

2025

York County

Real Estate Market Report

Prepared by:



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2025 York County Real Estate Market Report

The Realtors® Association of York & Adams Counties (RAYAC) represents over 1,300 Realtor® members who work for the best interest of consumers - home buyers and sellers - and advocate for private property rights. RAYAC members also include commercial Realtors®, property managers and appraisers.

This annual report provides an overview of York County's real estate market as well as providing housing trends for each of the 16 school districts. The data was derived from the Multiple Listing Service of the Realtors® Association of York & Adams Counties and Bright MLS. The statistics do not represent every real estate transaction in the county. It does not include private real estate transactions or new construction that did not involve a Realtor®.

Housing continues to be a significant economic sector within our community. It is the source of direct employment for a variety of trades and professions such as construction, finance and insurance. Housing sales also create a huge and often unrecognized impact on the larger economy because it unleashes additional spending as buyers transform a house into their home to reflect their tastes and interests.

Thank you for reading this report and please contact RAYAC with any questions you might have.



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York County Housing Market Snapshot

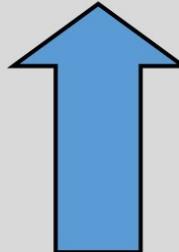
REALTORS® Association of York & Adams Counties

Year End 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

9

Months Supply
of Inventory

1.66 months

For a report by School District please visit

www.RAYAC.com/statistics/

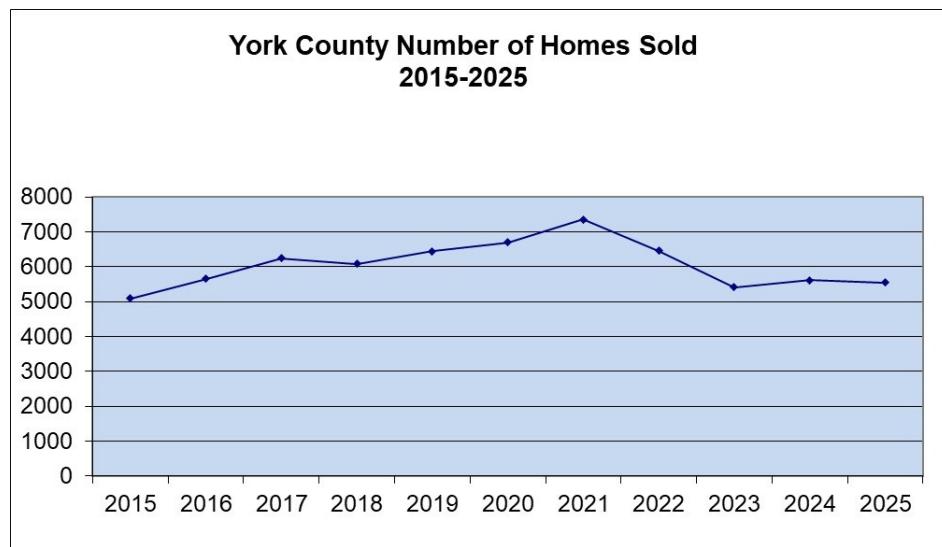


Statistics Source Bright MLS

York County Housing Market: Number of Homes Sold

In 2025 Realtors® sold 5,548 homes in York County. This reflects a 1% decrease in the number of homes sold compared to 2024. The total dollar volume reached over \$1.79 billion reflecting a 6% increase compared to 2024 sales.

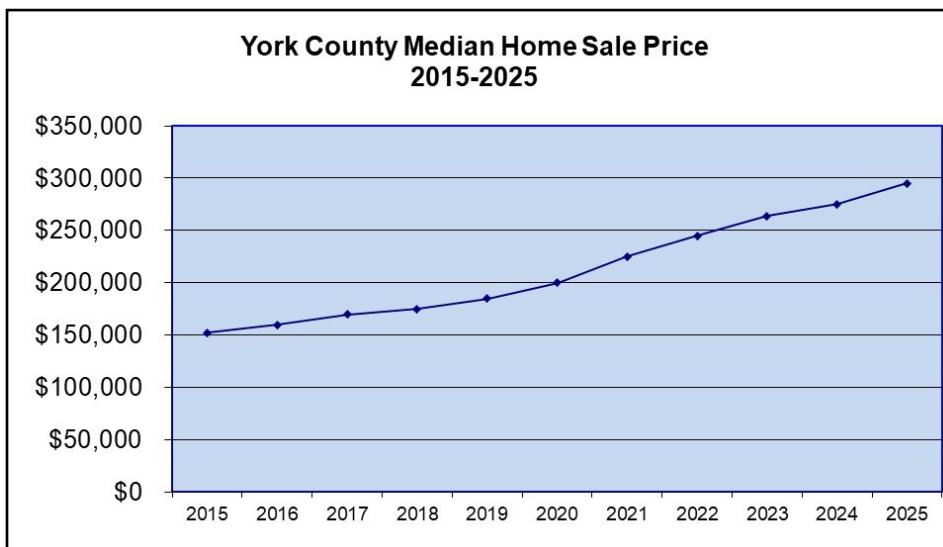
<u>School District</u>	<u>2025 Sold</u>	<u>2024 Sold</u>	<u>2020 Sold</u>	<u>2015 Sold</u>	<u>% Change Over 1 Year</u>	<u>% Change Over 5 Years</u>	<u>% Change Over 10 Years</u>
Central	521	508	566	526	3%	-8%	-1%
Dallastown	479	495	651	522	-3%	-26%	-8%
Dover	357	383	402	325	-7%	-11%	10%
Eastern	166	197	226	211	-16%	-27%	-21%
Hanover	225	196	237	190	15%	-5%	18%
Northeastern	330	303	420	311	9%	-21%	6%
Northern	212	189	258	154	12%	-18%	38%
Red Lion	379	390	496	452	-3%	-24%	-16%
South Eastern	207	295	260	244	-30%	-20%	-15%
South Western	544	562	578	384	-3%	-6%	42%
Southern	240	238	386	259	1%	-38%	-7%
Spring Grove	371	340	437	332	9%	-15%	12%
West Shore	381	331	410	222	15%	-7%	72%
West York	307	302	376	293	2%	-18%	5%
York City	447	568	509	327	-21%	-12%	37%
York Suburban	382	309	479	343	24%	-20%	11%
Total York County	5,548	5,607	6,696	5,095	-1%	-17%	9%



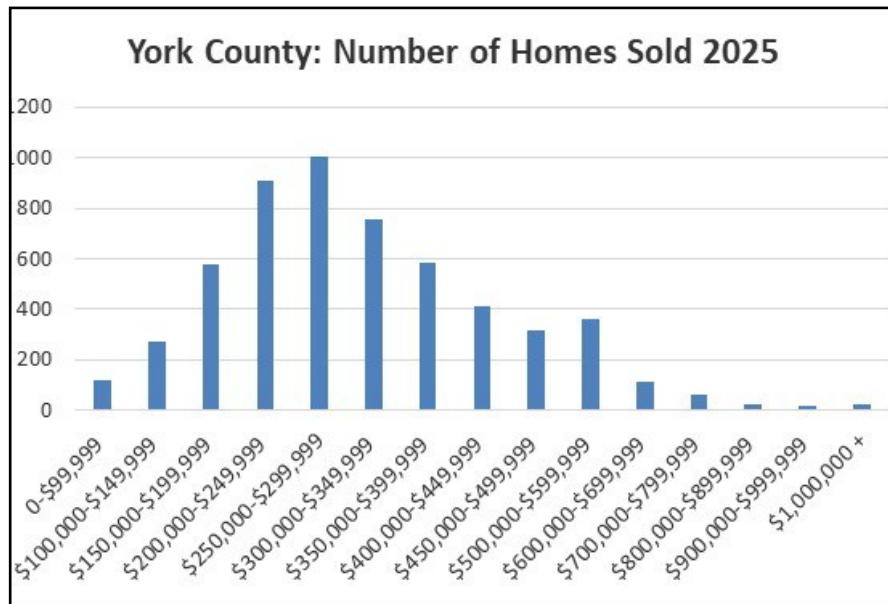
York County Housing Market: Median Home Sale Price

In York County the median home sale price increased by 7% to \$294,900 compared to 2024 sales. This is the highest median home sale price on record in the history of York County. The median sold price in York County increased 47% in five years and increased 94% over the past 10 years.

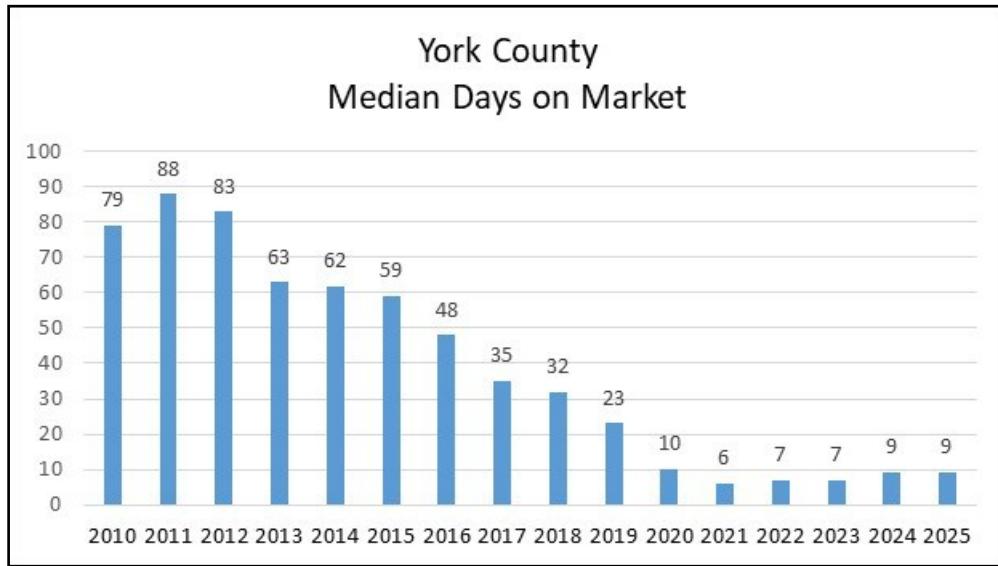
<u>School District</u>	<u>2025 Median Sale Price</u>	<u>2024 Median Sale Price</u>	<u>2020 Median Sale Price</u>	<u>2015 Median Sale Price</u>	<u>% Change Over 1 Year</u>	<u>% Change Over 5 Years</u>	<u>% Change Over 10 Years</u>
Central	\$ 304,900	\$285,500	\$204,950	\$155,000	7%	49%	97%
Dallastown	\$ 303,000	\$288,612	\$214,700	\$169,900	5%	41%	78%
Dover	\$ 275,000	\$275,000	\$194,950	\$146,000	0%	41%	88%
Eastern	\$ 269,900	\$260,000	\$187,200	\$125,000	4%	44%	116%
Hanover	\$ 250,000	\$237,250	\$164,900	\$129,450	5%	52%	93%
Northeastern	\$ 315,000	\$299,900	\$209,450	\$158,000	5%	50%	99%
Northern	\$ 400,000	\$355,000	\$259,450	\$220,000	13%	54%	82%
Red Lion	\$ 295,000	\$279,900	\$205,000	\$155,000	5%	44%	90%
South Eastern	\$ 380,000	\$345,000	\$240,000	\$175,000	10%	58%	117%
South Western	\$ 325,000	\$309,555	\$223,550	\$163,500	5%	45%	99%
Southern	\$ 365,000	\$348,110	\$270,750	\$199,653	5%	35%	83%
Spring Grove	\$ 315,000	\$284,950	\$204,250	\$162,000	11%	54%	94%
West Shore	\$ 350,000	\$310,000	\$230,000	\$179,100	13%	52%	95%
West York	\$ 250,000	\$239,900	\$161,950	\$131,900	4%	54%	90%
York City	\$ 160,000	\$139,950	\$79,900	\$36,000	14%	100%	344%
York Suburban	\$ 290,000	\$265,000	\$200,000	\$148,000	9%	45%	96%
Total York County	\$ 294,900	\$275,000	\$200,000	\$152,000	7%	47%	94%



York County Housing Market by Price Range



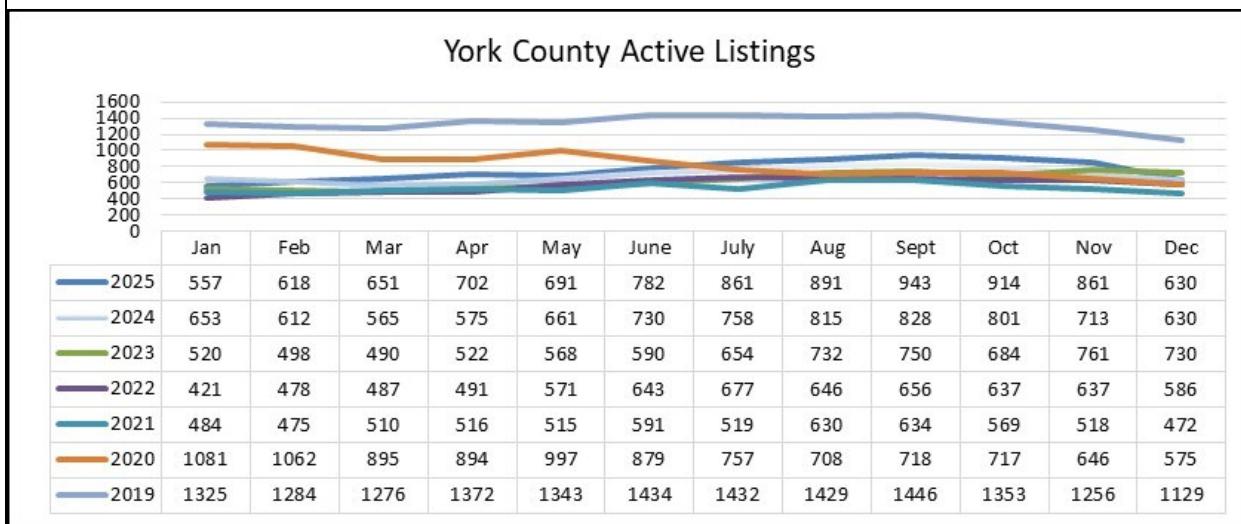
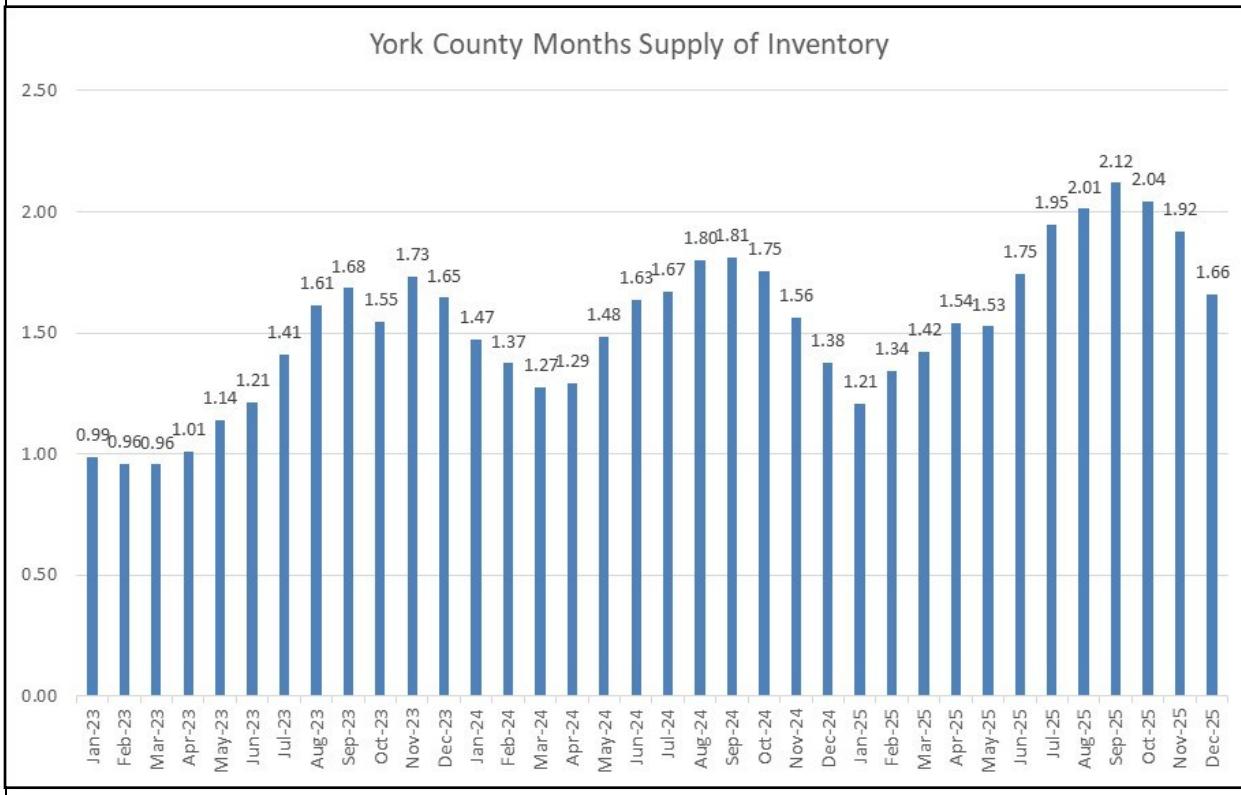
In 2025, 2% of the homes sold in York County were priced under \$100,000, 16% of the homes sold were priced between \$100,000-\$199,999, 35% of the homes sold were priced between \$200,000-\$299,999 and 47% of the homes sold were priced over \$300,000.



The median days on the market for York County in 2025 was 9 days. 2025 was the third fastest moving real estate market in York County's history. A balanced market is considered to be 60 days on market. Anything below that is considered to be a seller's market.

York County: Months Supply of Inventory

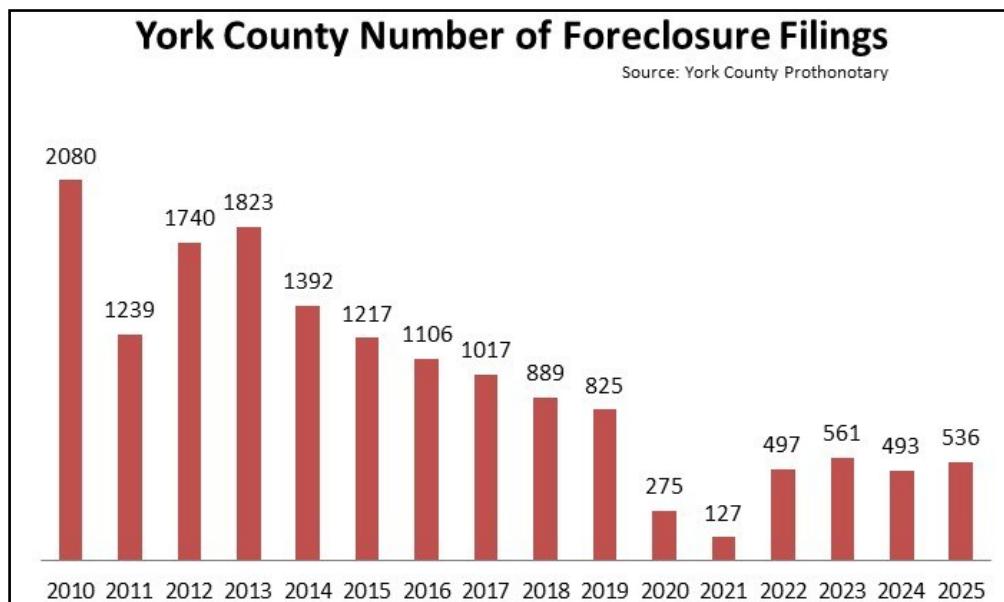
The months supply of inventory indicates how many months it would take for all the current homes for sale on the market to sell, given a monthly sales volume. Six months supply of inventory is considered a balanced market. The greater the number indicates there are more sellers than buyers in the market. The lower the number indicates there are more buyers than sellers.



