



RAYAC Housing Snapshot

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

September 2026 Housing Statistics

The REALTORS® Association of York & Adams Counties (RAYAC) reports that a total of 922 homes were sold in Adams County in September 2026, which is a 13% increase from this time last year. In York County 4,220 homes were sold during the first nine months of the year, which is a 4% increase from this time last year.

The median sales price in Adams County was \$350,000, a 5% increase from September 2025. The median sales price in York County was \$310,000, a 7% increase from this time last year.

“The housing market in York and Adams Counties continues to demonstrate strength, with median home sale prices steadily rising. In fact, two school districts in our region now have median sale prices exceeding \$400,000,” said Allison Altman, President of the REALTORS® Association of York & Adams Counties. “York County's housing inventory has surpassed 1,000 homes for sale for the first time since 2019, and homes are spending slightly longer on the market, averaging 10 days. This increase in inventory is welcome news, giving buyers more choices and a little more breathing room as they navigate the homebuying process.”

RAYAC Statistics by School District
2026-2025 (January 1-September 30) Comparison

School District	2026 Median Sale Price	2025 Median Sale Price	% Change	2026 Number Sold	2025 Number Sold	% Change
Adams County						
Bermudian Springs	\$349,250	\$332,450	5%	102	92	11%
Conewago Valley	\$301,220	\$292,000	3%	245	214	14%
Fairfield	\$385,000	\$349,500	10%	87	84	4%
Gettysburg	\$400,000	\$391,654	2%	270	226	19%
Littlestown	\$338,500	\$325,000	4%	140	126	11%
Upper Adams	\$289,000	\$256,000	13%	78	71	10%
Total Adams County	\$350,000	\$333,000	5%	922	813	13%
York County						
Central	\$315,000	\$299,900	5%	425	352	21%
Dallastown	\$319,450	\$300,000	6%	436	355	23%
Dover	\$289,900	\$275,000	5%	287	264	9%
Eastern York	\$315,000	\$265,000	19%	133	124	7%
Hanover	\$260,000	\$254,900	2%	154	171	-10%
Northeastern	\$335,000	\$315,000	6%	249	240	4%
Northern York	\$416,500	\$390,000	7%	168	143	17%
Red Lion	\$323,500	\$292,750	11%	284	275	3%
South Eastern	\$380,000	\$385,000	-1%	158	159	-1%
South Western	\$328,000	\$325,197	1%	341	420	-19%
Southern York	\$380,000	\$365,000	4%	201	174	16%
Spring Grove	\$320,000	\$315,000	2%	267	270	-1%
West Shore	\$350,000	\$340,000	3%	265	270	-2%
West York	\$268,500	\$248,500	8%	270	228	18%
York City	\$164,000	\$161,000	2%	315	343	-8%
York Suburban	\$330,000	\$282,251	17%	267	270	-1%
Total York County	\$310,000	\$290,250	7%	4220	4058	4%

September 2026 Housing Statistics

The REALTORS® Association of York & Adams Counties (RAYAC) reports that a total of 100 homes were sold in Adams County in September 2026, a 23% increase from this time last year. In York County 528 homes were sold in September 2026, which is a 5% increase from this time last year.

The median sales price in Adams County was \$337,500 which is a 7% increase from this time last year. The median sale price in York County was \$289,450, a 5% increase from last year.

RAYAC MLS Statistics by School District						
2025-2024 (September) Comparison						
School District	2025 Median Sale Price	2024 Median Sale Price	% Change	2025 Number Sold	2024 Number Sold	% Change
Adams County						
Bermudian Springs	\$378,750	\$385,000	-2%	16	15	7%
Conewago Valley	\$270,000	\$260,600	4%	25	23	9%
Fairfield	\$340,000	\$420,000	-19%	11	5	120%
Gettysburg	\$394,000	\$350,000	13%	22	27	-19%
Littlestown	\$357,450	\$335,000	7%	20	7	186%
Upper Adams	\$253,750	\$280,000	-9%	6	4	50%
Total Adams County	\$337,500	\$315,000	7%	100	81	23%
York County						
Central	\$318,000	\$325,000	-2%	57	59	-3%
Dallastown	\$287,450	\$300,000	-4%	52	37	41%
Dover	\$293,400	\$265,000	11%	45	31	45%
Eastern York	\$274,950	\$255,000	8%	20	23	-13%
Hanover	\$225,000	\$247,500	-9%	16	12	33%
Northeastern York	\$325,000	\$308,000	6%	23	32	-28%
Northern York	\$385,000	\$321,010	20%	17	21	-19%
Red Lion	\$309,500	\$260,000	19%	38	25	52%
South Eastern	\$375,000	\$341,750	10%	17	32	-47%
South Western	\$312,275	\$320,000	-2%	51	42	21%
Southern York	\$387,280	\$355,000	9%	24	23	4%
Spring Grove	\$312,550	\$275,750	13%	36	33	9%
West Shore	\$330,000	\$335,000	-1%	38	33	15%
West York	\$250,000	\$225,000	11%	26	25	4%
York City	\$160,000	\$135,000	19%	40	45	-11%
York Suburban	\$266,900	\$259,900	3%	28	31	-10%
Total York County	\$289,450	\$276,875	5%	528	504	5%

REALTORS® Association of York & Adams Counties

September 2026 Market Update for

York County

Median Sold Price Year to Date



\$310,000

September 2025: \$290,250

Sales Price
Change Y/Y

+7%

Number of
Homes Sold Year to Date



4,220

Sales #
Change Y/Y
+4%

New Listings



556

All Active Listings
1,051
September 2025: 943

Number of
Pending Home Sales



690

Pending #
Change Y/Y
-8%

% of List Price Received



100%

Days on Market



SOLD

Months Supply
of Inventory



2.26
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
September 2026 Market Update for
Adams County

Median Sold Price Year to Date



\$350,000

September 2025: \$333,000

Sales Price
Change Y/Y



+5%

Number of
Homes Sold Year to Date



922



Sales #
Change Y/Y
+13%

New Listings



132

All Active Listings

325

September 2025: 285

Number of
Pending Home Sales



200



Pending #
Change Y/Y
+16%

% of List Price Received



98.8%

Days on Market



18



Months Supply
of Inventory



3.22
months

For a report by School District please visit

www.RAYAC.com/statistics/



Statistics Source Bright MLS