



RAYAC Housing Snapshot

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

June 2026 Housing Statistics

The REALTORS® Association of York & Adams Counties (RAYAC) reports that a total of 543 homes were sold in Adams County in June 2026 which is an 8% increase from this time last year. In York County 2,646 homes were sold during the first six months of the year, which is a 6% increase from this time last year.

The median sales price in Adams County was \$340,000, a 4% increase from June 2025. The median sales price in York County was \$305,000, a 6% increase from this time last year.

“The York County housing market remains competitive. Homes are going under contract in just six days and inventory remains low at 1.76 months. Even as affordability remains a challenge, home values continue to climb, with the median sales price reaching \$305,000 up 6% from a year ago. June marked the strongest June for home sales since 2021, showing that consumer demand remains resilient and that York County continues to be an attractive place to buy a home,” stated RAYAC President Allison Altman.

RAYAC Statistics by School District						
2026-2025 (January 1-June 30) Comparison						
School District	2026 Median Sale Price	2025 Median Sale Price	% Change	2026 Number Sold	2025 Number Sold	% Change
Adams County						
Bermudian Springs	\$340,000	\$315,000	8%	63	49	29%
Conewago Valley	\$300,000	\$287,500	4%	151	134	13%
Fairfield	\$375,000	\$367,500	2%	44	54	-19%
Gettysburg	\$390,000	\$391,649	0%	150	140	7%
Littlestown	\$330,000	\$319,950	3%	90	80	13%
Upper Adams	\$285,000	\$270,000	6%	45	47	-4%
Total Adams County	\$340,000	\$327,000	4%	543	504	8%
York County						
Central York	\$310,500	\$285,000	9%	254	208	22%
Dallastown	\$319,900	\$299,990	7%	256	206	24%
Dover	\$288,955	\$275,000	5%	195	145	34%
Eastern York	\$317,500	\$263,750	20%	81	66	23%
Hanover	\$260,000	\$260,000	0%	101	113	-11%
Northeastern	\$340,000	\$305,000	11%	147	151	-3%
Northern York	\$420,000	\$392,450	7%	104	92	13%
Red Lion	\$316,000	\$295,000	7%	181	161	12%
South Eastern	\$340,000	\$392,500	-13%	97	98	-1%
South Western	\$328,000	\$327,500	0%	226	277	-18%
Southern York	\$391,634	\$337,175	16%	122	102	20%
Spring Grove	\$320,000	\$315,000	2%	153	168	-9%
West Shore	\$345,000	\$340,000	1%	162	166	-2%
West York	\$266,000	\$249,500	7%	178	152	17%
York City	\$165,000	\$164,900	0%	214	228	-6%
York Suburban	\$325,000	\$276,500	18%	176	174	1%
Total York County	\$305,000	\$287,900	6%	2646	2506	6%

June 2026 Housing Statistics

The REALTORS® Association of York & Adams Counties (RAYAC) reports that a total of 127 homes were sold in Adams County in June 2026, an 8% increase from this time last year. In York County 559 homes were sold in June 2026, which is an 18% increase from this time last year.

The median sales price in Adams County was \$375,000 which is a 7% increase from this time last year. The median sale price in York County was \$323,000, an 8% increase from last year.

RAYAC MLS Statistics by School District						
2026-2025 (June) Comparison						
School District	2026 Median Sale Price	2025 Median Sale Price	% Change	2026 Number Sold	2025 Number Sold	% Change
Adams County						
Bermudian Springs	\$375,000	\$302,600	24%	11	18	-39%
Conewago Valley	\$330,990	\$295,000	12%	33	27	22%
Fairfield	\$377,450	\$375,000	1%	10	12	-17%
Gettysburg	\$401,752	\$405,000	-1%	43	35	23%
Littlestown	\$360,000	\$317,450	13%	19	16	19%
Upper Adams	\$395,000	\$353,750	12%	11	10	10%
Total Adams County	\$375,000	\$350,000	7%	127	118	8%
York County						
Central York	\$313,500	\$379,945	-17%	60	40	50%
Dallastown	\$344,000	\$299,500	15%	54	41	32%
Dover	\$285,000	\$275,000	4%	31	23	35%
Eastern York	\$287,850	\$267,500	8%	16	12	33%
Hanover	\$290,000	\$285,450	2%	17	18	-6%
Northeastern	\$334,950	\$329,900	2%	36	23	57%
Northern York	\$355,000	\$475,000	-25%	23	17	35%
Red Lion	\$365,000	\$305,000	20%	37	39	-5%
South Eastern	\$380,000	\$420,000	-10%	19	20	-5%
South Western	\$322,500	\$324,900	-1%	50	47	6%
Southern York	\$390,000	\$337,450	16%	32	18	78%
Spring Grove	\$320,000	\$281,250	14%	28	34	-18%
West Shore	\$377,500	\$407,000	-7%	36	31	16%
West York	\$306,325	\$259,000	18%	36	37	-3%
York City	\$183,000	\$170,000	8%	37	39	-5%
York Suburban	\$335,000	\$291,000	15%	47	35	34%
Total York County	\$323,000	\$300,000	8%	559	474	18%

REALTORS®

Association of York & Adams Counties

June 2026 MARKET UPDATE

— FOR YORK COUNTY —

MEDIAN SOLD PRICE
YEAR TO DATE

 **\$305,000**

June 2025: \$287,900



SALES PRICE
CHANGE Y/Y

+6%



NUMBER OF
HOMES SOLD
YEAR TO DATE

2,646

SALES #
CHANGE Y/Y

+6% 



NEW LISTINGS

588

ALL ACTIVE LISTINGS

819

June 2025: 782



NUMBER OF
PENDING HOME
SALES

816

PENDING #
CHANGE Y/Y

+11% 



% OF LIST PRICE
RECEIVED

100%



SOLD

DAYS ON MARKET

6



MONTHS SUPPLY
OF INVENTORY

1.76
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

JUNE 2026 MARKET UPDATE

for Adams County



MEDIAN SOLD PRICE
YEAR TO DATE

\$340,000

June 2025: \$327,000



SALES PRICE
CHANGE Y/Y

+4%



NUMBER OF
HOMES SOLD
YEAR TO DATE

543

SALES #
CHANGE Y/Y

+8% ↑



NEW LISTINGS

173



ALL ACTIVE LISTINGS

254

June 2025: 245



NUMBER OF
PENDING HOME
SALES

249

PENDING #
CHANGE Y/Y

+51% ↑



% OF LIST PRICE
RECEIVED

100%

SOLD

DAYS ON MARKET

9



MONTHS SUPPLY
OF INVENTORY

2.65
months

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REALTORS® ASSOCIATION
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Statistics Source Bright MLS