



# RAYAC Housing Snapshot

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

## April 2026 Housing Statistics

The REALTORS® Association of York & Adams Counties (RAYAC) reports that a total of 314 homes were sold in Adams County in April 2026 which is a 10% increase from this time last year. In York County 1,556 homes were sold during the first four months of the year, which is a 1% increase from this time last year.

The median sales price in Adams County was \$324,000, a 1% increase from April 2025. The median sales price in York County was \$300,000, a 9% increase from this time last year.

“York County’s housing market continues to show a positive spring momentum. Home sales increased 1%, pending sales jumped 12%, and median sold prices rose 9%, highlighting continued demand from buyers. While inventory levels are improving with a 6% increase in listings, homes are still moving incredibly fast at just 7 median days on market, showing that well-priced homes remain highly competitive. As the real estate market is ever evolving, it’s more important now than ever to use a trusted local real estate advisor,” stated 2026 RAYAC President Allison Altman.

**RAYAC Statistics by School District**  
**2026-2025 (January 1-April 30) 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	\$320,000	\$317,500	1%	44	22	100%
Conewago Valley	\$290,500	\$289,500	0%	90	76	18%
Fairfield	\$380,000	\$372,500	2%	25	34	-26%
Gettysburg	\$380,250	\$371,571	2%	74	81	-9%
Littlestown	\$320,000	\$320,000	0%	52	49	6%
Upper Adams	\$280,000	\$267,500	5%	29	24	21%
<b>Total Adams County</b>	<b>\$324,000</b>	<b>\$320,500</b>	<b>1%</b>	<b>314</b>	<b>286</b>	<b>10%</b>
<b>York County</b>						
Central York	\$299,000	\$265,000	13%	151	131	15%
Dallastown	\$315,000	\$299,900	5%	146	125	17%
Dover	\$290,738	\$269,900	8%	121	95	27%
Eastern York	\$341,450	\$260,000	31%	46	49	-6%
Hanover	\$254,900	\$250,000	2%	65	73	-11%
Northeastern	\$335,000	\$289,500	16%	83	99	-16%
Northern York	\$452,000	\$360,000	26%	51	49	4%
Red Lion	\$300,000	\$285,000	5%	107	92	16%
South Eastern	\$350,000	\$390,000	-10%	49	61	-20%
South Western	\$326,450	\$329,900	-1%	132	169	-22%
Southern York	\$379,998	\$337,175	13%	68	64	6%
Spring Grove	\$322,600	\$323,000	0%	96	103	-7%
West Shore	\$330,000	\$326,000	1%	94	97	-3%
West York	\$254,200	\$248,000	3%	103	97	6%
York City	\$163,500	\$155,000	5%	141	141	0%
York Suburban	\$315,005	\$262,450	20%	103	102	1%
<b>Total York County</b>	<b>\$300,000</b>	<b>\$275,930</b>	<b>9%</b>	<b>1556</b>	<b>1547</b>	<b>1%</b>

# April 2026 Housing Statistics

The REALTORS® Association of York & Adams Counties (RAYAC) reports that a total of 95 homes were sold in Adams County in April 2026, a 25% increase from this time last year. In York County 439 homes were sold in April 2026, which remains the same as this time last year.

The median sales price in Adams County was \$337,500 which remains the same as last year. The median sale price in York County was \$305,000, an 11% increase from last year.

