



RAYAC Housing Snapshot

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

March 2026 Housing Statistics

The REALTORS® Association of York & Adams Counties (RAYAC) reports that a total of 219 homes were sold in Adams County in March 2026 which is a 5% increase from this time last year. In York County 1,111 homes were sold during the first three months of the year, which is a 1% increase from this time last year.

The median sales price in Adams County was \$315,000, a 2% decrease from March 2025. The median sales price in York County was \$300,000, an 8% increase from this time last year.

“We’re continuing to see strong price appreciation in York County,” said Allison Altman, 2026 RAYAC President. “The median sold price has reached \$300,000, representing an 8% increase over last year, which underscores the continued demand for homeownership in our region. At the same time, inventory levels are up 5% compared to a year ago, giving buyers more options than they’ve had in recent months. We are also seeing a slight shift in pace, with days on market increasing from 9 to 11 days. While homes are still moving quickly, this modest change suggests a bit more breathing room for buyers to make informed decisions. However, rising mortgage rates combined with the ongoing conflict with Iran, are creating a layer of economic uncertainty that both buyers and sellers are watching closely. As we move further into the spring market, these factors will play an important role in shaping activity across York County.”

**RAYAC Statistics by School District
2026-2025 (January 1-March 31) Comparison**

School District	2026 Median Sale Price	2025 Median Sale Price	% Change	2026 Number Sold	2025 Number Sold	% Change
Adams County						
Bermudian Springs	\$300,000	\$315,000	-5%	29	17	71%
Conewago Valley	\$294,450	\$284,500	3%	68	54	26%
Fairfield	\$399,000	\$350,000	14%	21	25	-16%
Gettysburg	\$352,500	\$369,000	-4%	50	60	-17%
Littlestown	\$270,000	\$320,000	-16%	29	38	-24%
Upper Adams	\$278,000	\$250,000	11%	22	15	47%
Total Adams County	\$315,000	\$320,000	-2%	219	209	5%
York County						
Central	\$275,000	\$269,900	2%	109	86	27%
Dallastown	\$310,000	\$299,900	3%	107	92	16%
Dover	\$288,955	\$275,875	5%	81	57	42%
Eastern York	\$338,000	\$240,000	41%	27	40	-33%
Hanover	\$249,900	\$260,000	-4%	47	53	-11%
Northeastern	\$347,500	\$289,900	20%	60	65	-8%
Northern York	\$449,413	\$360,000	25%	36	35	3%
Red Lion	\$279,900	\$277,000	1%	79	66	20%
South Eastern	\$338,750	\$390,000	-13%	38	43	-12%
South Western	\$331,000	\$335,000	-1%	107	133	-20%
Southern York	\$380,000	\$326,895	16%	51	44	16%
Spring Grove	\$322,400	\$325,000	-1%	66	77	-14%
West Shore	\$316,250	\$330,000	-4%	66	74	-11%
West York	\$246,000	\$234,900	5%	71	65	9%
York City	\$160,000	\$156,325	2%	94	100	-6%
York Suburban	\$315,000	\$257,450	22%	73	70	4%
Total York County	\$300,000	\$279,000	8%	1,111	1,100	1%

March 2026 Housing Statistics

The REALTORS® Association of York & Adams Counties (RAYAC) reports that a total of 72 homes were sold in Adams County in March 2026, a 5% decrease from this time last year. In York County 397 homes were sold in March 2026, which is a 2% increase from last year.

The median sales price in Adams County was \$319,950 a 1% increase since last year. The median sale price in York County was \$300,000, a 2% increase from last year.