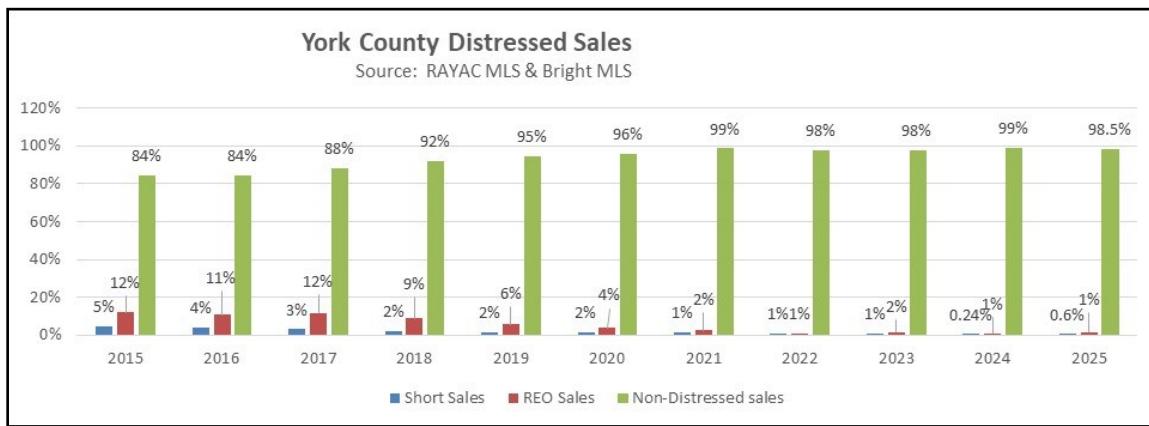
York County: Buyer Financing

	York County Buyer Financing						
	2025	2024	2023	2022	2021	2020	2019
Cash	21%	22%	22%	21%	18%	16%	19%
Conventional	56%	53%	54%	55%	54%	50%	45%
FHA	15%	14%	15%	15%	17%	22%	22%
VA	7%	7%	6%	7%	7%	7%	8%
USDA	1%	1%	1%	1%	3%	5%	3%
Other	1%	3%	3%	2%	1%	1%	3%

York County: Foreclosure Filings



Source: Prothonotary of York County



York County: New Construction

The Bright Multi-List System only captures a part of the new home construction market which involved a real estate agent.

New Construction Single Family Detached Homes			
Year	Median Sold Price	Median Finished Square Ft	\$/Square Ft
2025	\$ 484,600	2217	\$ 219
2024	\$ 449,590	2148	\$ 209
2023	\$ 434,990	2270	\$ 192
2022	\$ 440,880	2313	\$ 191
2021	\$ 367,600	2201	\$ 167
2020	\$ 294,080	2203	\$ 133

New Construction Townhouse/Condo Homes

Year	Median Sold Price	Median Finished Square Ft	\$/Square Ft
2025	\$ 300,400	1580	\$ 190
2024	\$ 293,625	1532	\$ 192
2023	\$ 281,628	1532	\$ 184
2022	\$ 272,700	1556	\$ 175
2021	\$ 257,200	1589	\$ 162
2020	\$ 232,600	1589	\$ 146

York County Number of New Home Sales By School District

	2025	2024	2023	2022	2021	2020
Central	69	42	54	69	63	26
Dallastown	30	28	31	48	43	26
Dover	51	68	52	48	66	48
Eastern	15	5	6	8	4	6
Hanover	3	5	12	31	51	25
Northeastern	42	43	53	100	68	83
Northern	29	6	13	39	43	24
Red Lion	14	9	6	8	9	14
South Eastern	26	79	48	67	54	25
South Western	120	182	134	97	137	87
Southern	26	29	23	23	13	54
Spring Grove	36	45	46	88	33	32
West Shore	71	37	42	12	7	14
West York	0	0	4	5	5	4
York City	2	1	0	2	2	0
York Suburban	38	0	1	1	16	50
Total York County	572	581	525	646	614	523

Real Estate Activity by School District

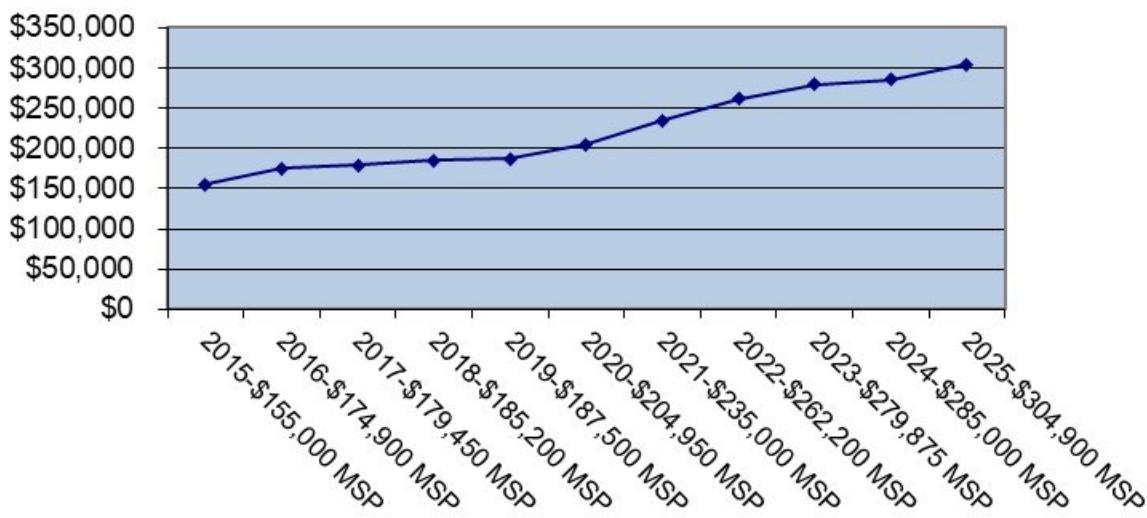


Central York School District

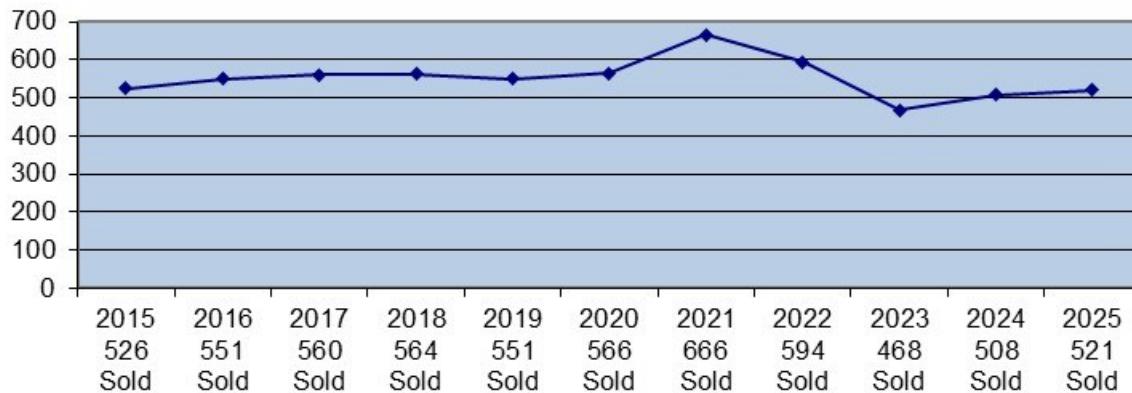
In the Central York School District there were 521 homes sold in 2025 for a total dollar volume of \$187.9 million. The number of homes sold in 2025 increased by 3% from 2024.

The median home sale price was \$304,900 in 2025. This home sale price reflects a 7% increase compared to 2024 sales, a 49% increase over 5 years, and a 97% increase over 10 years.

**Central York Median Sale Price (MSP)
2015-2025**



**Central York Number of Homes Sold
2015-2025**

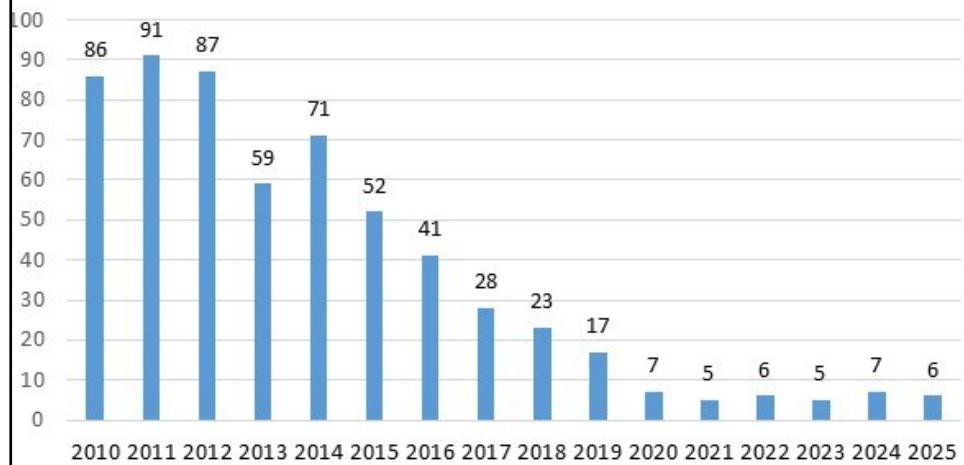


Central York School District

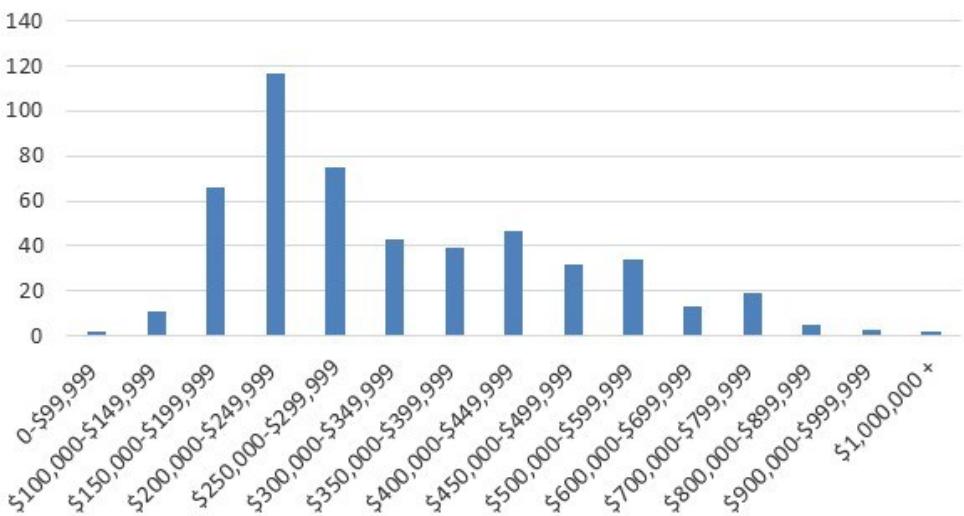
Type	No. Sold	Median Price	Median Days on Market
Detached	380	\$ 385,000	6
Twin/Semi-Detached	27	\$ 218,000	7
Townhouse/Row Home	114	\$ 220,500	7
Mobile Home w/ Land	0	\$ -	0
Grand Total	521	\$ 304,900	6

The charts below reflect the median days on market and the number of units sold in each price range.

Central York
Median Days on Market



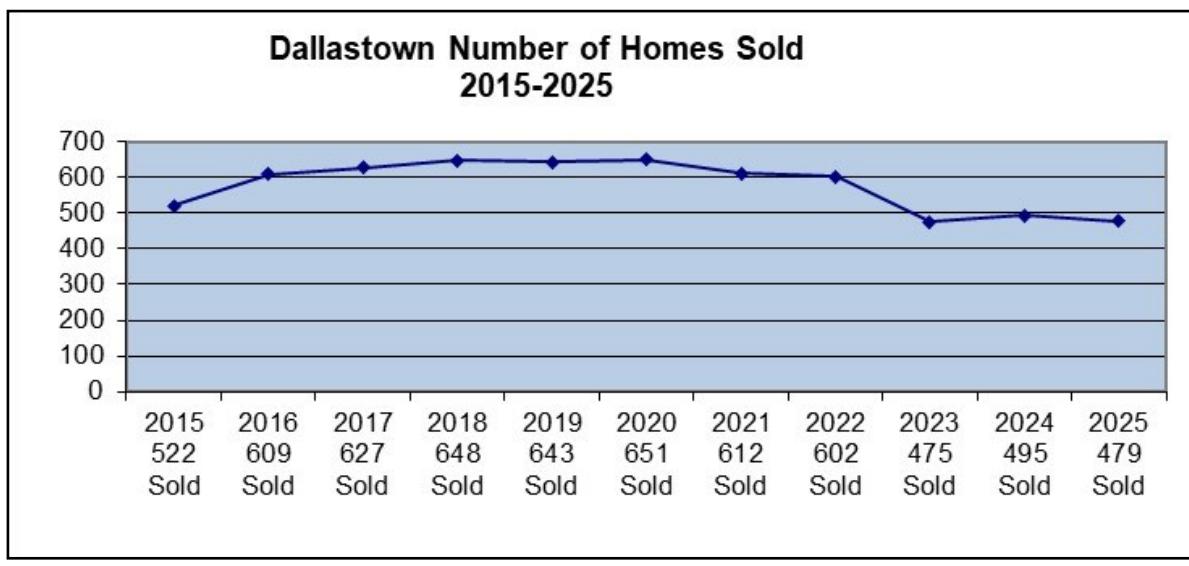
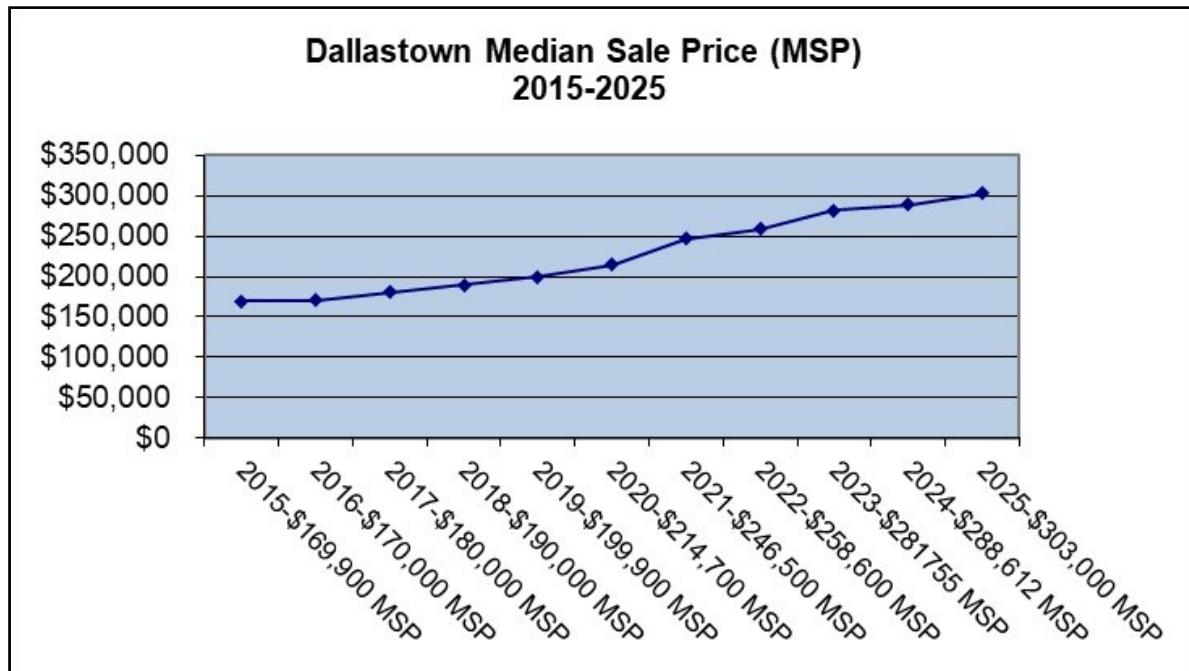
Central York: Number of Homes Sold 2025



Dallastown Area School District

In the Dallastown Area School District there were 479 homes sold in 2025 for a total dollar volume of \$159.3 million. The number of homes sold in 2025 decreased by 3% from 2024.

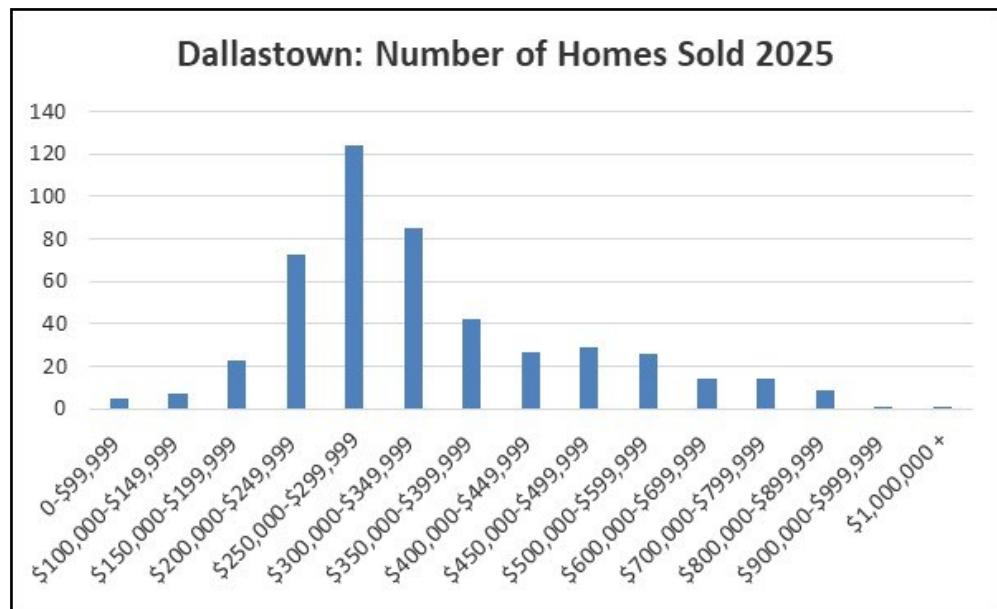
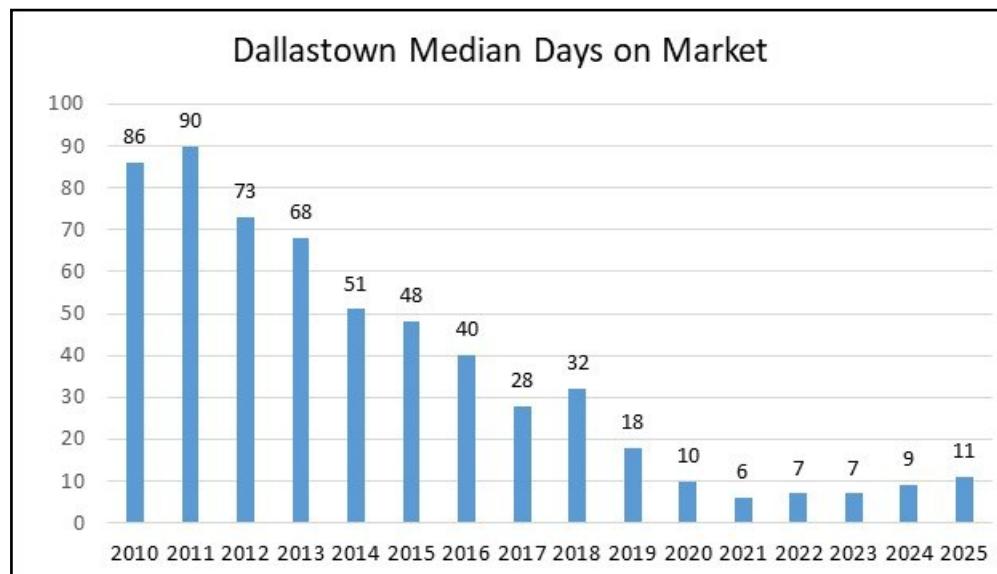
The median home sale price was \$303,000 in 2025. This home sale price reflects a 5% increase compared to 2024 sales, a 48% increase over 5 years and a 78% increase over 10 years.