<b>RAYAC MLS Statistics by School District</b>						
<b>2026-2025 (April) Comparison</b>						
School District	2026 Median Sale Price	2025 Median Sale Price	% Change	2026 Number Sold	2025 Number Sold	% Change
<b>Adams County</b>						
Bermudian Springs	\$330,000	\$343,000	-4%	15	5	200%
Conewago Valley	\$275,000	\$299,900	-8%	22	21	5%
Fairfield	\$362,500	\$385,000	-6%	4	9	-56%
Gettysburg	\$423,450	\$386,250	10%	24	21	14%
Littlestown	\$330,000	\$319,900	3%	23	11	109%
Upper Adams	\$295,000	\$315,000	-6%	7	9	-22%
<b>Total Adams County</b>	<b>\$337,500</b>	<b>\$336,450</b>	<b>0%</b>	<b>95</b>	<b>76</b>	<b>25%</b>
<b>York County</b>						
Central York	\$365,000	\$256,250	42%	41	44	-7%
Dallastown	\$320,000	\$307,000	4%	39	33	18%
Dover	\$305,481	\$263,000	16%	40	38	5%
Eastern York	\$375,000	\$385,000	-3%	19	9	111%
Hanover	\$269,950	\$245,000	10%	18	20	-10%
Northeastern	\$299,900	\$279,450	7%	23	34	-32%
Northern York	\$433,500	\$398,450	9%	14	14	0%
Red Lion	\$358,000	\$317,500	13%	28	26	8%
South Eastern	\$391,000	\$380,000	3%	10	17	-41%
South Western	\$303,000	\$325,685	-7%	25	35	-29%
Southern York	\$345,000	\$396,925	-13%	17	20	-15%
Spring Grove	\$335,000	\$307,250	9%	29	26	12%
West Shore	\$389,950	\$314,950	24%	28	20	40%
West York	\$254,600	\$252,500	1%	32	32	0%
York City	\$166,750	\$150,000	11%	46	40	15%
York Suburban	\$315,000	\$270,000	17%	30	31	-3%
<b>Total York County</b>	<b>\$305,000</b>	<b>\$274,000</b>	<b>11%</b>	<b>439</b>	<b>439</b>	<b>0%</b>

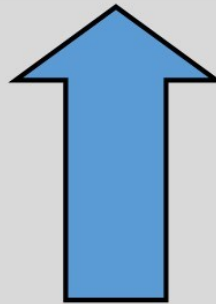
# REALTORS® Association of York & Adams Counties

## April 2026 Market Update for York County

Median Sold Price Year to Date

**\$300,000**

April 2025: \$275,930



Sales Price  
Change Y/Y

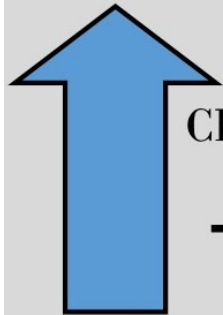
**+9%**

Number of  
Homes Sold Year to  
Date

**1,556**

Sales #  
Change Y/Y

**+1%**



New Listings

**602**



All Active Listings

**749**

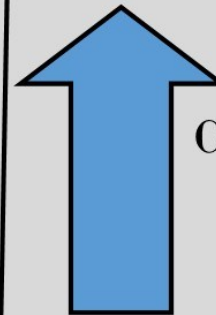
April 2025: 702

Number of  
Pending Home  
Sales

**776**

Pending #  
Change Y/Y

**+12%**



% of List Price  
Received

**100%**

**SOLD**

Days on Market

**7**

Months Supply  
of Inventory

**1.65 months**

For a report by School District please visit

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



Statistics Source Bright MLS

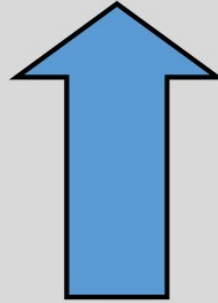
# REALTORS® Association of York & Adams Counties

## April 2026 Market Update for Adams County

Median Sold Price Year to Date

**\$324,000**

April 2025: \$320,500



Sales Price  
Change Y/Y

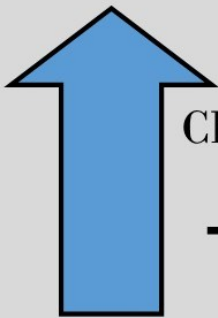
**+ 1%**

Number of  
Homes Sold Year to  
Date

**314**

Sales #  
Change Y/Y

**+10%**



New Listings

**153**



All Active Listings

**245**

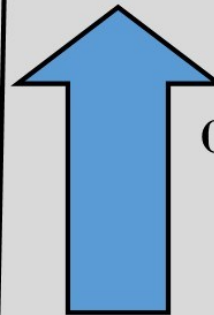
April 2025: 213

Number of  
Pending Home  
Sales

**200**

Pending #  
Change Y/Y

**+29%**



% of List Price  
Received

**100%**

**SOLD**

Days on Market

**6**

Months Supply  
of Inventory

**2.59 months**

For a report by School District please visit

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



Statistics Source Bright MLS