



RAYAC Housing Snapshot

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

February 2026 Housing Statistics

The REALTORS® Association of York & Adams Counties (RAYAC) reports that a total of 146 homes were sold in Adams County in February 2026 which is an 11% increase from this time last year. In York County 702 homes were sold during the first two months of the year, which is the same as February 2025.

The median sales price in Adams County was \$310,000, a 4% decrease from February 2025. The median sales price in York County was \$299,950, an 11% increase from this time last year.

Allison Altman, 2026 President of the REALTORS® Association of York & Adams Counties, noted that February’s housing data shows encouraging momentum for the York County market. “While the total number of home sales remained consistent with February 2025, the median home sale price increased by 11 percent, reflecting continued demand. We’re also seeing positive movement in pending sales, which are up 4 percent, and a slight increase in new listings. That added inventory is giving buyers more choices while still demonstrating the overall strength and stability of our local housing market.”

RAYAC Statistics by School District						
2026-2025 (January 1-February 28) Comparison						
School District	2026 Median Sale Price	2025 Median Sale Price	% Change	2026 Number Sold	2025 Number Sold	% Change
Adams County						
Bermudian Springs	\$325,000	\$317,500	2%	20	12	67%
Conewago Valley	\$291,000	\$259,900	12%	46	29	59%
Fairfield	\$359,900	\$370,000	-3%	15	17	-12%
Gettysburg	\$352,500	\$374,000	-6%	34	43	-21%
Littlestown	\$290,000	\$300,000	-3%	16	23	-30%
Upper Adams	\$280,000	\$304,500	-8%	15	8	88%
Total Adams County	\$310,000	\$323,000	-4%	146	132	11%
York County						
Central York	\$275,000	\$274,950	0%	66	49	35%
Dallastown	\$320,000	\$300,000	7%	63	57	11%
Dover	\$286,978	\$267,605	7%	50	37	35%
Eastern York	\$444,900	\$210,000	112%	12	23	-48%
Hanover	\$230,000	\$260,000	-12%	33	33	0%
Northeastern York	\$355,000	\$285,000	25%	37	41	-10%
Northern York	\$396,000	\$326,000	21%	25	21	19%
Red Lion	\$273,000	\$272,500	0%	49	40	23%
South Eastern	\$340,000	\$387,500	-12%	19	30	-37%
South Western	\$333,000	\$325,000	2%	66	95	-31%
Southern York	\$380,000	\$318,990	19%	27	30	-10%
Spring Grove	\$314,950	\$319,717	-1%	44	51	-14%
West Shore	\$331,000	\$328,750	1%	52	48	8%
West York	\$245,000	\$221,000	11%	45	38	18%
York City	\$160,000	\$150,000	7%	66	59	12%
York Suburban	\$320,000	\$240,000	33%	48	47	2%
Total York County	\$299,950	\$269,900	11%	702	699	0%

February 2026 Housing Statistics

The REALTORS® Association of York & Adams Counties (RAYAC) reports that a total of 72 homes were sold in Adams County in February 2026, a 4% increase from this time last year. In York County 358 homes were sold in February 2026, which is a 5% increase from last year.

The median sales price in Adams County was \$290,500 a 10% decrease since last year. The median sale price in York County was \$296,000, a 10% increase from last year.