Dallastown Area School District

Type	No. Sold	Median Price	Median Days on Market
Detached	333	\$339,900	9
Twin/Semi-Detached	41	\$265,000	17
Townhouse/Row Home	99	\$259,000	19
Mobile Home w/ Land	6	\$86,750	24
Grand Total	479	\$ 303,000	11

The charts below reflect the median days on market and the number of units sold in each price range.

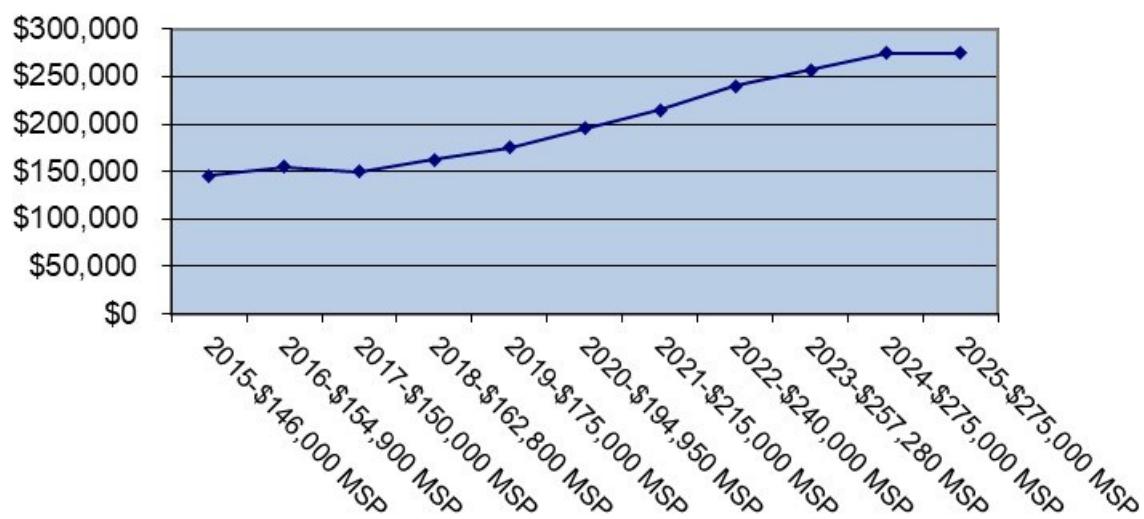


Dover Area School District

In the Dover Area School District there were 357 homes sold in 2025 for a total dollar volume of \$103 million. The number of homes sold in 2025 decreased by 7% compared to 2024.

The median home sale price was \$275,000 in 2025. This home sale price reflects no change compared to 2024 sales, a 28% increase over 5 years and a 88% increase over 10 years.

**Dover Median Sale Price (MSP)
2015-2025**



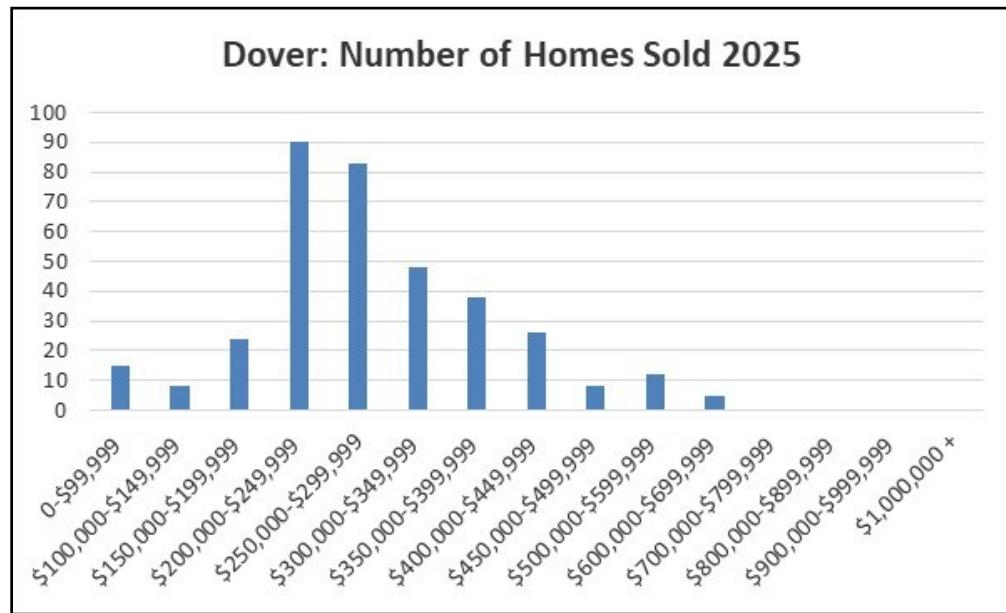
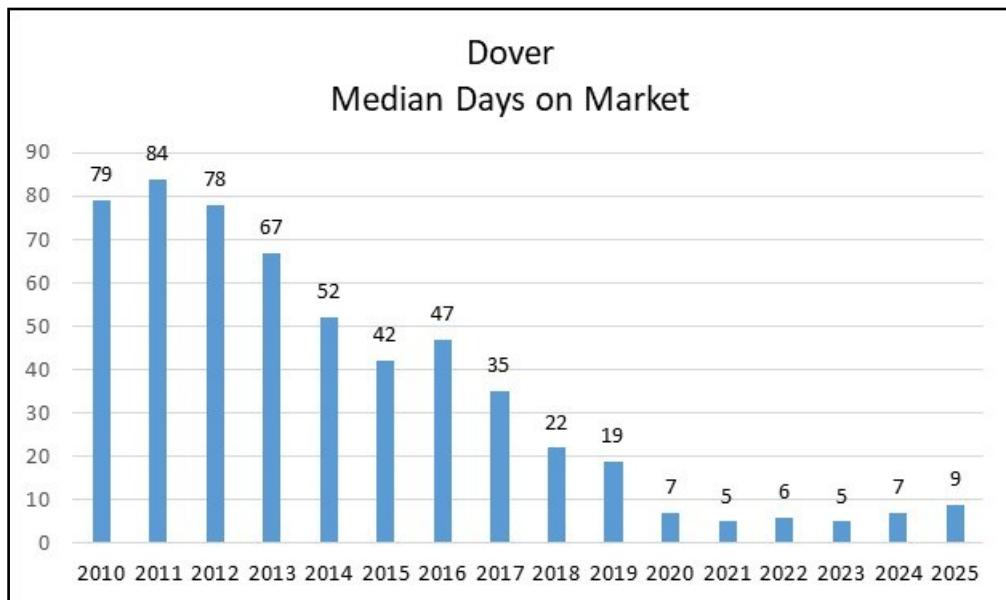
**Dover Number of Homes Sold
2015-2025**



Dover Area School District

Type	No. Sold	Median Price	Median Days on Market
Detached	222	\$ 315,000	6
Twin/Semi-Detached	75	\$ 245,000	17
Townhouse/Row Home	41	\$ 225,000	13
Mobile Home w/ Land	19	\$ 65,000	15
Grand Total	357	\$ 275,000	9

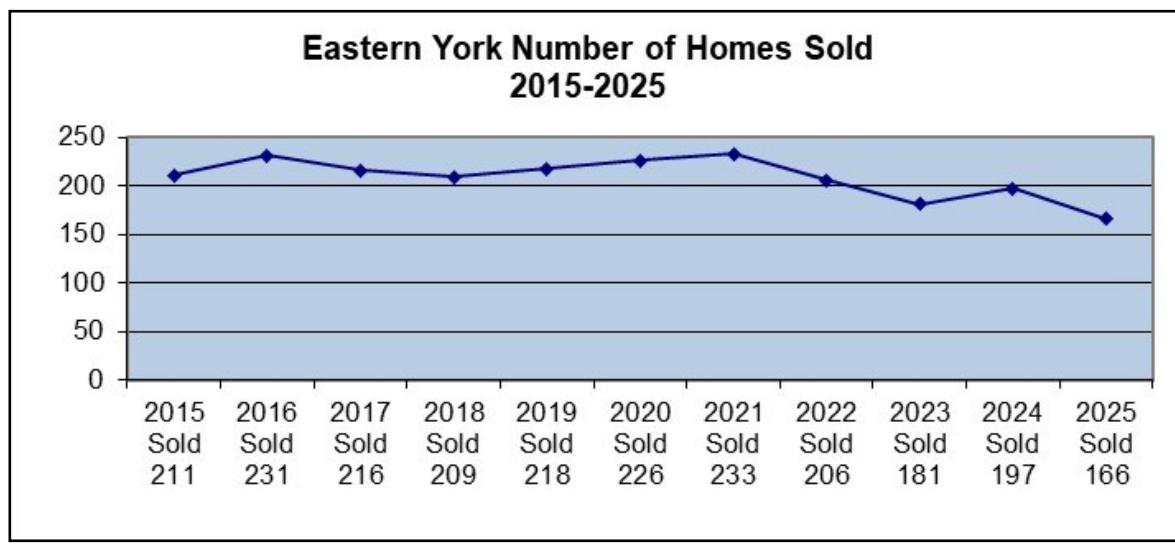
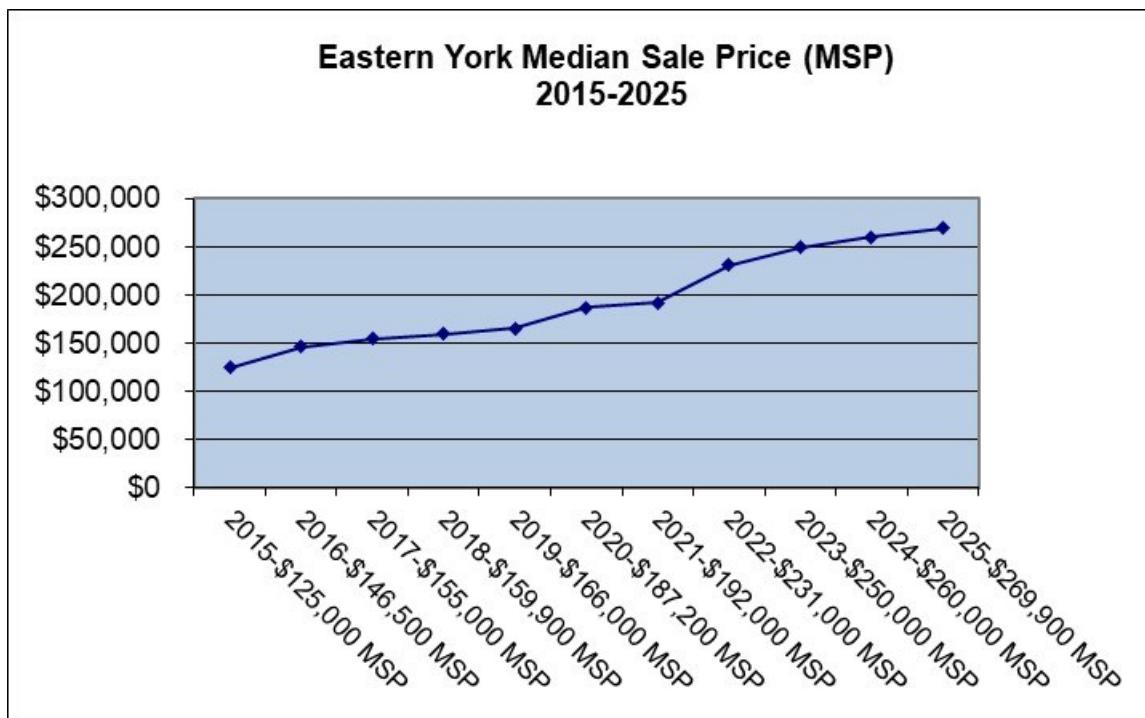
The charts below reflect the median days on market and the number of units sold in each price range.



Eastern York School District

In the Eastern York School District there were 166 homes sold in 2025 for a total dollar volume of \$52.4 million. The number of homes sold in 2025 decreased by 4% from 2024.

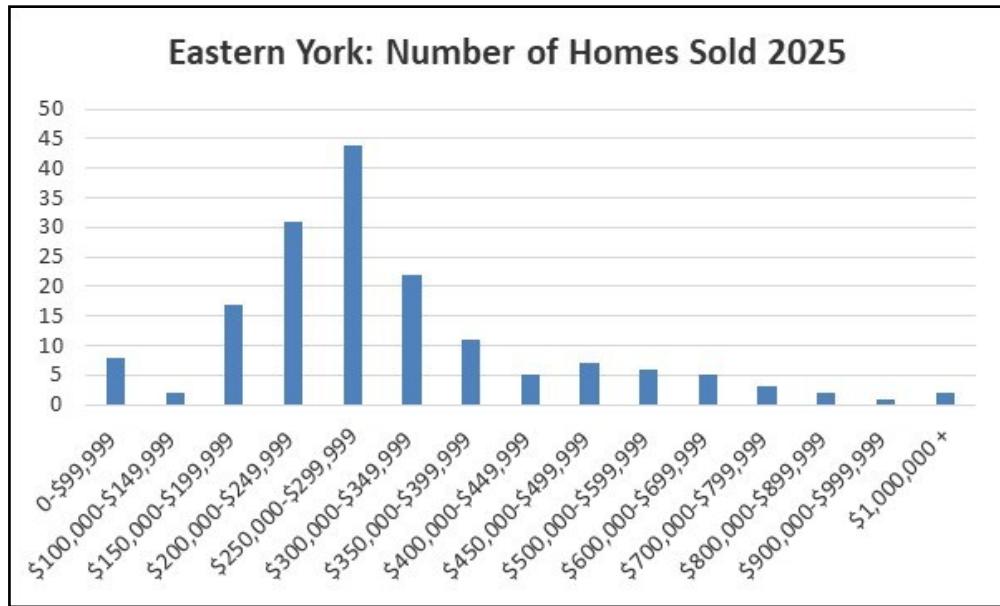
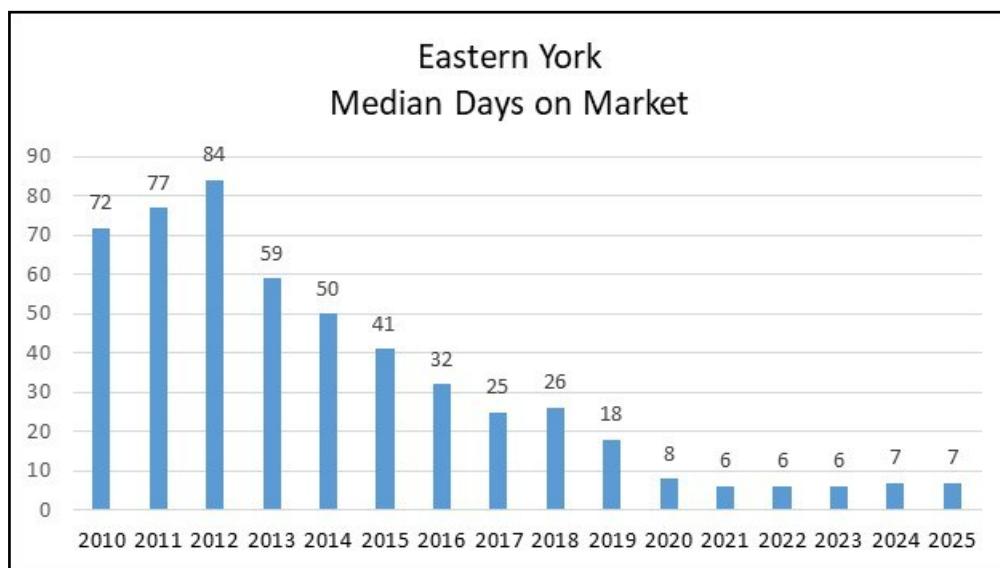
The median home sale price was \$269,900 in 2025. This home sale price reflects a 4% increase compared to 2024 sales, a 38% increase over 5 years and a 116% increase over 10 years.



Eastern York School District

Type	No. Sold	Median Price	Median Days on Market
Detached	126	\$ 295,000	8
Twin/Semi-Detached	14	\$ 227,500	5
Townhouse/Row Home	17	\$ 210,000	4
Mobile Home w/ Land	9	\$ 100,000	5
Grand Total	166	\$ 269,900	7

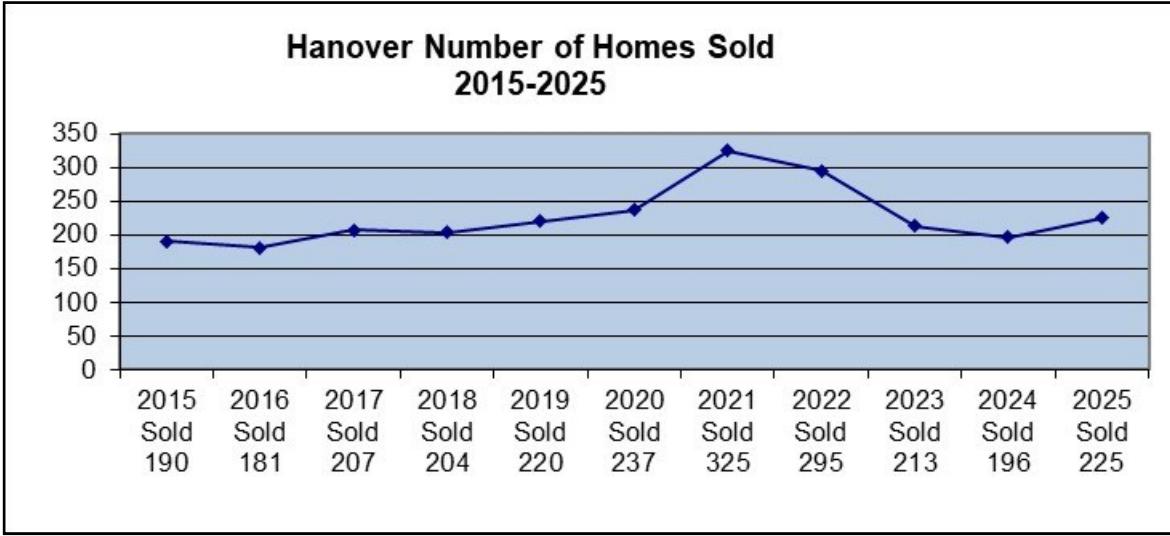
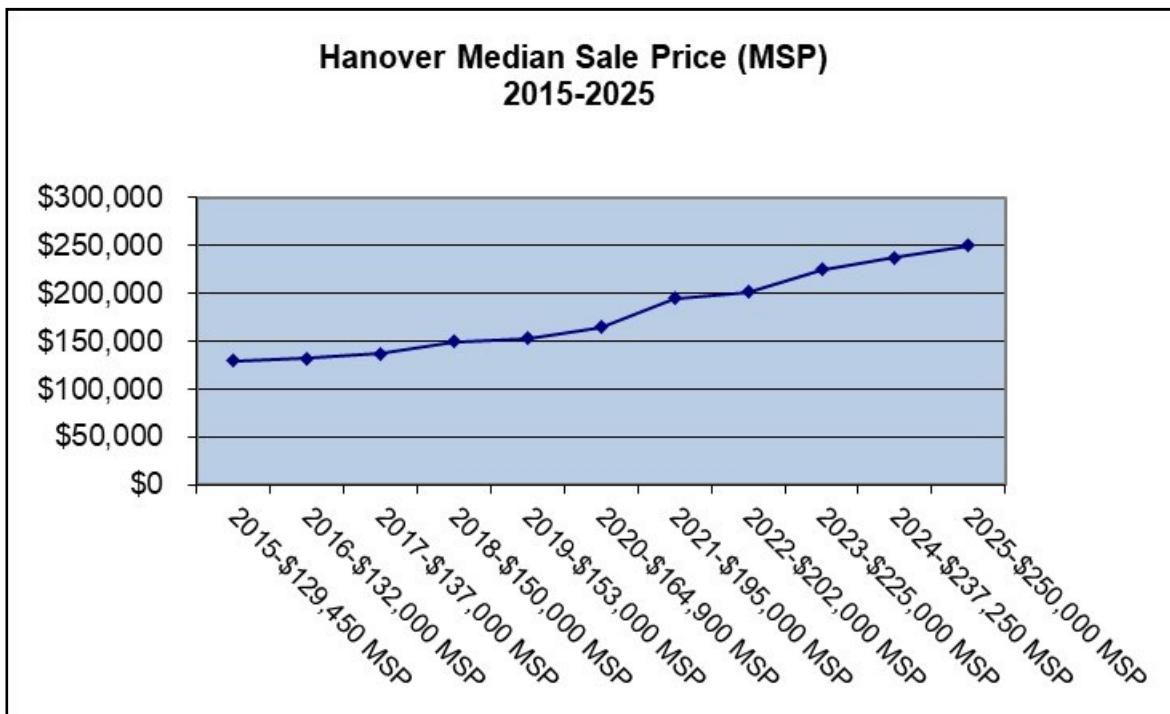
The charts below reflect the median days on market and the number of units sold in each price range.