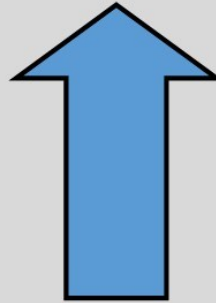
RAYAC MLS Statistics by School District						
2026-2025 (March) Comparison						
School District	2026 Median Sale Price	2025 Median Sale Price	% Change	2026 Number Sold	2025 Number Sold	% Change
Adams County						
Bermudian Springs	\$255,000	\$290,000	-12%	9	5	80%
Conewago Valley	\$299,995	\$329,000	-9%	22	24	-8%
Fairfield	\$406,950	\$332,500	22%	6	8	-25%
Gettysburg	\$350,000	\$325,000	8%	15	17	-12%
Littlestown	\$268,000	\$320,000	-16%	13	15	-13%
Upper Adams	\$255,000	\$248,000	3%	7	7	0%
Total Adams County	\$319,950	\$317,500	1%	72	76	-5%
York County						
Central	\$265,000	\$262,500	1%	43	34	26%
Dallastown	\$290,000	\$297,900	-3%	43	34	26%
Dover	\$289,000	\$297,500	-3%	30	19	58%
Eastern York	\$338,000	\$262,500	29%	15	17	-12%
Hanover	\$260,000	\$261,500	-1%	13	20	-35%
Northeastern	\$337,500	\$300,950	12%	22	24	-8%
Northern York	\$481,000	\$362,500	33%	11	12	-8%
Red Lion	\$313,400	\$305,000	3%	28	26	8%
South Eastern	\$337,500	\$405,000	-17%	19	13	46%
South Western	\$339,900	\$345,000	-1%	39	35	11%
Southern York	\$380,000	\$406,200	-6%	23	14	64%
Spring Grove	\$338,598	\$335,000	1%	22	25	-12%
West Shore	\$305,000	\$332,500	-8%	14	26	-46%
West York	\$246,000	\$256,000	-4%	25	27	-7%
York City	\$168,000	\$169,278	-1%	27	40	-33%
York Suburban	\$309,900	\$291,500	6%	23	22	5%
Total York County	\$300,000	\$292,750	2%	397	388	2%

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

Median Sold Price Year to Date

\$300,000

March 2025: \$279,000



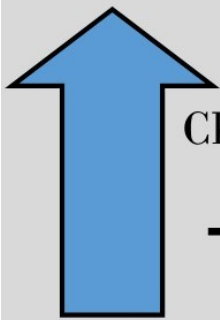
Sales Price
Change Y/Y

+8%

Number of
Homes Sold Year to
Date

1,111

Sales #
Change Y/Y
+1%



New Listings

534



All Active Listings

688

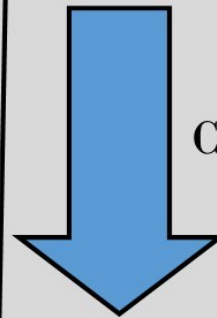
March 2025: 651

Number of
Pending Home
Sales

612

Pending #
Change Y/Y

-4%



% of List Price
Received

100%

SOLD

Days on Market

11

Months Supply
of Inventory

1.51 months

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



Statistics Source Bright MLS

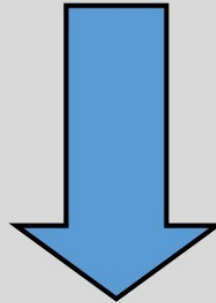
REALTORS® Association of York & Adams Counties

March 2026 Market Update for Adams County

Median Sold Price Year to Date

\$315,000

March 2025: \$320,000



Sales Price
Change Y/Y

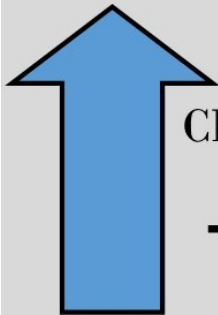
- 2%

Number of
Homes Sold Year to
Date

219

Sales #
Change Y/Y

+5%



New Listings

137



All Active Listings

174

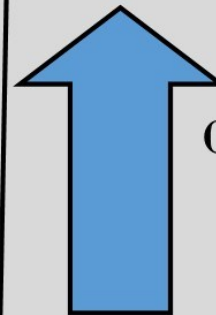
March 2025: 174

Number of
Pending Home
Sales

184

Pending #
Change Y/Y

+50%



% of List Price
Received

97.3%

SOLD

Days on Market

30

Months Supply
of Inventory

2.26 months

For a report by School District please visit

www.RAYAC.com/statistics/



Statistics Source Bright MLS