RAYAC Housing Snapshot

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

May 2026 Housing Statistics

The REALTORS® Association of York & Adams Counties (RAYAC) reports that a total of 416 homes were sold in Adams County in May 2026 which is a 9% increase from this time last year. In York County 2,072 homes were sold during the first five months of the year, which is a 2% increase from this time last year.

The median sales price in Adams County was $332,500, a 3% increase from May 2025. The median sales price in York County was $300,000, a 5% increase from this time last year.

"The York County housing market continues to show strength with closed sales increasing 2% compared to last year reflecting steady buyer demand. Looking ahead, we expect the momentum from an active spring market to carry into June, with pending sales up 18%, signaling continued confidence from homebuyers. Inventory rose slightly compared to last year providing more choice to buyers," stated 2026 RAYAC President Allison Altman.

RAYAC Statistics by School District

2026-2025 (January 1-May 31) Comparison

School District	2026 Median Sale Price	2025 Median Sale Price	% Change	2026 Number Sold	2025 Number Sold	% Change
Adams County						
Bermudian Springs	$330,000	$320,000	3%	52	31	68%
Conewago Valley	$298,945	$279,900	7%	118	107	10%
Fairfield	$375,000	$364,950	3%	34	42	-19%
Gettysburg	$389,900	$380,900	2%	107	103	4%
Littlestown	$325,000	$320,000	2%	71	63	13%
Upper Adams	$278,000	$267,500	4%	34	36	-6%
Total Adams County	**$332,500**	**$323,750**	**3%**	**416**	**382**	**9%**
York County						
Central York	$311,000	$269,900	15%	193	166	16%
Dallastown	$314,850	$299,900	5%	202	165	22%
Dover	$289,213	$275,438	5%	164	122	34%
Eastern York	$323,000	$262,250	23%	65	54	20%
Hanover	$250,000	$254,900	-2%	83	95	-13%
Northeastern York	$340,000	$297,500	14%	109	128	-15%
Northern York	$473,825	$365,000	30%	81	74	9%
Red Lion	$307,650	$289,950	6%	144	122	18%
South Eastern	$340,000	$385,000	-12%	77	78	-1%
South Western	$326,450	$329,900	-1%	172	228	-25%
Southern York	$390,000	$336,000	16%	89	83	7%
Spring Grove	$320,000	$320,000	0%	125	134	-7%
West Shore	$330,000	$336,500	-2%	125	135	-7%
West York	$257,500	$249,000	3%	142	114	25%
York City	$161,750	$160,500	1%	176	188	-6%
York Suburban	$320,000	$269,950	19%	125	138	-9%
Total York County	**$300,000**	**$284,900**	**5%**	**2072**	**2024**	**2%**

May 2026 Housing Statistics

The REALTORS® Association of York & Adams Counties (RAYAC) reports that a total of 99 homes were sold in Adams County in May 2026, a 4% increase from this time last year. In York County 510 homes were sold in May 2026, which is a 9% increase from this time last year.

The median sales price in Adams County was $350,000 which is a 3% increase from this time last year. The median sale price in York County was $302,000, a 1% increase from last year.

RAYAC MLS Statistics by School District
2026-2025 (May) Comparison

School District	2026 Median Sale Price	2025 Median Sale Price	% Change	2026 Number Sold	2025 Number Sold	% Change
Adams County						
Bermudian Springs	$357,250	$340,000	5%	8	9	-11%
Conewago Valley	$322,500	$260,000	24%	28	31	-10%
Fairfield	$370,000	$349,450	6%	9	8	13%
Gettysburg	$399,900	$395,000	1%	31	21	48%
Littlestown	$348,950	$315,000	11%	18	15	20%
Upper Adams	$249,900	$270,500	-8%	5	12	-58%
Total Adams County	**$350,000**	**$339,000**	**3%**	**99**	**95**	**4%**
York County						
Central York	$342,500	$279,500	23%	42	35	20%
Dallastown	$312,300	$300,000	4%	56	39	44%
Dover	$285,409	$291,000	-2%	43	27	59%
Eastern York	$315,000	$293,000	8%	19	5	280%
Hanover	$247,500	$257,400	-4%	18	22	-18%
Northeastern	$356,000	$345,000	3%	25	29	-14%
Northern York	$454,995	$422,500	8%	28	25	12%
Red Lion	$322,500	$295,625	9%	37	30	23%
South Eastern	$287,250	$374,995	-23%	28	17	65%
South Western	$314,500	$325,000	-3%	40	58	-31%
Southern York	$420,000	$325,000	29%	21	19	11%
Spring Grove	$292,000	$299,000	-2%	29	31	-6%
West Shore	$337,000	$351,250	-4%	31	36	-14%
West York	$275,000	$258,500	6%	39	17	129%
York City	$162,200	$165,000	-2%	32	45	-29%
York Suburban	$330,750	$298,500	11%	22	35	-37%
Total York County	**$302,000**	**$299,175**	**1%**	**510**	**470**	**9%**