



RAYAC Housing Snapshot

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

May 2026 Housing Statistics

The REALTORS® Association of York & Adams Counties (RAYAC) reports that a total of 416 homes were sold in Adams County in May 2026 which is a 9% increase from this time last year. In York County 2,072 homes were sold during the first five months of the year, which is a 2% increase from this time last year.

The median sales price in Adams County was \$332,500, a 3% increase from May 2025. The median sales price in York County was \$300,000, a 5% increase from this time last year.

“The York County housing market continues to show strength with closed sales increasing 2% compared to last year reflecting steady buyer demand. Looking ahead, we expect the momentum from an active spring market to carry into June, with pending sales up 18%, signaling continued confidence from homebuyers. Inventory rose slightly compared to last year providing more choice to buyers,” stated 2026 RAYAC President Allison Altman.

RAYAC Statistics by School District						
2026-2025 (January 1-May 31) Comparison						
School District	2026 Median Sale Price	2025 Median Sale Price	% Change	2026 Number Sold	2025 Number Sold	% Change
Adams County						
Bermudian Springs	\$330,000	\$320,000	3%	52	31	68%
Conewago Valley	\$298,945	\$279,900	7%	118	107	10%
Fairfield	\$375,000	\$364,950	3%	34	42	-19%
Gettysburg	\$389,900	\$380,900	2%	107	103	4%
Littlestown	\$325,000	\$320,000	2%	71	63	13%
Upper Adams	\$278,000	\$267,500	4%	34	36	-6%
Total Adams County	\$332,500	\$323,750	3%	416	382	9%
York County						
Central York	\$311,000	\$269,900	15%	193	166	16%
Dallastown	\$314,850	\$299,900	5%	202	165	22%
Dover	\$289,213	\$275,438	5%	164	122	34%
Eastern York	\$323,000	\$262,250	23%	65	54	20%
Hanover	\$250,000	\$254,900	-2%	83	95	-13%
Northeastern York	\$340,000	\$297,500	14%	109	128	-15%
Northern York	\$473,825	\$365,000	30%	81	74	9%
Red Lion	\$307,650	\$289,950	6%	144	122	18%
South Eastern	\$340,000	\$385,000	-12%	77	78	-1%
South Western	\$326,450	\$329,900	-1%	172	228	-25%
Southern York	\$390,000	\$336,000	16%	89	83	7%
Spring Grove	\$320,000	\$320,000	0%	125	134	-7%
West Shore	\$330,000	\$336,500	-2%	125	135	-7%
West York	\$257,500	\$249,000	3%	142	114	25%
York City	\$161,750	\$160,500	1%	176	188	-6%
York Suburban	\$320,000	\$269,950	19%	125	138	-9%
Total York County	\$300,000	\$284,900	5%	2072	2024	2%

May 2026 Housing Statistics

The REALTORS® Association of York & Adams Counties (RAYAC) reports that a total of 99 homes were sold in Adams County in May 2026, a 4% increase from this time last year. In York County 510 homes were sold in May 2026, which is a 9% increase from this time last year.

The median sales price in Adams County was \$350,000 which is a 3% increase from this time last year. The median sale price in York County was \$302,000, a 1% increase from last year.

RAYAC MLS Statistics by School District						
2026-2025 (May) Comparison						
School District	2026 Median Sale Price	2025 Median Sale Price	% Change	2026 Number Sold	2025 Number Sold	% Change
Adams County						
Bermudian Springs	\$357,250	\$340,000	5%	8	9	-11%
Conewago Valley	\$322,500	\$260,000	24%	28	31	-10%
Fairfield	\$370,000	\$349,450	6%	9	8	13%
Gettysburg	\$399,900	\$395,000	1%	31	21	48%
Littlestown	\$348,950	\$315,000	11%	18	15	20%
Upper Adams	\$249,900	\$270,500	-8%	5	12	-58%
Total Adams County	\$350,000	\$339,000	3%	99	95	4%
York County						
Central York	\$342,500	\$279,500	23%	42	35	20%
Dallastown	\$312,300	\$300,000	4%	56	39	44%
Dover	\$285,409	\$291,000	-2%	43	27	59%
Eastern York	\$315,000	\$293,000	8%	19	5	280%
Hanover	\$247,500	\$257,400	-4%	18	22	-18%
Northeastern	\$356,000	\$345,000	3%	25	29	-14%
Northern York	\$454,995	\$422,500	8%	28	25	12%
Red Lion	\$322,500	\$295,625	9%	37	30	23%
South Eastern	\$287,250	\$374,995	-23%	28	17	65%
South Western	\$314,500	\$325,000	-3%	40	58	-31%
Southern York	\$420,000	\$325,000	29%	21	19	11%
Spring Grove	\$292,000	\$299,000	-2%	29	31	-6%
West Shore	\$337,000	\$351,250	-4%	31	36	-14%
West York	\$275,000	\$258,500	6%	39	17	129%
York City	\$162,200	\$165,000	-2%	32	45	-29%
York Suburban	\$330,750	\$298,500	11%	22	35	-37%
Total York County	\$302,000	\$299,175	1%	510	470	9%

REALTORS® Association of York & Adams Counties

MAY 2026 MARKET UPDATE

FOR YORK COUNTY



MEDIAN SOLD PRICE
YEAR TO DATE

\$300,000

May 2025: \$284,900



SALES PRICE
CHANGE Y/Y

+5%

NUMBER OF
HOMES SOLD
YEAR TO DATE



2,072

↑ +2%

Sales # Change Y/Y

NEW LISTINGS



606

ALL ACTIVE LISTINGS

745

May 2025: 691

NUMBER OF
PENDING HOME
SALES



729

↑ +18%

Pending # Change Y/Y



% OF LIST
PRICE
RECEIVED

100%



DAYS ON
MARKET

7



MONTHS
SUPPLY OF
INVENTORY

1.63
MONTHS

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

 **RAYAC**
REALTORS® ASSOCIATION
OF YORK & ADAMS COUNTIES, INC.

Statistics Source Bright MLS

REALTORS® Association of York & Adams Counties

MAY 2026 MARKET UPDATE

FOR ADAMS COUNTY



MEDIAN SOLD PRICE
YEAR TO DATE

\$332,500

May 2025: \$323,750



SALES PRICE
CHANGE Y/Y

+3%

NUMBER OF
HOMES SOLD
YEAR TO DATE



416

↑ +9%

Sales # Change Y/Y

NEW LISTINGS



147

ALL ACTIVE LISTINGS

266

May 2025: 219

NUMBER OF
PENDING HOME
SALES



211

↑ +18%

Pending # Change Y/Y



% OF LIST
PRICE
RECEIVED

100%



DAYS ON
MARKET

10



MONTHS
SUPPLY OF
INVENTORY

2.80
MONTHS

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Statistics Source Bright MLS