



# RAYAC Housing Snapshot

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

## July 2026 Housing Statistics

The REALTORS® Association of York & Adams Counties (RAYAC) reports that a total of 673 homes were sold in Adams County in July 2026 which is a 12% increase from this time last year. In York County 3,191 homes were sold during the first seven months of the year, which is a 7% increase from this time last year.

The median sales price in Adams County was \$350,000, a 7% increase from July 2025. The median sales price in York County was \$307,150, a 6% increase from this time last year.

“The York County housing market continues to show strength, with homes selling in just seven days. With the median sold price up 6% to \$307,150 and home sales increasing 7%, buyer demand remains strong across our market.” Allison Altman, 2026 RAYAC President.

### RAYAC Statistics by School District 2026-2025 (January 1-July 31) Comparison

| School District           | 2026<br>Median<br>Sale Price | 2025<br>Median<br>Sale Price | % Change  | 2026<br>Number<br>Sold | 2025<br>Number<br>Sold | % Change   |
|---------------------------|------------------------------|------------------------------|-----------|------------------------|------------------------|------------|
| <b>Adams County</b>       |                              |                              |           |                        |                        |            |
| Bermudian Springs         | \$349,000                    | \$322,500                    | 8%        | 75                     | 62                     | 21%        |
| Conewago Valley           | \$304,110                    | \$295,000                    | 3%        | 184                    | 161                    | 14%        |
| Fairfield                 | \$370,000                    | \$352,000                    | 5%        | 55                     | 65                     | -15%       |
| Gettysburg                | \$399,900                    | \$386,250                    | 4%        | 193                    | 167                    | 16%        |
| Littlestown               | \$335,000                    | \$321,250                    | 4%        | 107                    | 92                     | 16%        |
| Upper Adams               | \$285,000                    | \$265,000                    | 8%        | 59                     | 56                     | 5%         |
| <b>Total Adams County</b> | <b>\$350,000</b>             | <b>\$327,000</b>             | <b>7%</b> | <b>673</b>             | <b>603</b>             | <b>12%</b> |
| <b>York County</b>        |                              |                              |           |                        |                        |            |
| Central York              | \$313,000                    | \$296,500                    | 6%        | 302                    | 252                    | 20%        |
| Dallastown                | \$315,000                    | \$300,000                    | 5%        | 315                    | 251                    | 25%        |
| Dover                     | \$289,519                    | \$270,000                    | 7%        | 222                    | 181                    | 23%        |
| Eastern York              | \$315,200                    | \$265,000                    | 19%       | 97                     | 86                     | 13%        |
| Hanover                   | \$258,000                    | \$254,950                    | 1%        | 122                    | 136                    | -10%       |
| Northeastern              | \$335,000                    | \$315,000                    | 6%        | 190                    | 179                    | 6%         |
| Northern York             | \$418,000                    | \$394,900                    | 6%        | 127                    | 113                    | 12%        |
| Red Lion                  | \$310,000                    | \$290,625                    | 7%        | 219                    | 198                    | 11%        |
| South Eastern             | \$381,000                    | \$395,000                    | -4%       | 124                    | 113                    | 10%        |
| South Western             | \$330,000                    | \$330,000                    | 0%        | 262                    | 322                    | -19%       |
| Southern York             | \$380,000                    | \$340,000                    | 12%       | 153                    | 125                    | 22%        |
| Spring Grove              | \$320,000                    | \$315,000                    | 2%        | 194                    | 203                    | -4%        |
| West Shore                | \$341,000                    | \$349,021                    | -2%       | 204                    | 192                    | 6%         |
| West York                 | \$265,000                    | \$249,000                    | 6%        | 207                    | 177                    | 17%        |
| York City                 | \$165,000                    | \$164,900                    | 0%        | 245                    | 259                    | -5%        |
| York Suburban             | \$323,500                    | \$281,000                    | 15%       | 208                    | 207                    | 0%         |
| <b>Total York County</b>  | <b>\$307,150</b>             | <b>\$290,000</b>             | <b>6%</b> | <b>3191</b>            | <b>2994</b>            | <b>7%</b>  |

# July 2026 Housing Statistics

The REALTORS® Association of York & Adams Counties (RAYAC) reports that a total of 127 homes were sold in Adams County in July 2026, a 30% increase from this time last year. In York County 526 homes were sold in July 2026, which is a 12% increase from this time last year.

The median sales price in Adams County was \$385,000 which is an 18% increase from this time last year. The median sale price in York County was \$310,000, a 2% increase from last year.