Hanover Public School District

In the Hanover Public School District there were 225 homes sold in 2025 for a total dollar volume of \$57.6 million. The number of homes sold in 2025 increased by 15% from 2024.

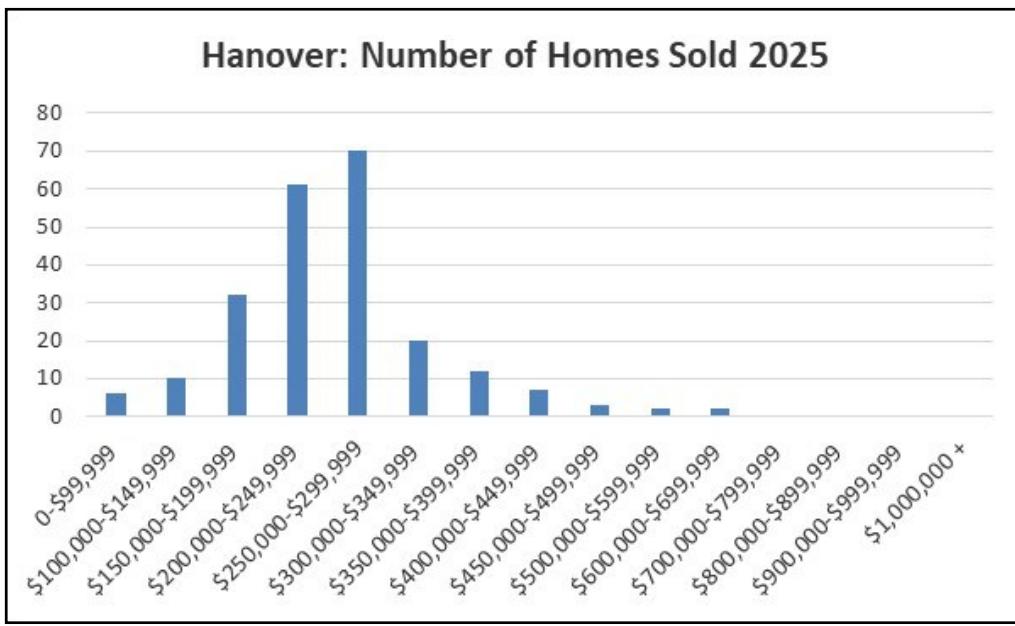
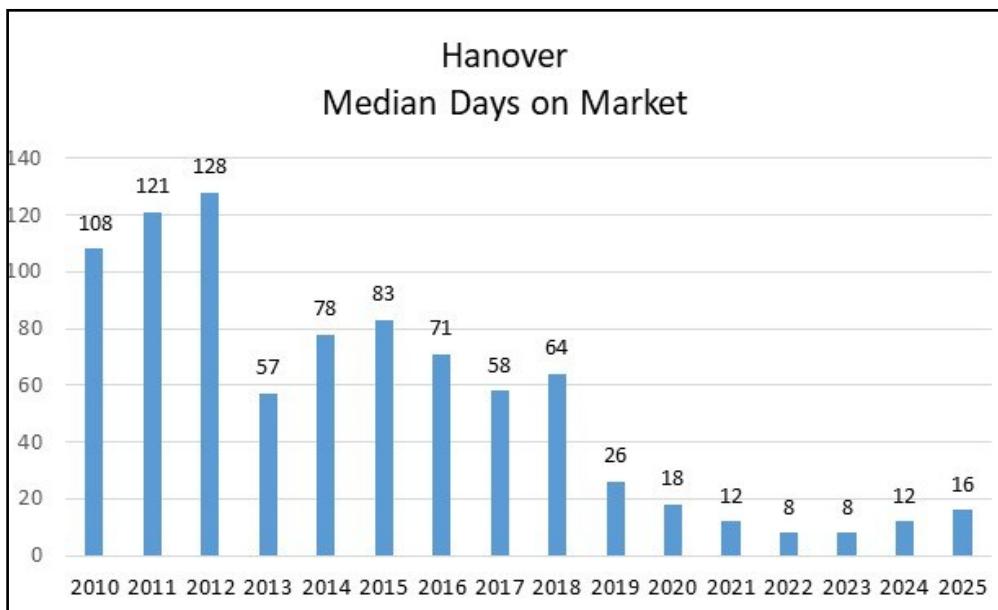
The median home sale price was \$250,000 in 2025. This home sale price reflects a 5% increase compared to 2024 sales, a 34% increase over 5 years and a 93% increase over 10 years.



Hanover Public School District

Type	No. Sold	Median Price	Median Days on Market
Detached	147	\$262,000	18
Twin/Semi-Detached	50	\$197,750	11
Townhouse/Row Home	28	\$240,000	21
Mobile Home w/ Land	0	\$ -	0
Grand Total	225	\$ 250,000	16

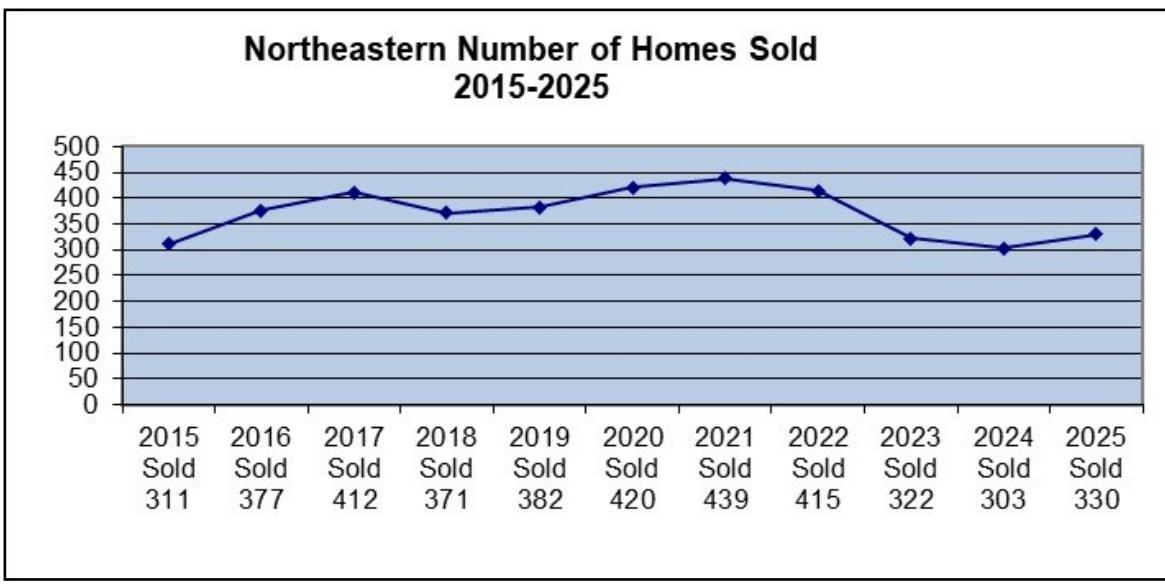
The charts below reflect the median days on market and the number of units sold in each price range.



Northeastern School District

In the Northeastern School District there were 330 homes sold in 2025 for a total dollar volume of \$105.9 million. The number of homes sold in 2025 increased by 9% compared to 2024 sales.

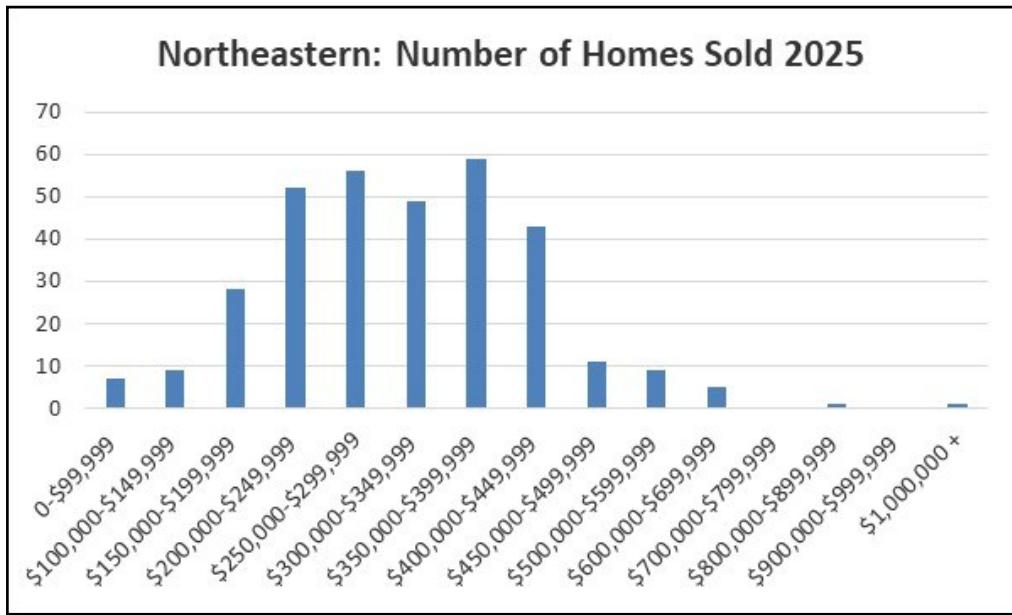
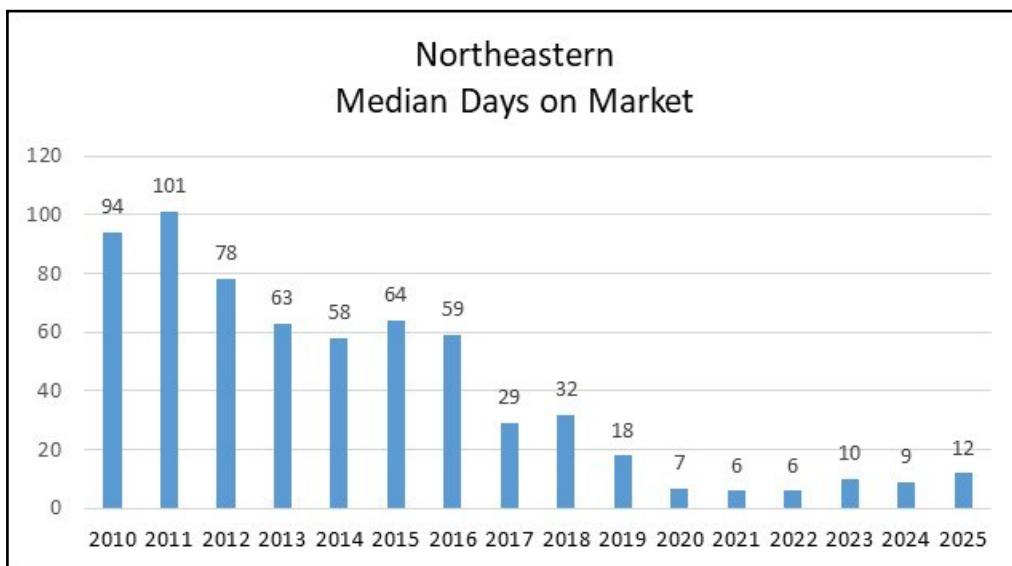
The median home sale price was \$315,000 in 2025. This home sale price reflects a 5% increase compared to 2024 sales, a 91% increase over 5 years and a 99% increase over 10 years.



Northeastern School District

Type	No. Sold	Median Price	Median Days on Market
Detached	273	\$ 341,500	13
Twin/Semi-Detached	12	\$ 186,450	7
Townhouse/Row Home	35	\$ 229,900	7
Mobile Home w/ Land	10	\$ 122,500	16
Grand Total	330	\$ 315,000	12

The charts below reflect the median days on market in each price range and the number of units sold in each price range.

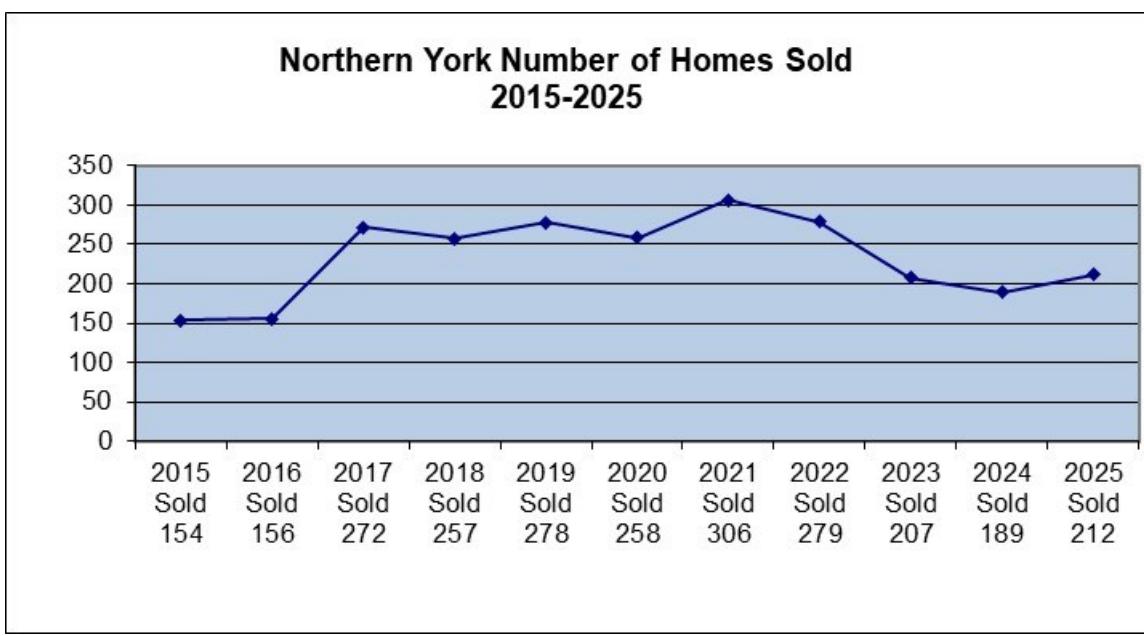
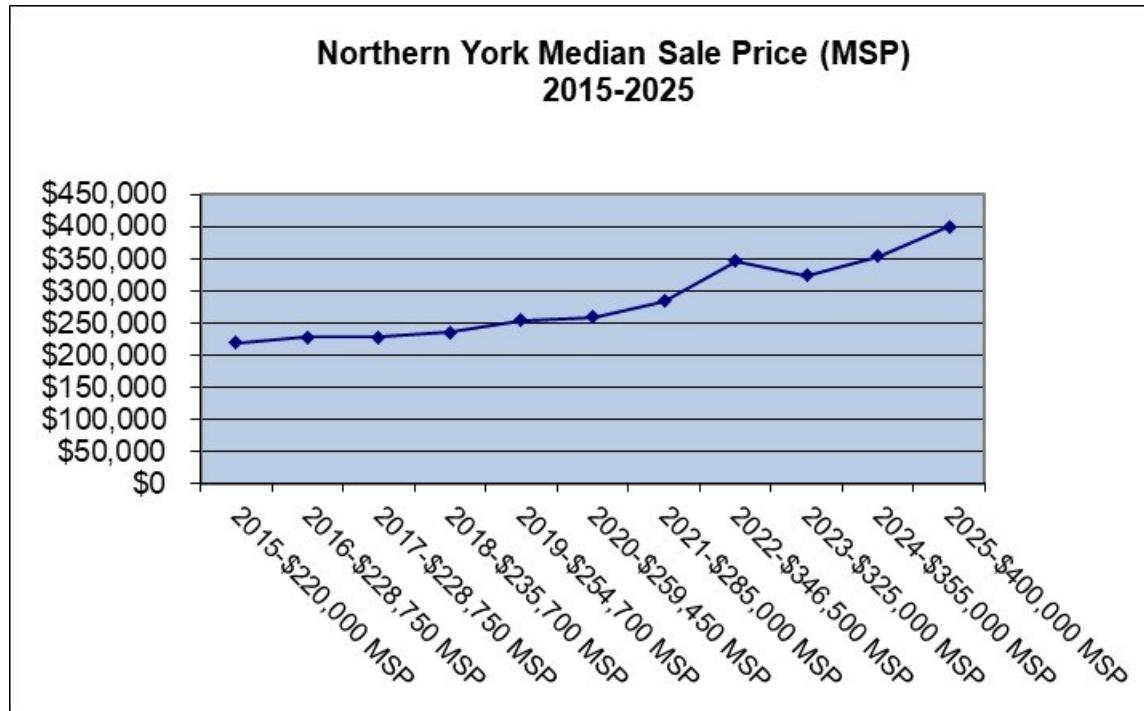


Northern York County School District

In the Northern York County School District there were 212 homes sold in 2025 for a total dollar volume of \$89.4 million. The number of homes sold in 2025 increased by 12% from 2024.

