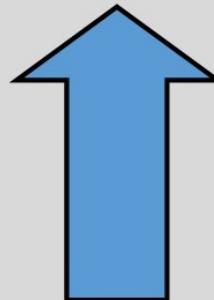
# REALTORS® Association of York & Adams Counties

## 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/](http://www.RAYAC.com/statistics/)



Statistics Source Bright MLS

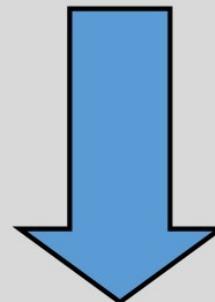
# REALTORS® Association of York & Adams Counties

## January 2026 Market Update for Adams County

### Median Sold Price Year to Date

**\$321,670**

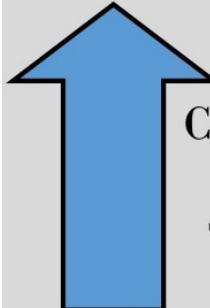
January 2025: \$329,200



Sales Price  
Change Y/Y  
**- 2%**

Number of  
Homes Sold Year to  
Date

**72**



Sales #  
Change Y/Y  
**+16%**

New Listings

**110**



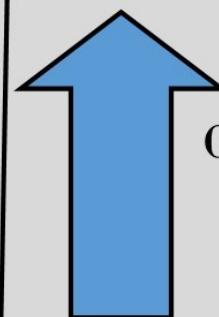
All Active Listings

**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**

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Statistics Source Bright MLS