

RAYAC Housing Snapshot

A review of the residential market in York and Adams Counties

October 2026 Housing Statistics

The REALTORS® Association of York & Adams Counties (RAYAC) reports that a total of 1,020 homes were sold in Adams County through October 2026 of this year, which is a 10% increase from this time last year. In York County 4,678 homes were sold during the first ten months of the year, which is a 2% increase from this time last year.

The median sales price in Adams County was $350,000, a 3% increase from October 2025. The median sales price in York County was $310,000, a 6% increase from this time last year.

“October brought a cooling in buyer activity across York County, with pending transactions down 14% year over year and days on market increasing to 11. Inventory reached its highest level in five years, giving buyers more options. Despite this shift, York County continues to outperform national trends, with home prices up 6% and home sales up 2% year over year. These figures reflect the continued strength of our local housing market,” said Allison Altman, 2026 RAYAC President.

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

School District	2026 Median Sale Price	2025 Median Sale Price	% Change	2026 Number Sold	2025 Number Sold	% Change
Adams County	-	-	-	-	-	-
Bermudian Springs	$349,750	$337,500	4%	116	110	5%
Conewago Valley	$307,000	$295,000	4%	273	245	11%
Fairfield	$375,000	$349,450	7%	96	96	0%
Gettysburg	$399,900	$389,990	3%	299	253	18%
Littlestown	$338,500	$335,000	1%	154	140	10%
Upper Adams	$290,000	$265,000	9%	82	82	0%
Total Adams County	**$350,000**	**$339,000**	**3%**	**1020**	**926**	**10%**
York County						
Central	$315,000	$300,000	5%	476	411	16%
Dallastown	$316,125	$303,000	4%	472	400	18%
Dover	$289,900	$275,000	5%	311	292	7%
Eastern York	$315,000	$267,000	18%	149	137	9%
Hanover Public	$261,000	$255,000	2%	169	189	-11%
Northeastern	$335,000	$314,490	7%	274	271	1%
Northern York	$413,500	$403,500	2%	196	168	17%
Red Lion	$320,000	$299,450	7%	315	302	4%
South Eastern	$381,000	$380,000	0%	178	177	1%
South Western	$320,000	$325,000	-2%	383	460	-17%
Southern York	$380,000	$364,253	4%	223	192	16%
Spring Grove	$324,900	$315,000	3%	299	307	-3%
West Shore	$358,950	$346,521	4%	294	314	-6%
West York	$267,000	$250,000	7%	295	256	15%
York City	$164,500	$160,000	3%	348	385	-10%
York Suburban	$327,250	$285,000	15%	296	316	-6%
Total York County	**$310,000**	**$292,750**	**6%**	**4678**	**4579**	**2%**

REALTORS® ASSOCIATION
OF YORK & ADAMS COUNTIES, INC.

October 2026 Housing Statistics

The REALTORS® Association of York & Adams Counties (RAYAC) reports that a total of 99 homes were sold in Adams County in October 2026, an 11% decrease from this time last year. In York County 438 homes were sold in October 2026, which is a 14% decrease from this time last year.

The median sales price in Adams County was $351,700 which is the same as this time last year. The median sale price in York County was $300,500, which also remains the same as this time last year.

RAYAC MLS Statistics by School District
2026-2025 (October) 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	$355,000	6%	13	17	-24%
Conewago Valley	$313,250	$315,000	-1%	30	31	-3%
Fairfield	$341,000	$347,450	-2%	9	12	-25%
Gettysburg	$379,990	$359,990	6%	29	27	7%
Littlestown	$325,000	$415,000	-22%	14	13	8%
Upper Adams	$431,500	$315,000	37%	4	11	-64%
Total Adams County	**$351,700**	**$350,000**	**0%**	**99**	**111**	**-11%**
York County						
Central York	$294,500	$361,468	-19%	50	58	-14%
Dallastown	$300,000	$329,900	-9%	34	45	-24%
Dover	$289,900	$245,000	18%	23	27	-15%
Eastern York	$322,450	$270,000	19%	16	13	23%
Hanover Public	$287,400	$264,500	9%	14	18	-22%
Northeastern	$241,500	$269,950	-11%	25	30	-17%
Northern York	$345,000	$498,572	-31%	27	23	17%
Red Lion	$298,900	$355,000	-16%	29	27	7%
South Eastern	$412,500	$319,000	29%	20	18	11%
South Western	$280,250	$303,954	-8%	40	40	0%
Southern York	$400,000	$348,990	15%	21	17	24%
Spring Grove	$332,000	$315,000	5%	29	35	-17%
West Shore	$408,000	$378,400	8%	27	43	-37%
West York	$248,000	$280,000	-11%	25	26	-4%
York City	$163,750	$147,500	11%	30	40	-25%
York Suburban	$292,450	$301,500	-3%	28	46	-39%
Total York County	**$300,500**	**$301,750**	**0%**	**438**	**508**	**-14%**

REALTORS® Association of York & Adams Counties

October 2026 Market Update for York County

Median Sold Price Year to Date

$310,000

October 2025: $292,750

Sales Price Change Y/Y

+6%

Number of Sold Year to Date

4,678

Sales # Change Y/Y

+2%

Number of Showings this Month

4,971

Showings # Change Y/Y

-14.6%

New Listings

599

All Active Listings

1,144

October 2025: 914

Number of Pending Home Sales

645

Pending # Change Y/Y

-14%

% of List Price Received

98.5%

SOLD

Days on Market

11

Months Supply of Inventory

2.4 months

For a report by School District please visit

www.RAYAC.com/statistics/

REALTORS® ASSOCIATION OF YORK & ADAMS COUNTIES, INCC

Statistics Source Bright MLS

REALTORS® Association of York & Adams Counties

October 2026 Market Update for Adams County

Median Sold Price Year to Date

$350,000

October 2025: $339,000

Sales Price Change Y/Y

+3%

Number of Sold Year to Date

1,020

Sales # Change Y/Y

+10%

Number of Showings this Month

1,047

Showings # Change Y/Y

-16.8%

New Listings

147

All Active Listings

327

October 2025: 285

Number of Pending Home Sales

205

Pending # Change Y/Y

+19%

% of List Price Received

97.7%

SOLD

Days on Market

14

Months Supply of Inventory

3.1 months

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REALTORS® ASSOCIATION OF YORK & ADAMS COUNTIES, INC.

Statistics Source Bright MLS