The median home sale price was \$400,000 in 2025. This home sale price reflects a 13% increase over 2024 sales, a 91% increase over 5 years and a 82% increase over 10 years.*

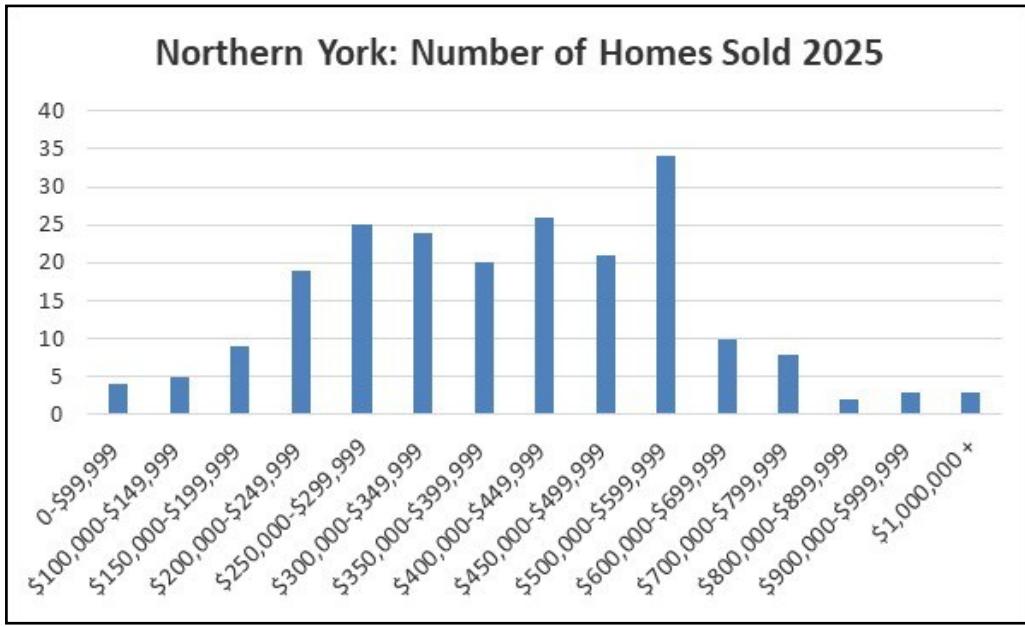
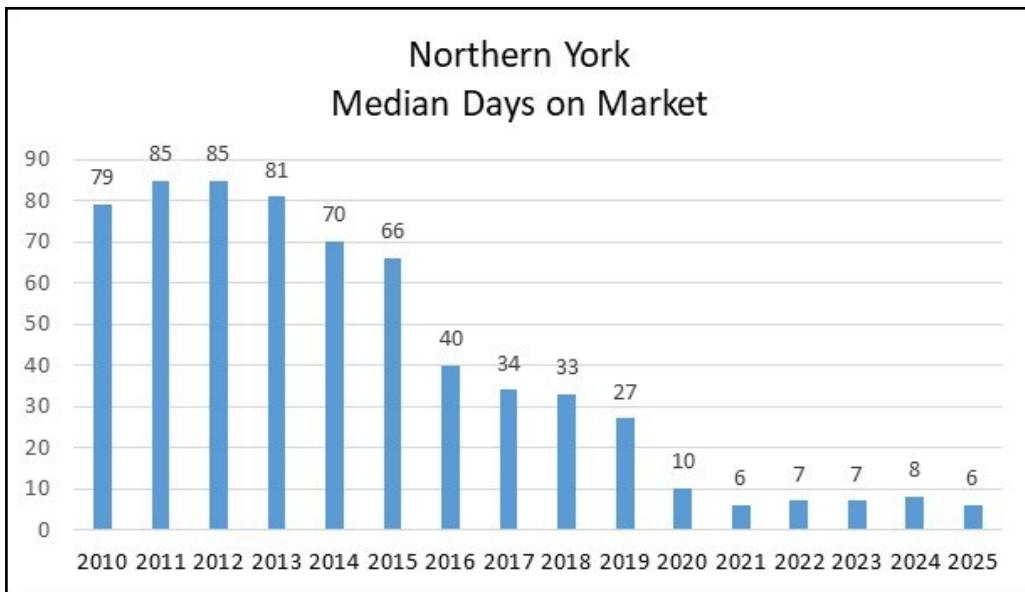
*Prior to 2017, the Northern York School District was covered by two separate MLS systems; therefore, the number reported prior to 2016 was only a fraction of what truly sold.



Northern York County School District

Type	No. Sold	Median Price	Median Days on Market
Detached	189	\$ 420,000	6
Twin/Semi-Detached	7	\$ 189,000	6
Townhouse/Row Home	9	\$ 225,000	5
Mobile Home w/ Land	7	\$ 120,000	11
Grand Total	212	\$ 400,000	6

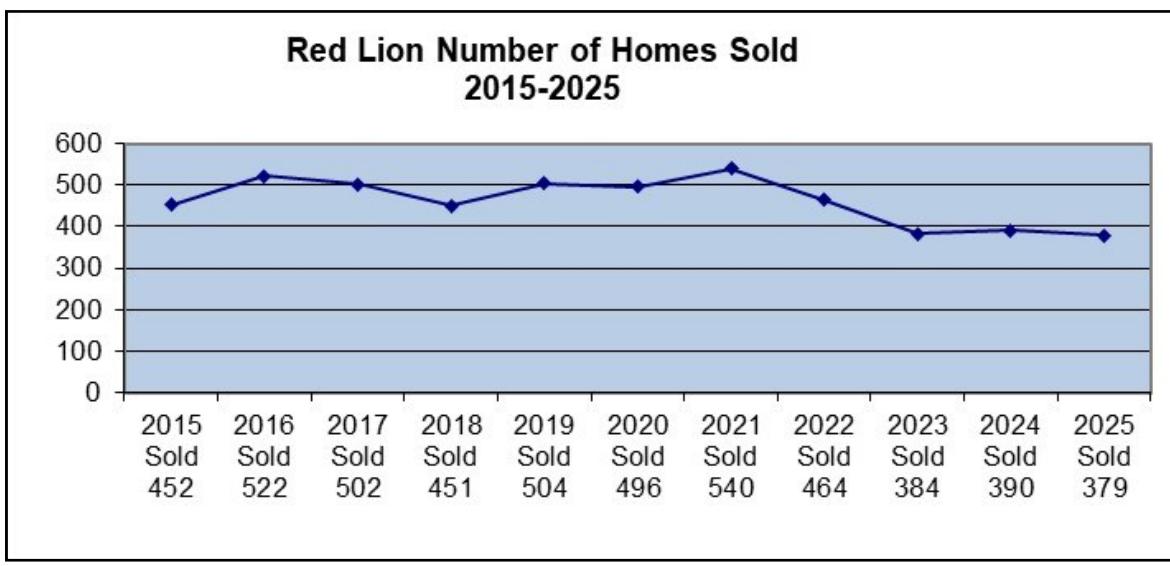
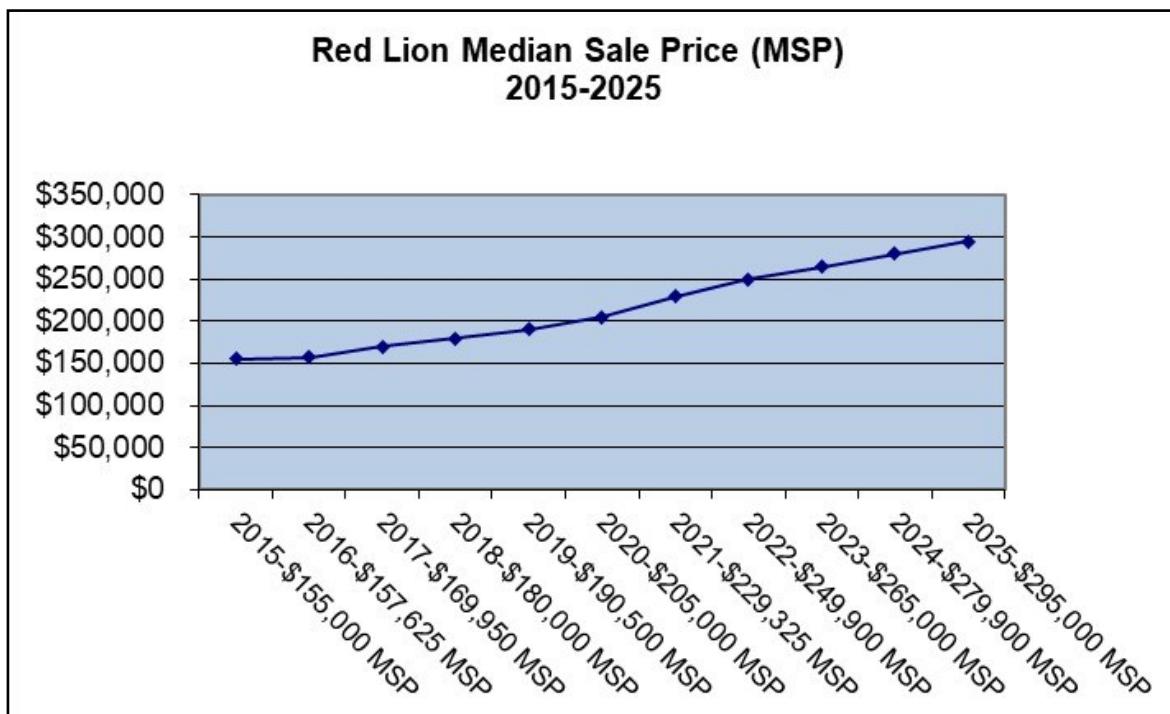
The charts below reflect the median days on market and the number of units sold in each price range.



Red Lion Area School District

In the Red Lion Area School District there were 379 homes sold in 2025 for a total dollar volume of \$123.7 million. The number of homes sold in 2025 was a 3% decrease from 2024.

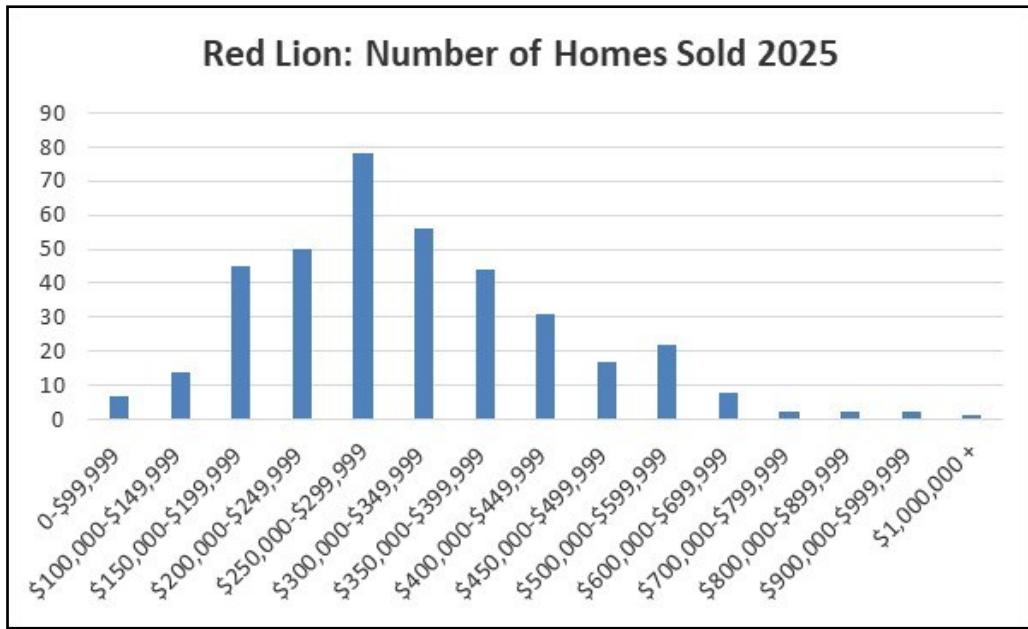
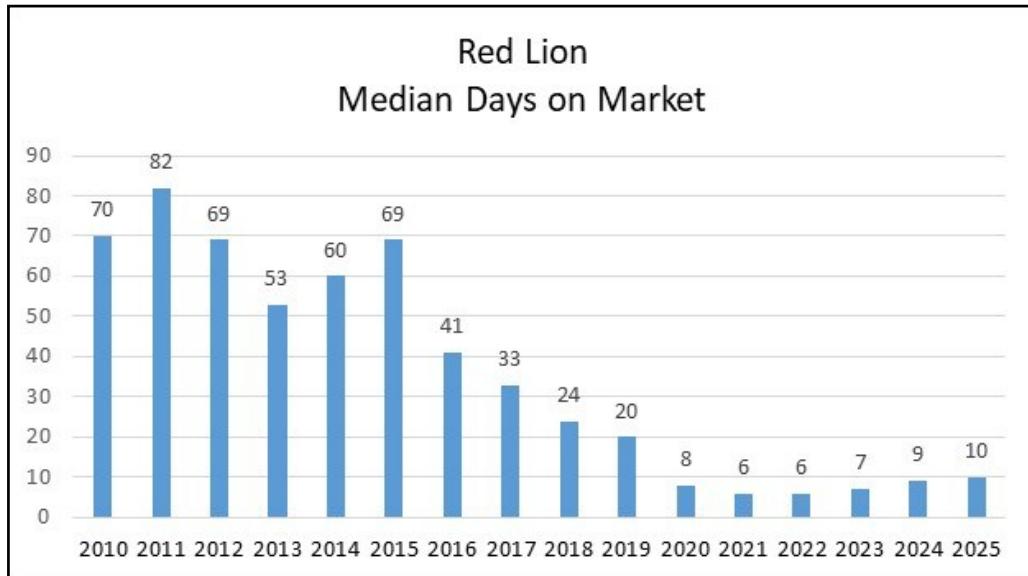
The median home sale price was \$295,000 in 2025. This home sale price reflects a 5% increase compared to 2024 sales, a 14% increase over 5 years and a 90% increase over 10 years.



Red Lion Area School District

Type	No. Sold	Median Price	Median Days on Market
Detached	288	\$ 334,450	10
Twin/Semi-Detached	48	\$ 204,950	6
Townhouse/Row Home	29	\$ 194,900	14
Mobile Home w/ Land	14	\$ 145,000	13
Grand Total	379	\$ 295,000	10

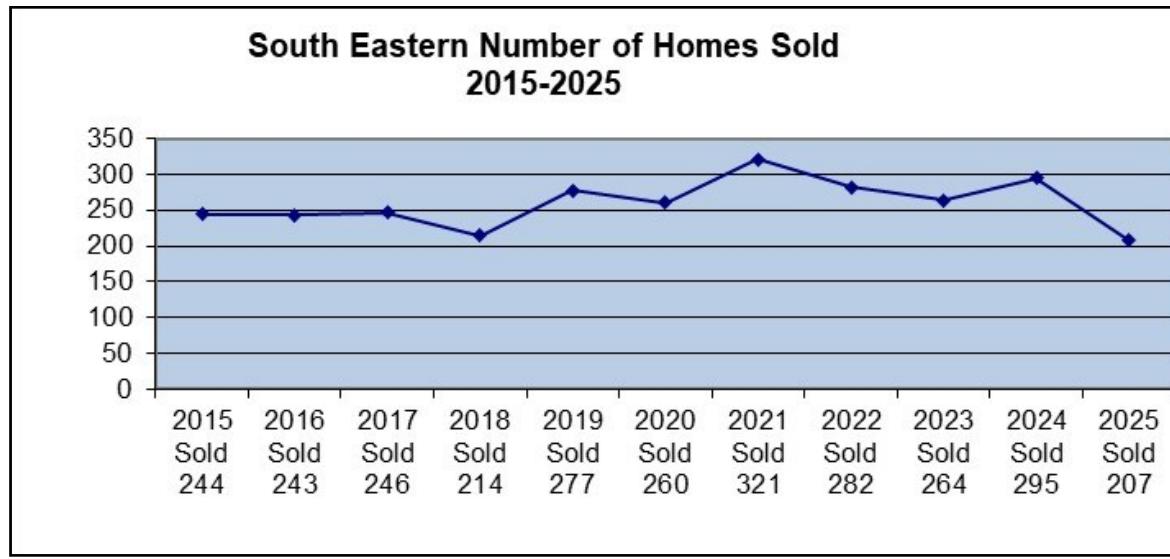
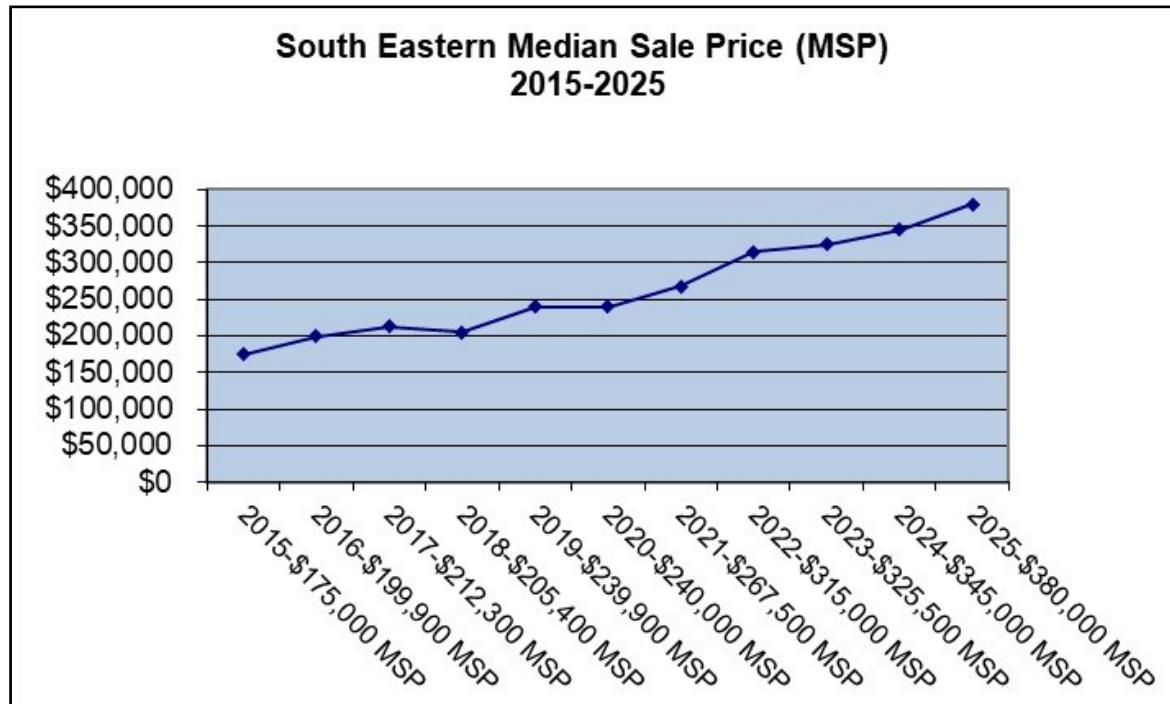
The charts below reflect the median days on market in each price range and the number of units sold in each price range.



South Eastern School District

In the South Eastern School District there were 207 homes sold in 2025 for a total dollar volume of \$78.4 million. The number of homes sold in 2025 reflects a 30% decrease compared to 2024.