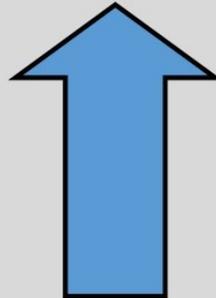
RAYAC Statistics by School District						
2026-2025 (February) Comparison						
School District	2026 Median Sale Price	2025 Median Sale Price	% Change	2026 Number Sold	2025 Number Sold	% Change
Adams County						
Bermudian Springs	\$290,000	\$300,000	-3%	11	5	120%
Conewago Valley	\$291,000	\$243,000	20%	21	11	91%
Fairfield	\$407,000	\$370,000	10%	6	11	-45%
Gettysburg	\$350,000	\$365,203	-4%	15	25	-40%
Littlestown	\$286,450	\$349,900	-18%	10	15	-33%
Upper Adams	\$247,000	\$210,000	18%	9	2	350%
Total Adams County	\$290,500	\$321,000	-10%	72	69	4%
York County						
Central York	\$284,950	\$286,450	-1%	40	28	43%
Dallastown	\$299,900	\$301,450	-1%	29	32	-9%
Dover	\$296,641	\$269,505	10%	30	19	58%
Eastern York	\$473,370	\$202,000	134%	4	13	-69%
Hanover	\$254,900	\$251,000	2%	17	18	-6%
Northeastern York	\$307,500	\$289,900	6%	20	13	54%
Northern York	\$364,900	\$305,000	20%	11	11	0%
Red Lion	\$263,950	\$269,900	-2%	22	25	-12%
South Eastern	\$327,500	\$372,500	-12%	12	16	-25%
South Western	\$339,995	\$319,998	6%	29	40	-28%
Southern York	\$370,025	\$290,000	28%	12	10	20%
Spring Grove	\$315,000	\$284,000	11%	23	31	-26%
West Shore	\$332,000	\$364,875	-9%	23	16	44%
West York	\$243,000	\$223,500	9%	25	16	56%
York City	\$160,000	\$145,000	10%	35	32	9%
York Suburban	\$327,500	\$262,500	25%	26	22	18%
Total York County	\$296,000	\$269,900	10%	358	342	5%

REALTORS® Association of York & Adams Counties
February 2026 Market Update for York County

Median Sold Price Year to Date

\$299,950

February 2025: \$269,900



Sales Price
Change Y/Y

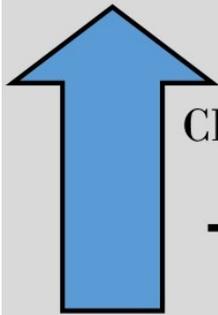
+11%

Number of
Homes Sold Year to
Date

702

Sales #
Change Y/Y

+0%



New Listings

392



All Active Listings

682

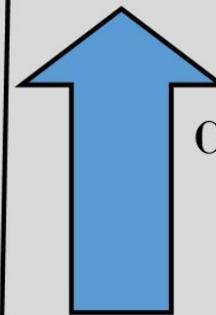
February 2025: 618

Number of
Pending Home
Sales

585

Pending #
Change Y/Y

+6%



% of List Price
Received

100%

SOLD

Days on Market

16

Months Supply
of Inventory

1.50 months

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



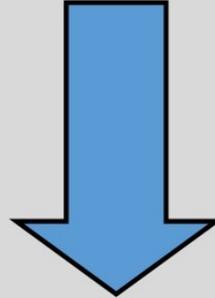
Statistics Source Bright MLS

REALTORS® Association of York & Adams Counties
February 2026 Market Update for Adams County

Median Sold Price Year to Date

\$310,000

February 2025: \$323,000



Sales Price
Change Y/Y

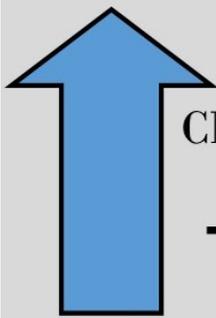
- 4%

Number of
Homes Sold Year to
Date

146

Sales #
Change Y/Y

+11%



New Listings

101



All Active Listings

218

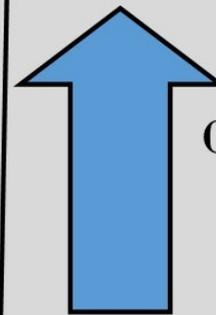
February 2025: 167

Number of
Pending Home
Sales

125

Pending #
Change Y/Y

+4%



% of List Price
Received

99.6%

SOLD

Days on Market

19

Months Supply
of Inventory

2.33 months

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



Statistics Source Bright MLS