| RAYAC MLS Statistics by School District |                              |                              |            |                        |                        |            |
|-----------------------------------------|------------------------------|------------------------------|------------|------------------------|------------------------|------------|
| 2026-2025 (July) Comparison             |                              |                              |            |                        |                        |            |
| School District                         | 2026<br>Median<br>Sale Price | 2025<br>Median<br>Sale Price | % Change   | 2026<br>Number<br>Sold | 2025<br>Number<br>Sold | % Change   |
| <b>Adams County</b>                     |                              |                              |            |                        |                        |            |
| Bermudian Springs                       | \$380,000                    | \$399,000                    | -5%        | 12                     | 13                     | -8%        |
| Conewago Valley                         | \$347,750                    | \$324,900                    | 7%         | 32                     | 27                     | 19%        |
| Fairfield Area                          | \$367,000                    | \$295,000                    | 24%        | 11                     | 11                     | 0%         |
| Gettysburg                              | \$425,000                    | \$327,500                    | 30%        | 42                     | 26                     | 62%        |
| Littlestown                             | \$390,000                    | \$330,000                    | 18%        | 17                     | 12                     | 42%        |
| Upper Adams                             | \$280,000                    | \$220,000                    | 27%        | 13                     | 9                      | 44%        |
| <b>Total Adams County</b>               | <b>\$385,000</b>             | <b>\$325,000</b>             | <b>18%</b> | <b>127</b>             | <b>98</b>              | <b>30%</b> |
| <b>York County</b>                      |                              |                              |            |                        |                        |            |
| Central York                            | \$320,000                    | \$341,500                    | -6%        | 45                     | 42                     | 7%         |
| Dallastown                              | \$285,000                    | \$315,000                    | -10%       | 57                     | 45                     | 27%        |
| Dover                                   | \$290,000                    | \$260,000                    | 12%        | 27                     | 37                     | -27%       |
| Eastern York                            | \$285,100                    | \$330,000                    | -14%       | 16                     | 19                     | -16%       |
| Hanover                                 | \$248,250                    | \$225,000                    | 10%        | 20                     | 21                     | -5%        |
| Northeastern                            | \$320,000                    | \$360,000                    | -11%       | 39                     | 26                     | 50%        |
| Northern York                           | \$418,000                    | \$410,000                    | 2%         | 23                     | 21                     | 10%        |
| Red Lion                                | \$305,100                    | \$280,000                    | 9%         | 36                     | 35                     | 3%         |
| South Eastern                           | \$450,000                    | \$410,000                    | 10%        | 27                     | 15                     | 80%        |
| South Western                           | \$388,000                    | \$368,610                    | 5%         | 36                     | 44                     | -18%       |
| Southern York                           | \$348,000                    | \$360,000                    | -3%        | 30                     | 23                     | 30%        |
| Spring Grove                            | \$322,500                    | \$322,500                    | 0%         | 38                     | 32                     | 19%        |
| West Shore                              | \$330,000                    | \$425,500                    | -22%       | 41                     | 26                     | 58%        |
| West York                               | \$259,900                    | \$268,550                    | -3%        | 29                     | 22                     | 32%        |
| York City                               | \$164,000                    | \$165,000                    | -1%        | 31                     | 31                     | 0%         |
| York Suburban                           | \$320,000                    | \$311,000                    | 3%         | 31                     | 32                     | -3%        |
| <b>Total York County</b>                | <b>\$310,000</b>             | <b>\$305,000</b>             | <b>2%</b>  | <b>526</b>             | <b>471</b>             | <b>12%</b> |

# REALTORS®

Association of York &  
Adams Counties

## ★ JULY 2026 MARKET UPDATE

★ *for York County* ★

MEDIAN SOLD PRICE  
YEAR TO DATE

**\$307,150**

★  
JULY 2025: \$290,000



SALES PRICE  
CHANGE Y/Y

★  
**+6%**  
★



★★★  
NUMBER OF  
HOMES SOLD  
YEAR TO DATE

**3,191**

★  
SALES #  
CHANGE Y/Y

**+7%**



★★★  
NEW LISTINGS

**644**

★  
ALL ACTIVE LISTINGS

**885**

JULY 2025: 861



★★★  
NUMBER OF  
PENDING HOME  
SALES

**791**

★  
PENDING #  
CHANGE Y/Y

**+0.4%**



★★★  
% OF LIST PRICE  
RECEIVED

★  
**100%**



★★★  
DAYS ON MARKET

**7**



★★★  
MONTHS SUPPLY  
OF INVENTORY

★  
**1.89**  
MONTHS

★ For a report by School District please visit ★ ★  
[www.RAYAC.com/statistics/](http://www.RAYAC.com/statistics/)



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

Statistics Source Bright MLS

# REALTORS®

Association of York &  
Adams Counties

## JULY 2026 MARKET UPDATE

*for Adams County*

MEDIAN SOLD PRICE  
YEAR TO DATE

**\$350,000**

JULY 2025: \$327,000



SALES PRICE  
CHANGE Y/Y

**+7%**



NUMBER OF  
HOMES SOLD  
YEAR TO DATE

**673**

SALES #  
CHANGE Y/Y

**+12%** ↑



NEW LISTINGS

**158**

ALL ACTIVE LISTINGS

**287**

JULY 2025: 267



NUMBER OF  
PENDING HOME  
SALES

**218**

PENDING #  
CHANGE Y/Y

**+57%** ↑



% OF LIST PRICE  
RECEIVED

**100%**



DAYS ON MARKET

**9**



MONTHS SUPPLY  
OF INVENTORY

**2.22**  
MONTHS

For a report by School District please visit  
[www.RAYAC.com/statistics/](http://www.RAYAC.com/statistics/)

 **RAYAC**  
REALTORS® ASSOCIATION  
OF YORK & ADAMS COUNTIES, INC.  
Statistics Source Bright MLS