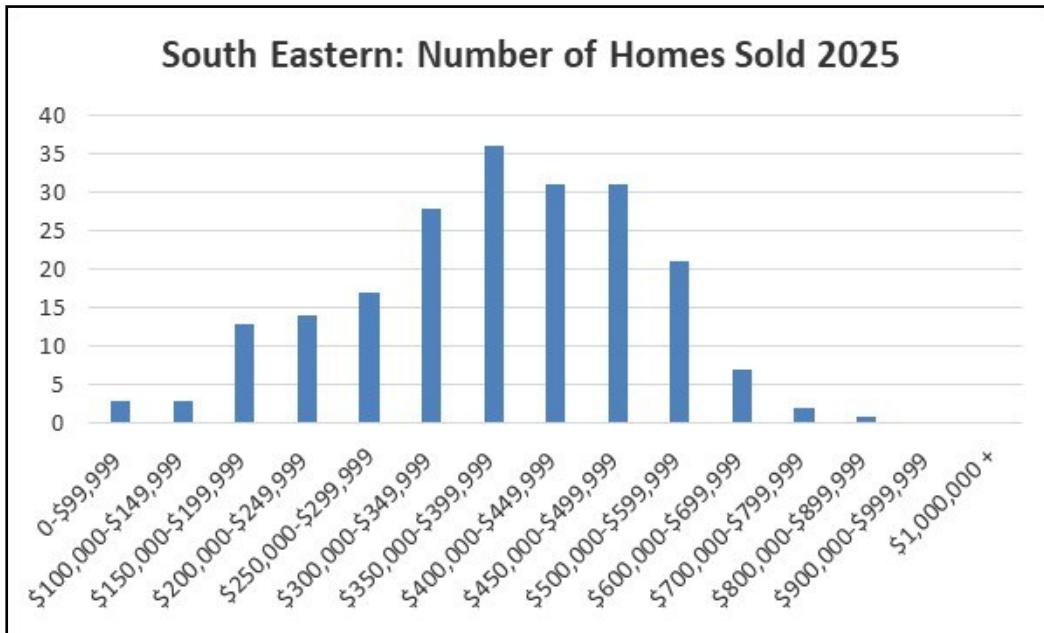
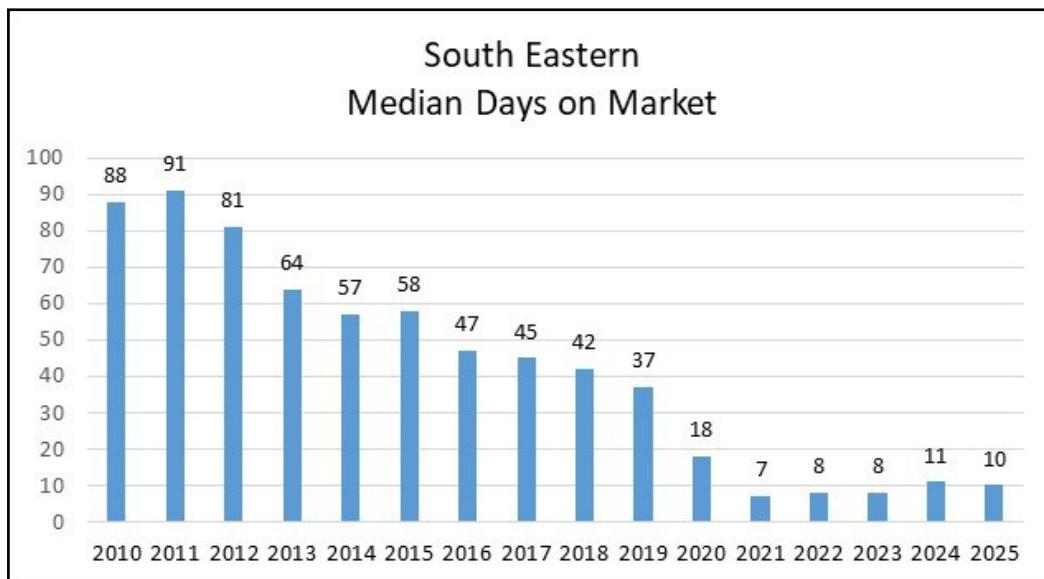
The median home sale price was \$380,000 in 2025. This home sale price is a 10% increase compared to 2024 sales, an 85% increase over 5 years and a 117% increase over 10 years.



South Eastern School District

Type	No. Sold	Median Price	Median Days on Market
Detached	188	\$399,900	10
Twin/Semi-Detached	3	\$285,000	5
Townhouse/Row Home	12	\$245,000	6
Mobile Home w/ Land	4	\$173,000	13
Grand Total	207	\$ 380,000	10

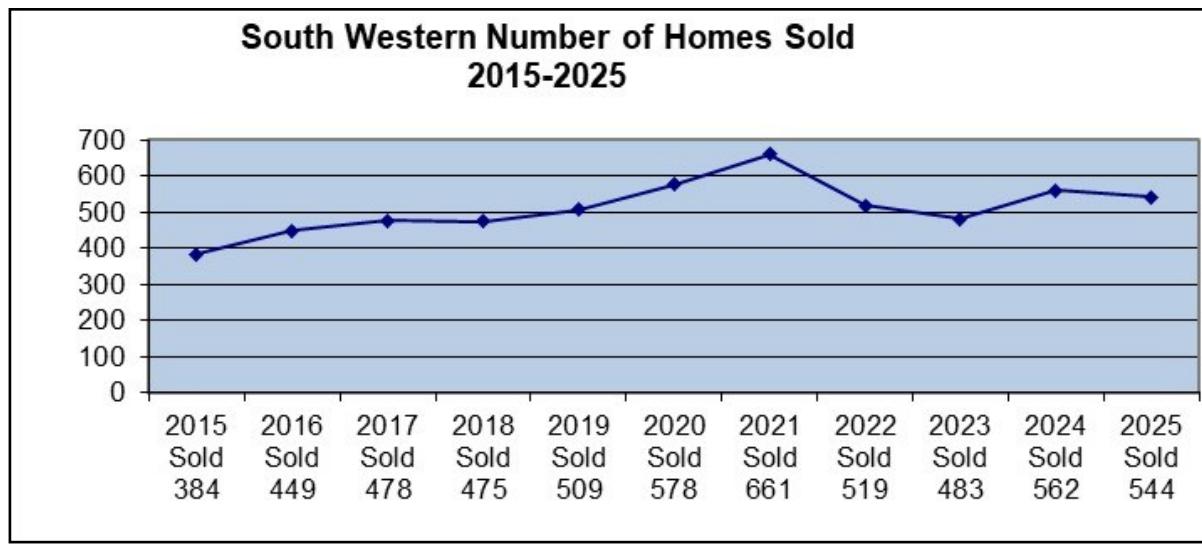
The charts below reflect the average days on market and the number of units sold in each price range.



South Western School District

In the South Western School District there were 544 homes sold in 2025 for a total dollar volume of \$190.2 million. The number of homes sold in 2025 decreased by 3% from 2024.

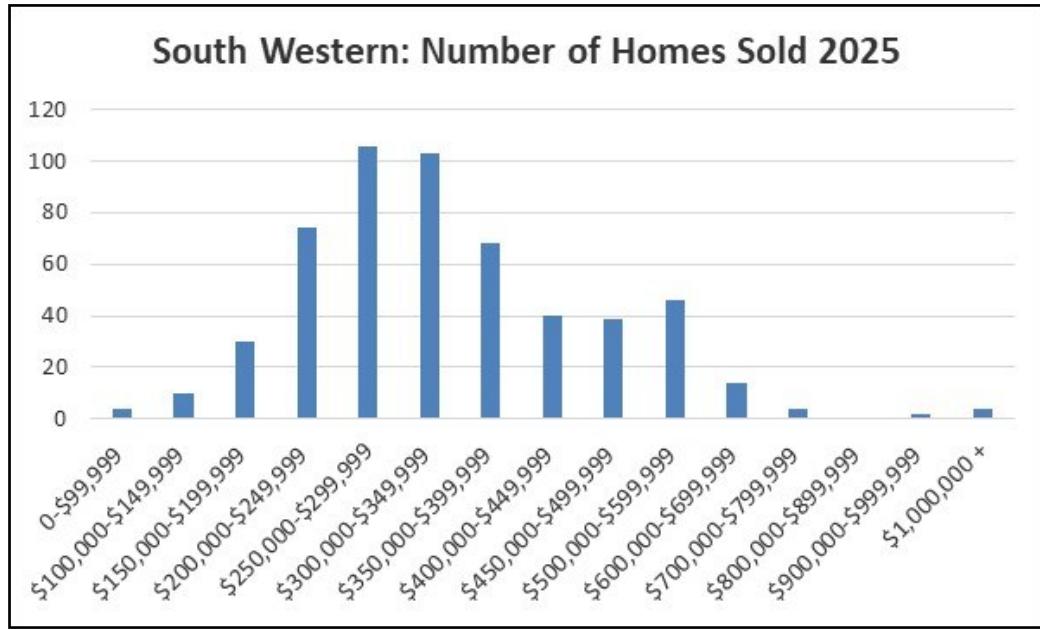
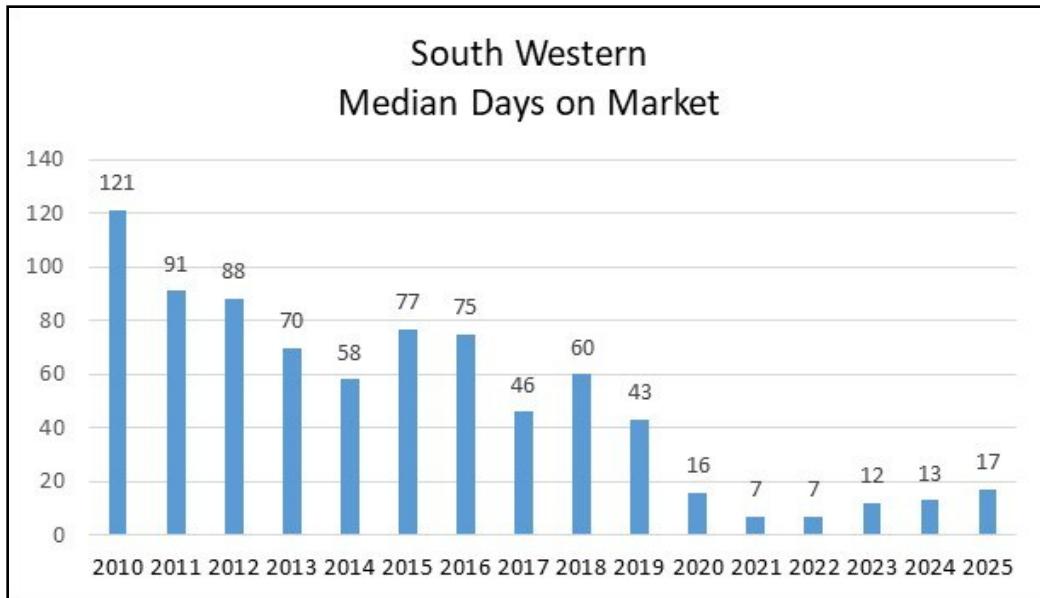
The median home sale price was \$325,000 in 2025. This home sale price reflects a 5% increase compared to 2024 sales, a 35% increase over 5 years and a 99% increase over 10 years.



South Western School District

Type	No. Sold	Median Price	Median Days on Market
Detached	394	\$ 360,000	14
Twin/Semi-Detached	32	\$ 210,200	7
Townhouse/Row Home	114	\$ 280,000	35
Mobile Home w/ Land	4	\$ 99,700	29
Grand Total	544	\$ 325,000	17

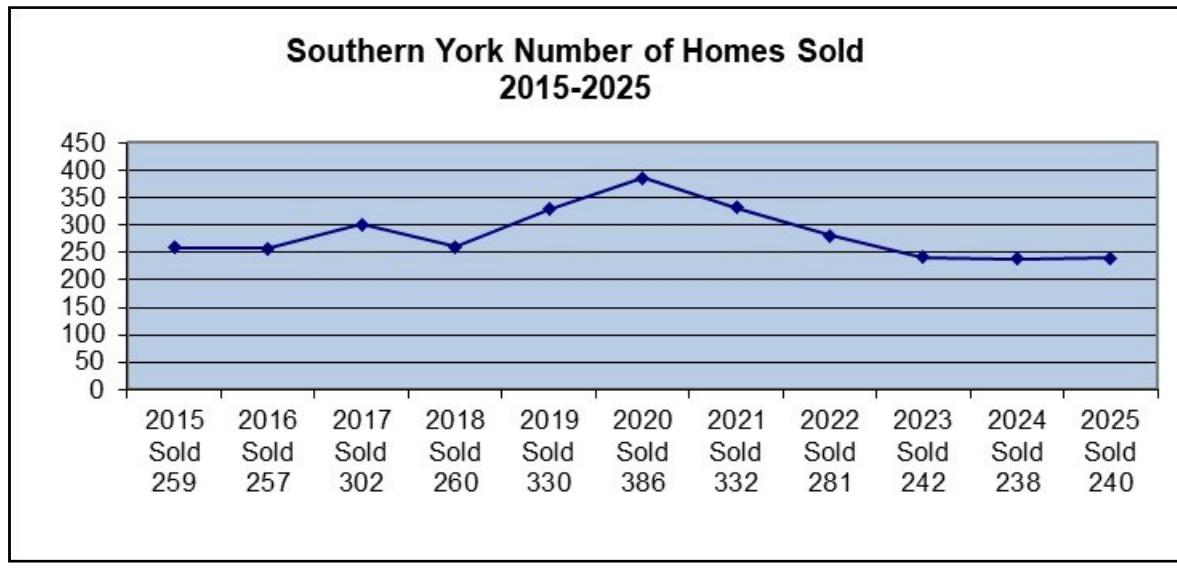
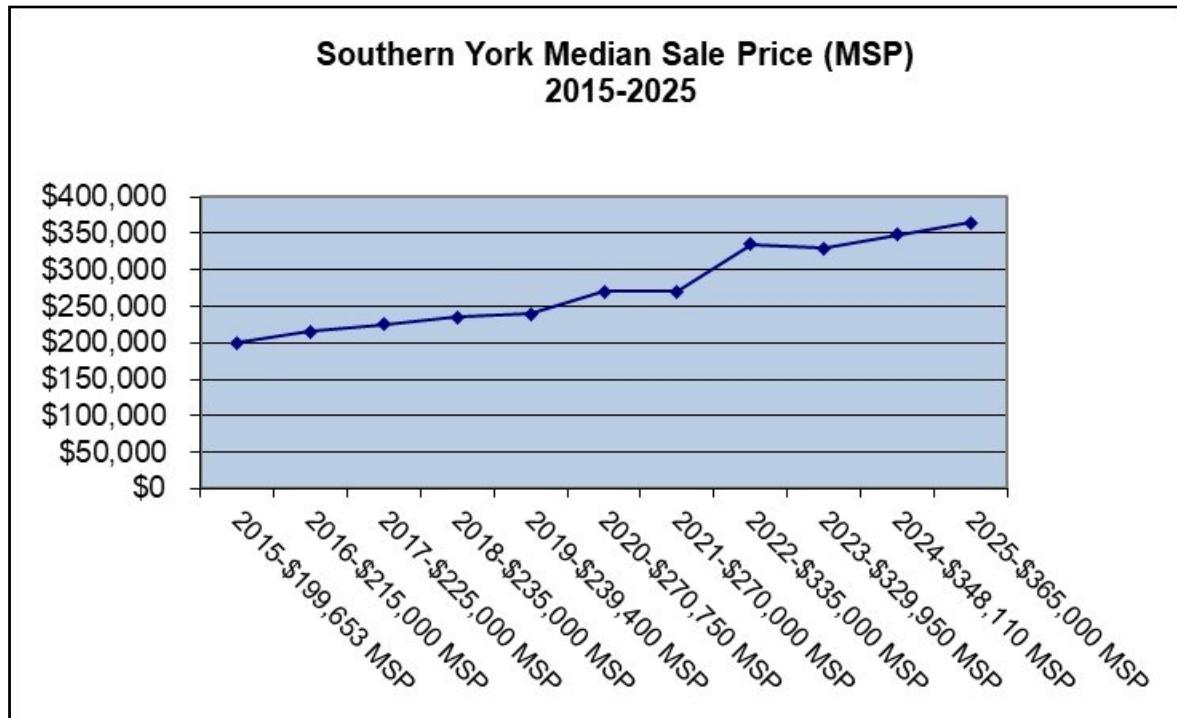
The charts below reflect the median days on market and the number of units sold in each price range.



Southern York County School District

In the Southern York County School District there were 240 homes sold in 2025 for a total dollar volume of \$94.3 million. The number of homes sold in 2025 increased by 1% from 2024.

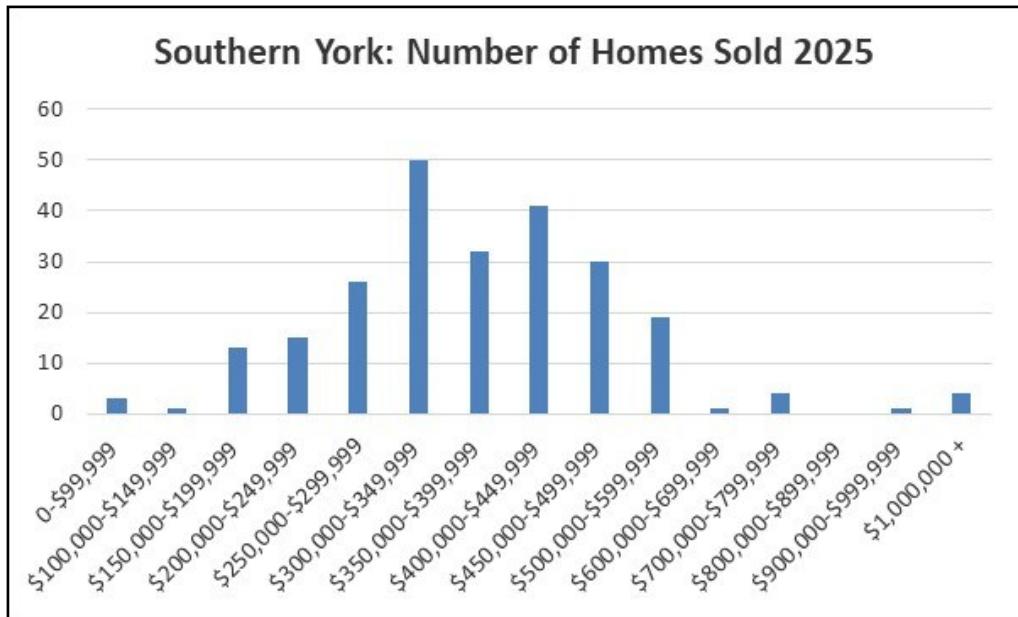
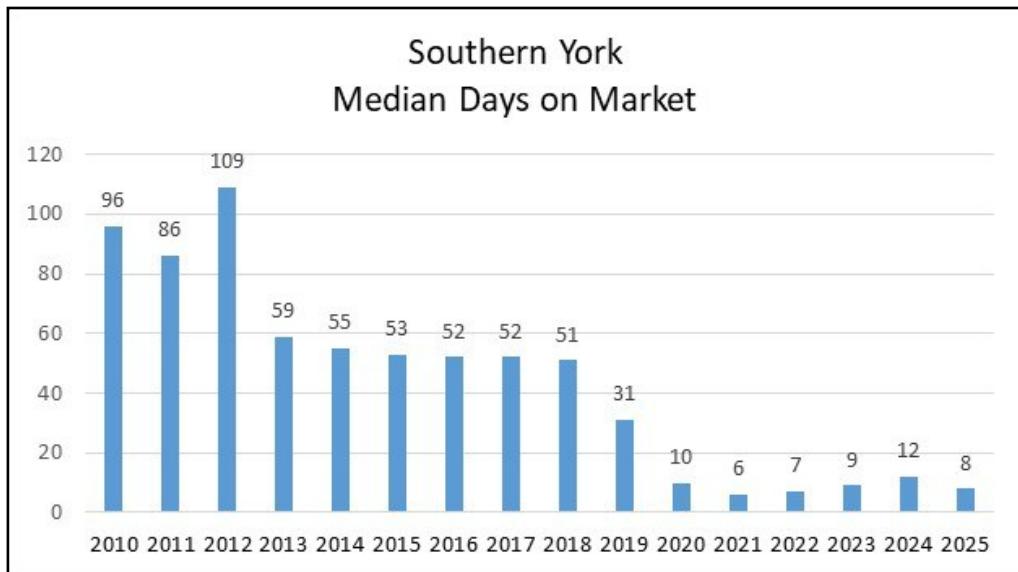
The median home sale price was \$365,000 in 2025. This home sale price reflects a 5% increase compared to 2024 sales, a 63% increase over 5 years and a 83% increase over 10 years.



