



RAYAC Housing Snapshot

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

August 2026 Housing Statistics

The REALTORS® Association of York & Adams Counties (RAYAC) reports that a total of 806 homes were sold in Adams County in August 2026 which is a 13% increase from this time last year. In York County 3,730 homes were sold during the first eight months of the year, which is a 6% increase from this time last year.

The median sales price in Adams County was \$350,000, a 5% increase from August 2025. The median sales price in York County was \$309,900, a 6% increase from this time last year.

“York County’s housing market continues to show strength, with the median home sale price up 6% and the number of homes sold year-to-date also increasing 6% compared to last year,” said RAYAC President Allison Altman. “While the 5% decline in pending sales may signal some moderation in the months ahead, overall demand remains steady and home values continue to demonstrate the strength of our local market.”

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

School District	2026 Median Sale Price	2025 Median Sale Price	% Change	2026 Number Sold	2025 Number Sold	% Change
Adams County						
Bermudian Springs	\$350,000	\$328,500	7%	92	75	23%
Conewago Valley	\$300,000	\$295,000	2%	216	190	14%
Fairfield	\$382,500	\$350,000	9%	74	73	1%
Gettysburg	\$400,000	\$391,654	2%	235	204	15%
Littlestown	\$340,000	\$325,000	5%	122	105	16%
Upper Adams	\$285,000	\$258,500	10%	67	64	5%
Total Adams County	\$350,000	\$332,500	5%	806	711	13%
York County						
Central York	\$309,900	\$299,500	3%	363	295	23%
Dallastown	\$320,000	\$303,000	6%	377	302	25%
Dover	\$289,560	\$275,000	5%	263	219	20%
Eastern York	\$315,000	\$265,000	19%	111	104	7%
Hanover	\$260,000	\$257,000	1%	140	155	-10%
Northeastern	\$340,000	\$315,000	8%	223	217	3%
Northern York	\$418,000	\$398,450	5%	151	126	20%
Red Lion	\$315,500	\$291,250	8%	252	235	7%
South Eastern	\$380,000	\$385,000	-1%	143	141	1%
South Western	\$330,000	\$329,900	0%	300	368	-18%
Southern York	\$380,000	\$359,950	6%	179	150	19%
Spring Grove	\$320,000	\$315,000	2%	226	234	-3%
West Shore	\$345,000	\$343,250	1%	233	230	1%
West York	\$267,500	\$247,750	8%	242	202	20%
York City	\$160,000	\$162,750	-2%	281	302	-7%
York Suburban	\$330,000	\$285,000	16%	246	242	2%
Total York County	\$309,900	\$292,000	6%	3730	3522	6%

August 2026 Housing Statistics

The REALTORS® Association of York & Adams Counties (RAYAC) reports that a total of 129 homes were sold in Adams County in August 2026, a 21% increase from this time last year. In York County 517 homes were sold in August 2026, which is the same as this time last year.

The median sales price in Adams County was \$370,000 which is a 1% decrease from this time last year. The median sale price in York County was \$326,000, a 9% increase from last year.

RAYAC MLS Statistics by School District 2026-2025 (August) Comparison						
School District	2026 Median Sale Price	2025 Median Sale Price	% Change	2026 Number Sold	2025 Number Sold	% Change
Adams County						
Bermudian Springs	\$352,000	\$380,000	-7%	17	13	31%
Conewago Valley	\$272,000	\$300,000	-9%	31	29	7%
Fairfield	\$405,000	\$340,950	19%	18	8	125%
Gettysburg	\$447,040	\$400,500	12%	40	36	11%
Littlestown	\$360,000	\$415,000	-13%	15	13	15%
Upper Adams	\$302,500	\$232,500	30%	8	8	0%
Total Adams County	\$370,000	\$372,500	-1%	129	107	21%
York County						
Central York	\$289,900	\$300,000	-3%	57	43	33%
Dallastown	\$350,000	\$322,450	9%	57	48	19%
Dover	\$290,450	\$278,000	4%	39	37	5%
Eastern York	\$296,000	\$298,250	-1%	14	18	-22%
Hanover	\$268,000	\$260,000	3%	17	19	-11%
Northeastern	\$361,495	\$320,000	13%	32	38	-16%
Northern York	\$408,750	\$375,000	9%	24	12	100%
Red Lion	\$329,900	\$289,900	14%	33	37	-11%
South Eastern	\$350,000	\$357,500	-2%	19	28	-32%
South Western	\$350,000	\$322,498	9%	37	46	-20%
Southern York	\$389,900	\$406,745	-4%	25	24	4%
Spring Grove	\$300,000	\$320,000	-6%	31	29	7%
West Shore	\$360,000	\$317,500	13%	29	38	-24%
West York	\$300,000	\$230,000	30%	35	24	46%
York City	\$149,900	\$153,750	-3%	31	42	-26%
York Suburban	\$375,000	\$302,000	24%	37	34	9%
Total York County	\$326,000	\$300,000	9%	517	517	0%

REALTORS® Association of
York & Adams Counties

Sunny
Markets
Brighter
Futures! ♥

August 2026

MARKET UPDATE

for York County

BUY

SELL

INVEST

THRIVE

Homes
People
Community
Always
in Season! ♥



Median Sold Price
Year to Date

\$309,900

August 2025: \$292,000



Sales Price
Change Y/Y

+6%

Number of Homes Sold
Year to Date



3,730

Sales #
Change Y/Y



+6%

New Listings



641

All Active Listings

949

August 2025: 891



Number of Pending
Home Sales



773

Pending #
Change Y/Y



-5%

% of List Price
Received



100%



Days on Market

7



Months Supply
of Inventory

2.02 months

Local Homes.
Brighter Tomorrows. ♥



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

Good
Homes
Brighter
Days! ♥

August 2026

MARKET UPDATE

for Adams County

BUY
SELL
INVEST
THRIVE

Lake
Days
&
New
Beginnings! ♥



Median Sold Price
Year to Date

\$350,000

August 2025: \$332,500



Sales Price
Change Y/Y

+5%

Number of Homes Sold
Year to Date



806

Sales #
Change Y/Y

+13%



New Listings



149

All Active Listings

301

August 2025: 264



Number of Pending
Home Sales



223

Pending #
Change Y/Y

+21%



% of List Price
Received



100%



Days on Market

8



Months Supply
of Inventory

3.01 months

Same Great Area.
Brighter Opportunities.

For a report by School District please visit

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REALTORS® ASSOCIATION
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Statistics Source Bright MLS