Southern York County School District

Type	No. Sold	Median Price	Median Days on Market
Detached	206	\$ 390,000	7
Twin/Semi-Detached	13	\$ 225,000	6
Townhouse/Row Home	17	\$ 305,000	13
Mobile Home w/ Land	4	\$ 189,150	69
Grand Total	240	\$ 348,110	8

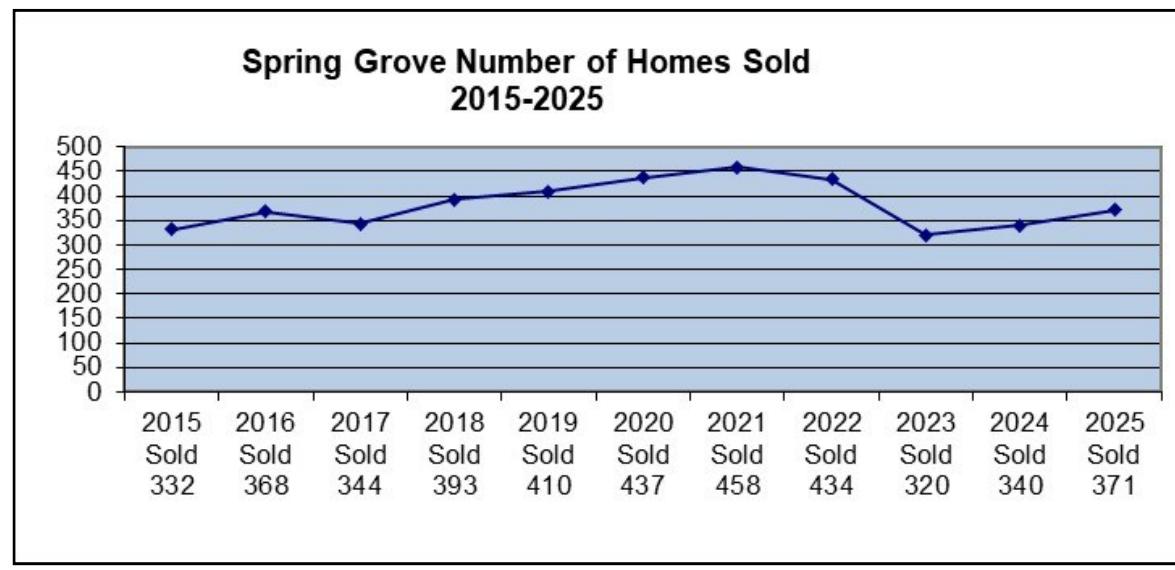
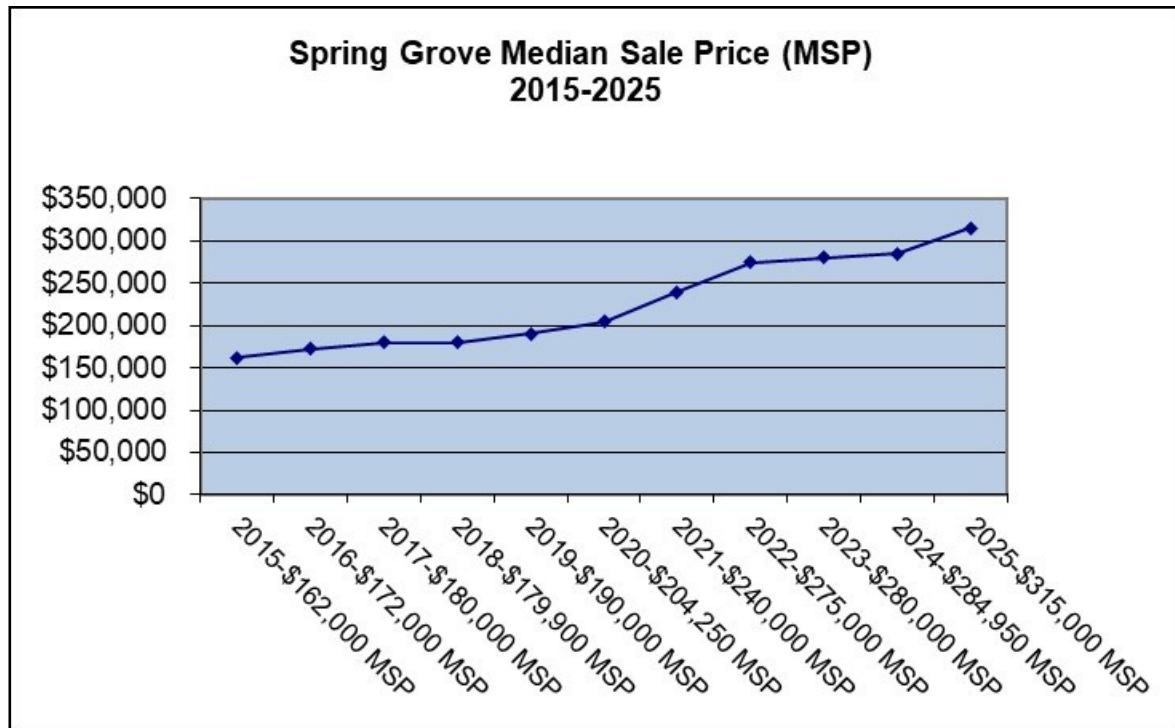
The charts below reflect the median days on market and the number of units sold in each price range.



Spring Grove School District

In the Spring Grove School District there were 371 homes sold in 2025 for a total dollar volume of \$123 million. The number of homes sold in 2025 increased by 9% from 2024.

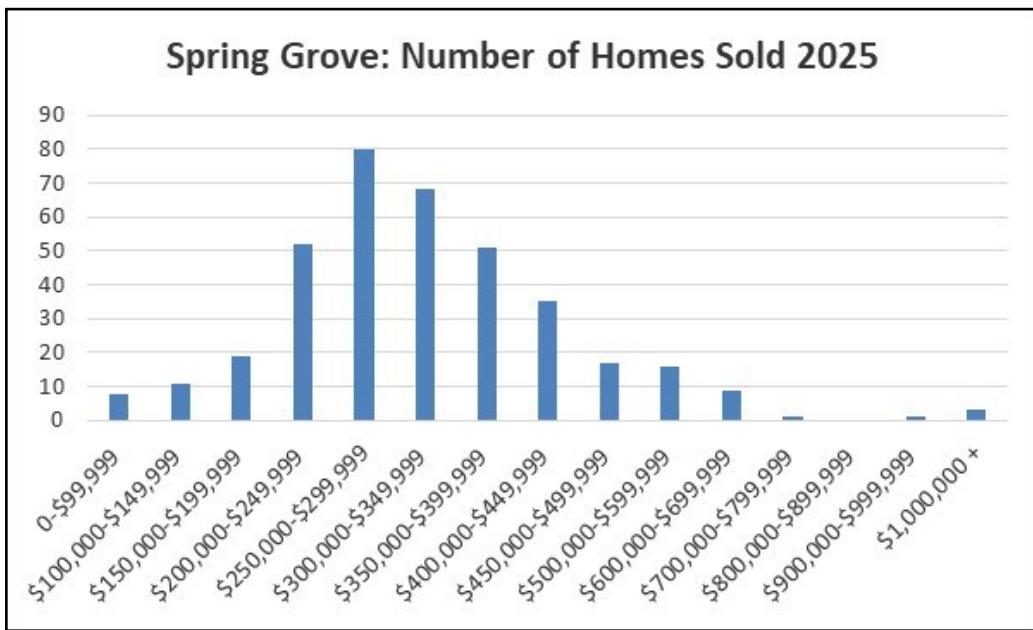
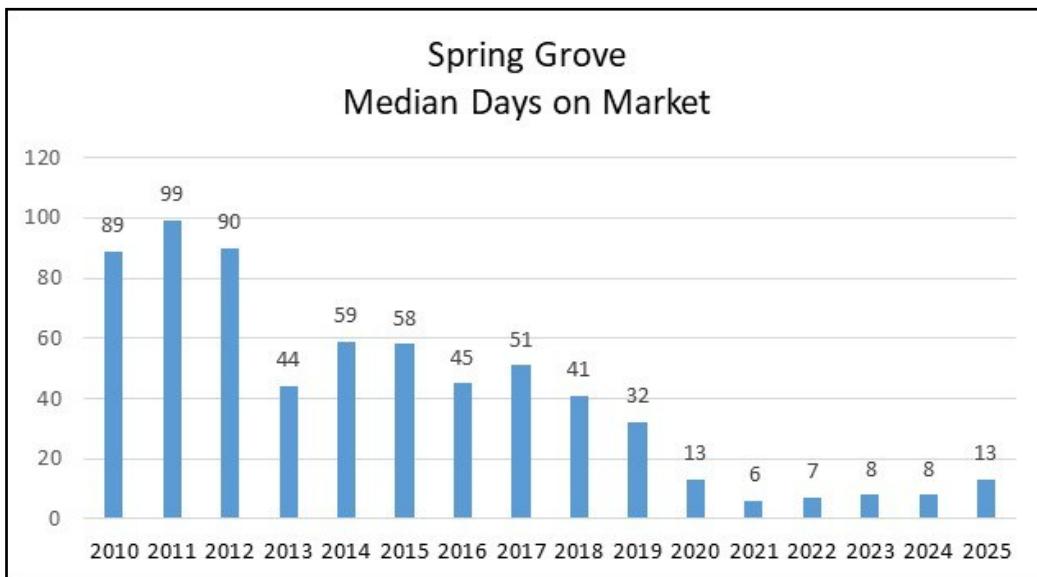
The median home sale price was \$315,000 in 2025. This home sale price reflects a 11% increase compared to 2024 sales, a 16% increase over 5 years and a 94% increase over 10 years.



Spring Grove School District

Type	No. Sold	Median Price	Median Days on Market
Detached	299	\$ 335,000	14
Twin/Semi-Detached	32	\$ 257,000	12
Townhouse/Row Home	29	\$ 231,000	10
Mobile Home w/ Land	11	\$ 141,500	8
Grand Total	371	\$ 315,000	13

The charts below reflect the median days on market and the number of units sold in each price range.

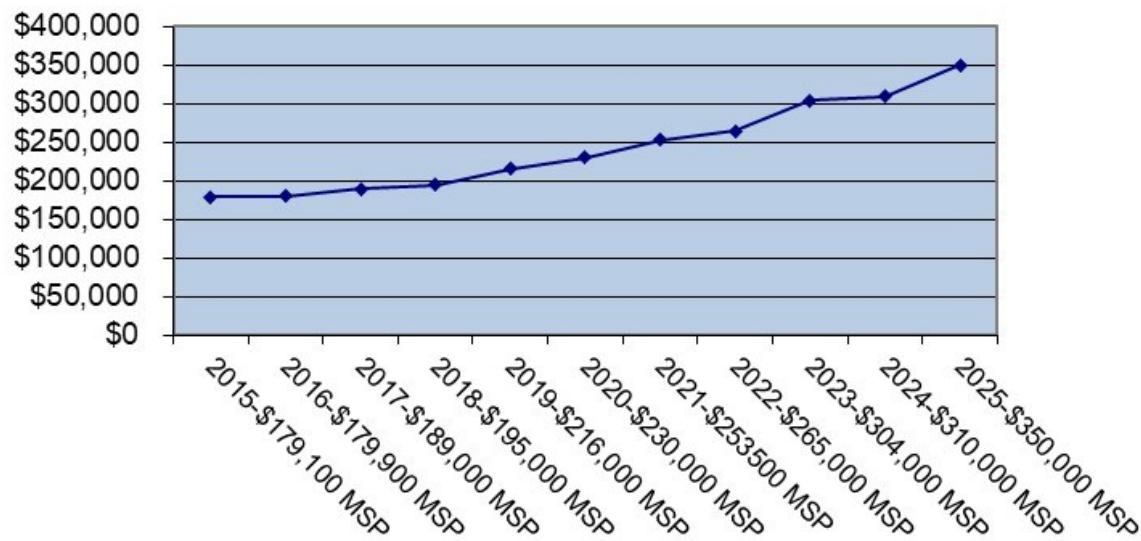


West Shore School District

In the West Shore School District there were 381 homes sold in 2025 for a total dollar volume of \$146.1 million. The number of homes sold in 2025 increased by 15% from 2024. The median home sale price was \$350,000 in 2025. This home sale price is a 13% increase compared to 2024 sales, increased 71% over 5 years and increased 95% increase over 10 years.*

**Prior to 2017, the West Shore School District was covered by two separate MLS systems; therefore, the number reported prior to 2016 was only a fraction of what truly sold.

**West Shore Median Sale Price (MSP)
2015-2025**



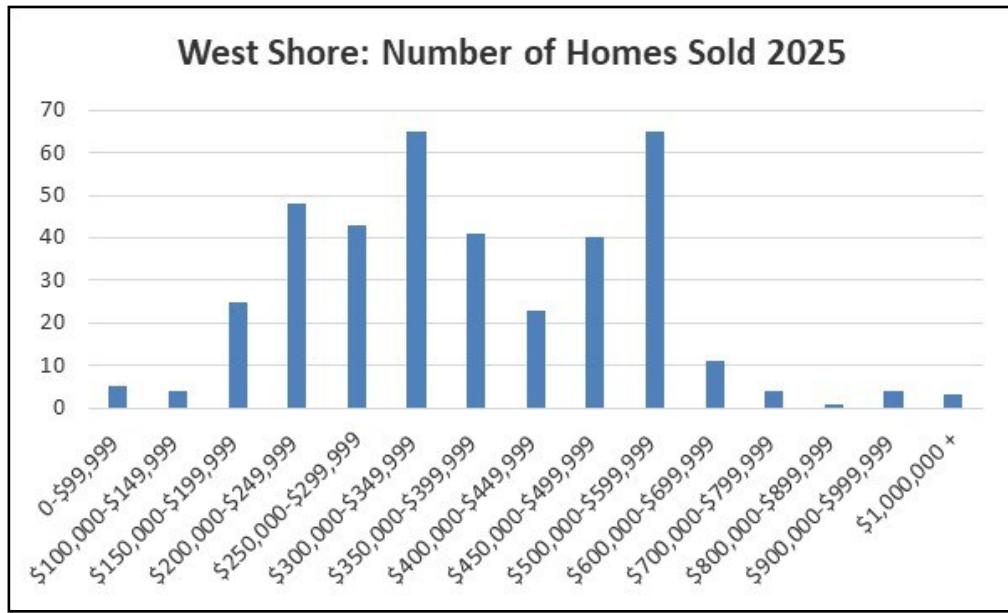
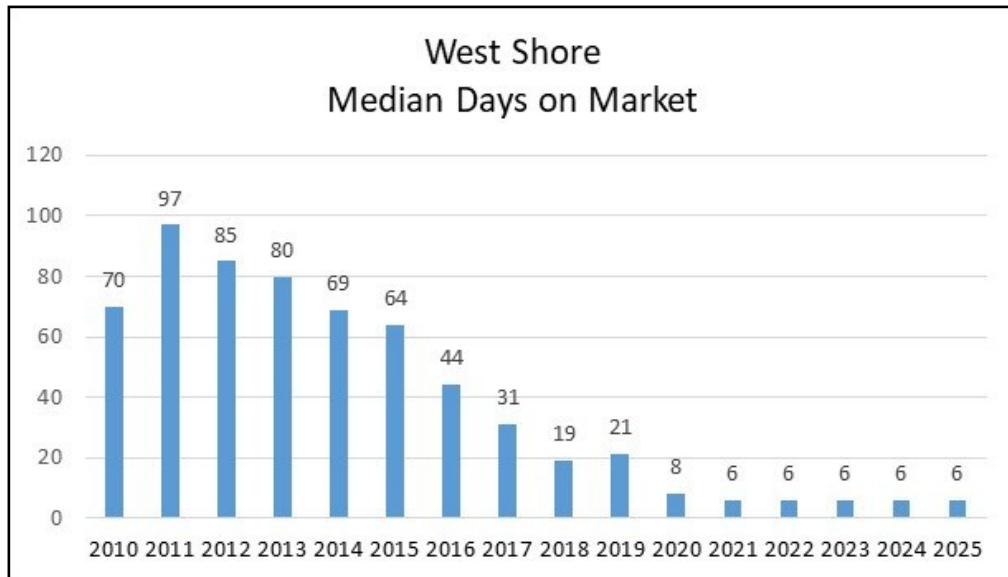
**West Shore Number of Homes Sold
2015-2025**



West Shore School District

Type	No. Sold	Median Price	Median Days on Market
Detached	314	\$ 382,000	6
Twin/Semi-Detached	8	\$ 189,000	19
Townhouse/Row Home	53	\$ 212,000	12
Mobile Home w/ Land	6	\$ 215,250	7
Grand Total	381	\$ 350,000	6

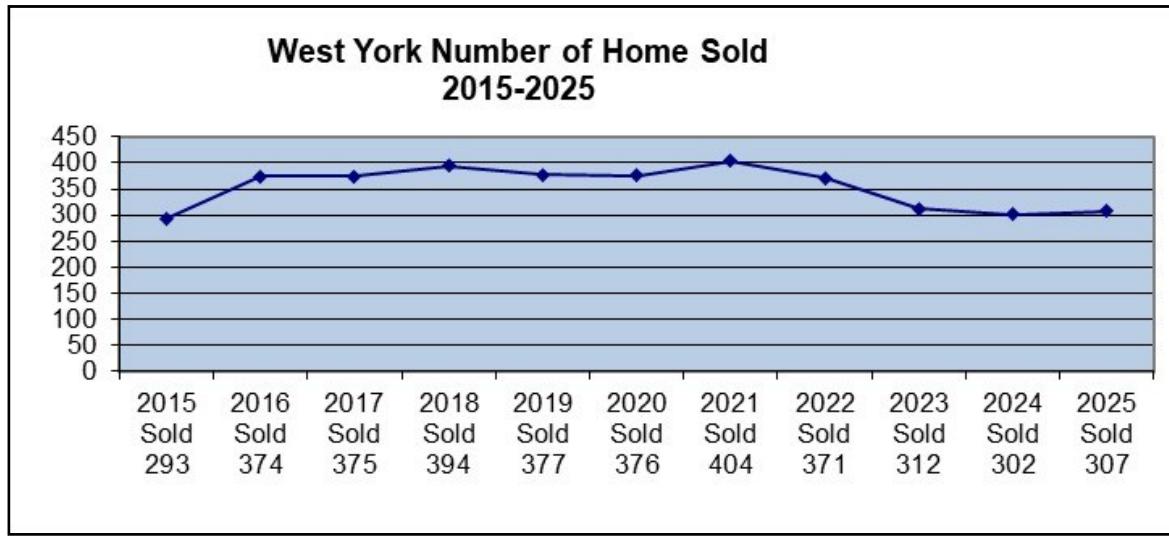
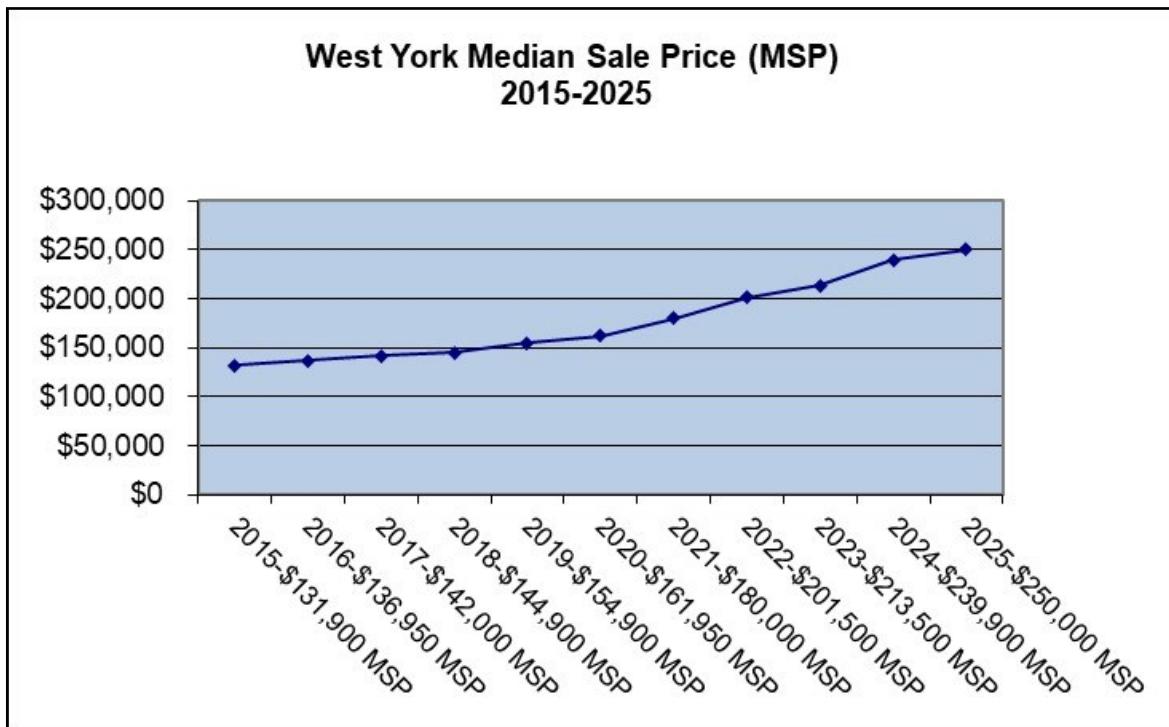
The charts below reflect the median days on market and the number of units sold in each price range.



West York Area School District

In the West York Area School District there were 307 homes sold in 2025 for a total dollar volume of \$82.7 million. The number of homes sold in 2025 increased by 2% from 2024.

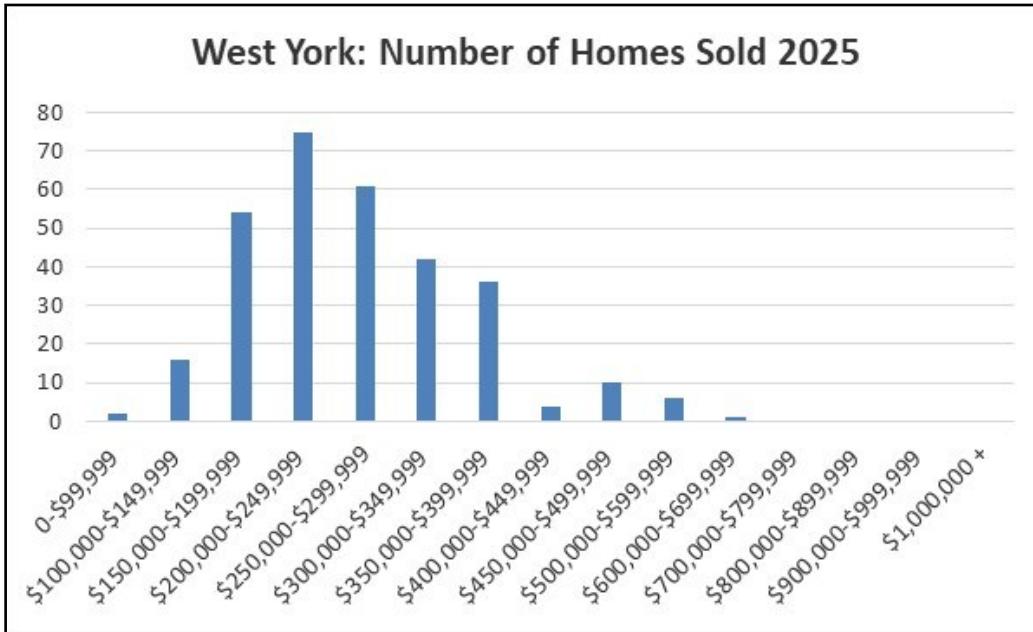
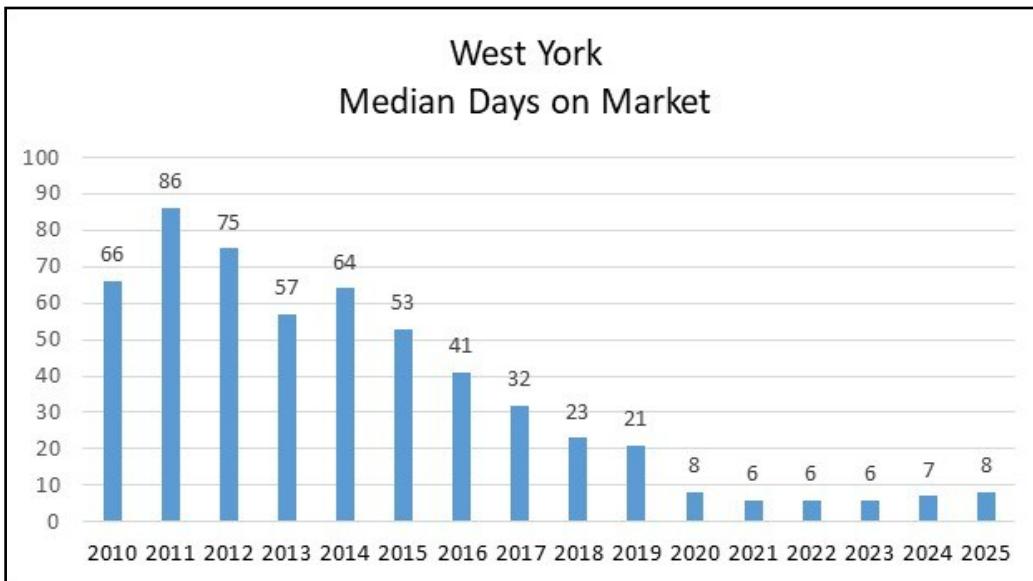
The median home sale price was \$250,000 in 2025. This home sale price reflects a 4% increase compared to 2024 sales, a 9% increase over 5 years and a 90% increase over 10 years.



West York Area School District

Type	No. Sold	Median Price	Median Days on Market
Detached	219	\$ 285,000	8
Twin/Semi-Detached	33	\$ 179,900	14
Townhouse/Row Home	54	\$ 210,000	7
Mobile Home w/ Land	1	\$ 124,616	6
Grand Total	307	\$ 250,000	8

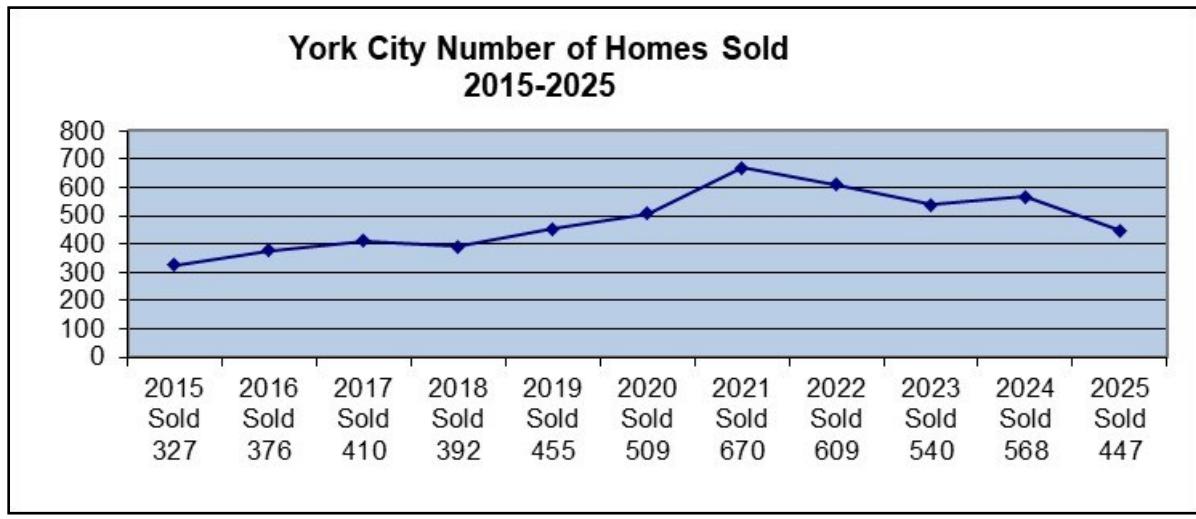
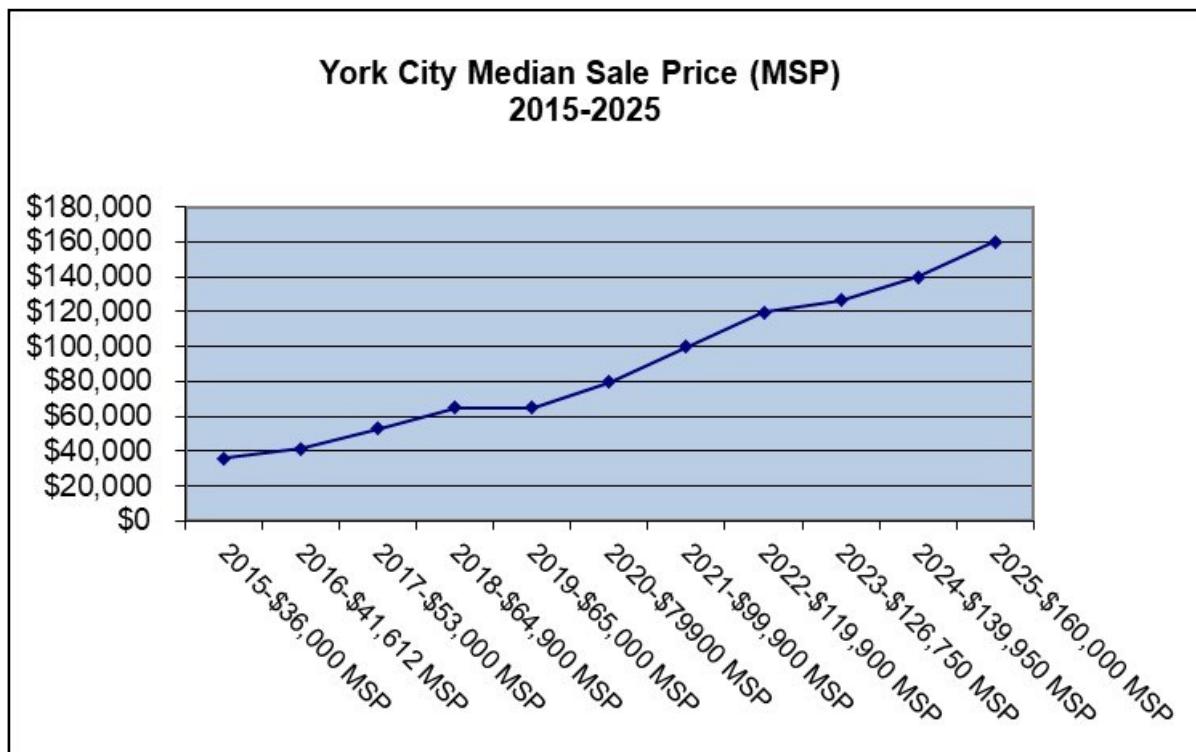
The charts below reflect the median days on market and the number of units sold in each price range.



York City School District

In the York City School District there were 447 homes sold in 2025 for a total dollar volume of \$72.9 million. The number of homes sold in 2025 decreased by 21% from 2024.

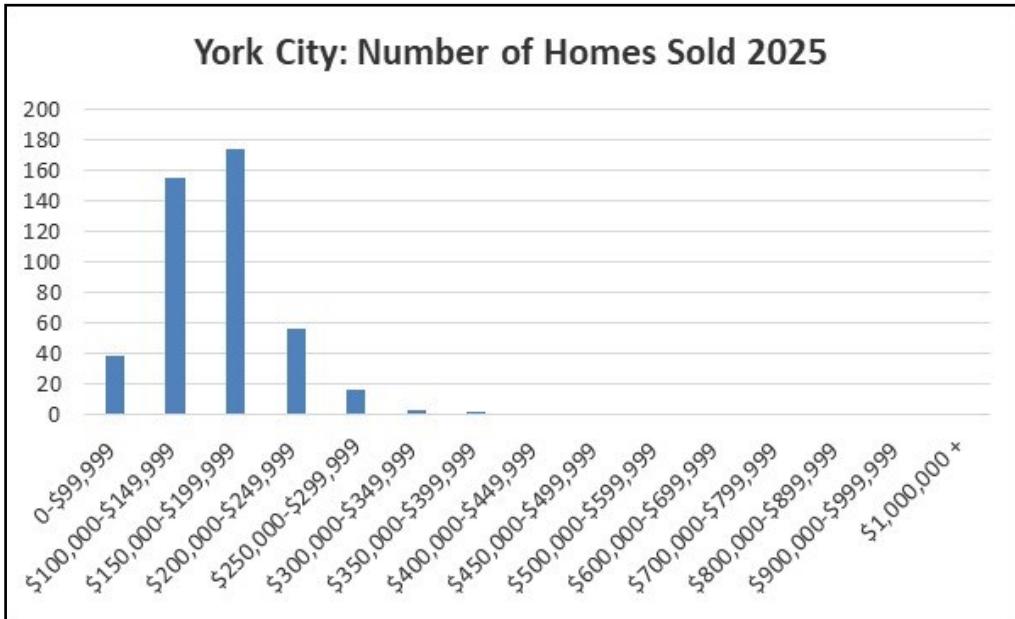
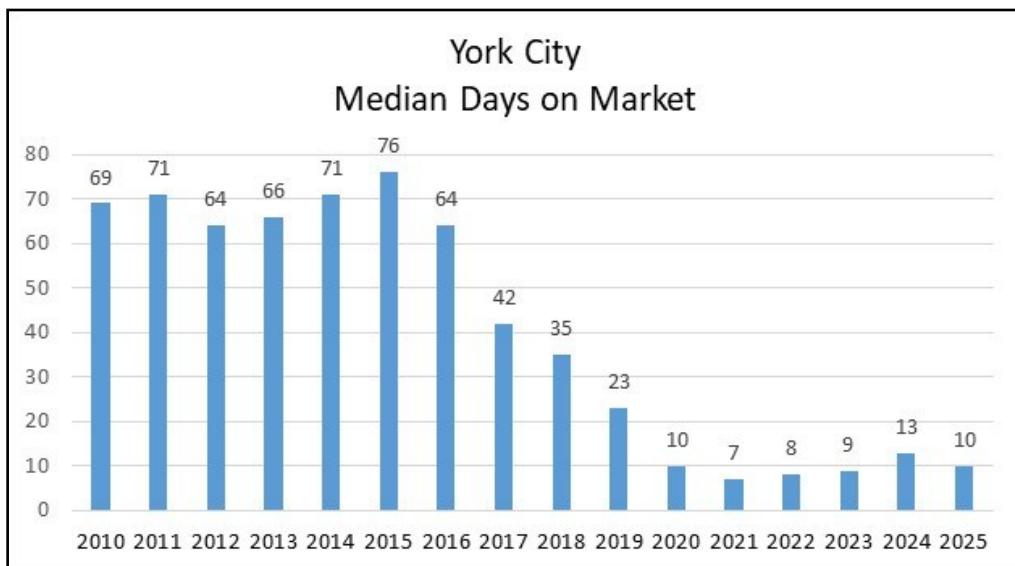
The median home sale price was \$160,000 in 2025. This home sale price reflects a 14% increase compared to 2024 sales, a 100% increase over 5 years and a 344% increase over 10 years.



York City School District

Type	No. Sold	Median Price	Median Days on Market
Detached	130	\$ 202,500	8
Twin/Semi-Detached	110	\$ 149,998	7
Townhouse/Row Home/Unit	207	\$ 145,000	14
Mobile Home w/ Land	0	\$ -	0
Grand Total	447	\$ 160,000	10

The charts below reflect the median days on market and the number of units sold in each price range.

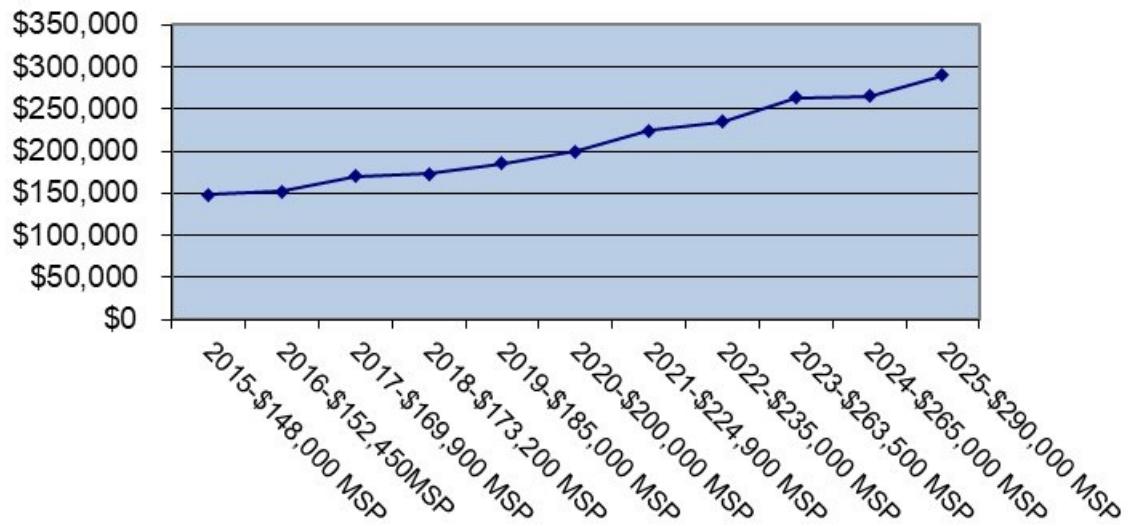


York Suburban School District

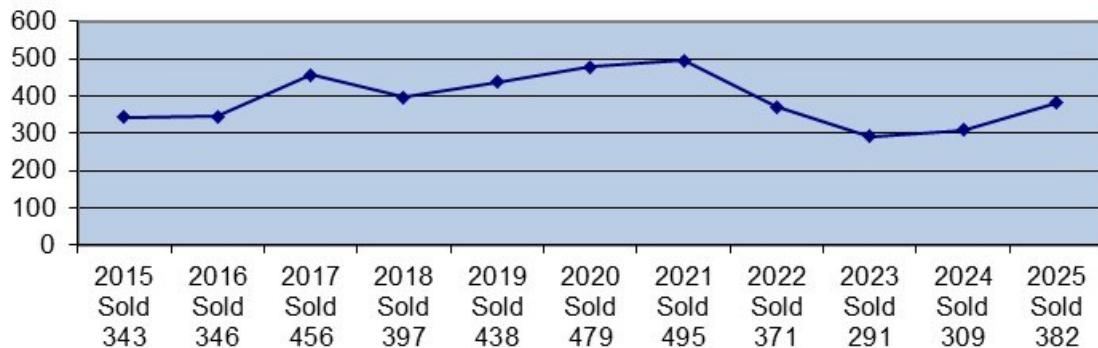
In the York Suburban School District there were 382 homes sold in 2025 for a total dollar volume of \$124.5 million. The number of homes sold in 2025 increased by 24% from 2024.

The median home sale price was \$290,000 in 2025. This home sale price reflects a 9% increase compared to 2024 sales, a 45% increase over 5 years and a 96% increase over 10 years.

**York Suburban Median Sale Price (MSP)
2015-2025**



**York Suburban Number of Homes Sold
2015-2025**



York Suburban School District

Type	No. Sold	Median Price	Median Days on Market
Detached	247	\$ 290,000	7
Twin/Semi-Detached	37	\$ 190,000	6
Townhouse/Row Home	98	\$ 350,775	4
Mobile Home w/ Land	0	\$ -	0
Grand Total	382	\$ 290,000	6

The charts below reflect the median days on market and the number of units sold in each price range.

