

York County, PA Neighborhood Guide 2026

A complete guide to York County communities — housing prices, school districts, commute times, and local market insights. Whether you're buying your first home, relocating from out of state, or investing in Pennsylvania real estate, this guide gives you the facts you need to make an informed decision.

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Why York County?

York County, PA offers one of the best quality-of-life values on the East Coast. Located just 50 minutes north of Baltimore and 30 minutes south of Harrisburg, residents enjoy:

Factor	Details
Cost of Living	Below national average — especially housing, utilities, and property taxes
Housing Affordability	Median home prices \$200K–\$450K vs. \$400K+ in Baltimore/DC suburbs
Commute Access	I-83, Route 30, Route 74 — 50 min to Baltimore, 90 min to Philly
School Quality	Multiple top-rated districts including Dallastown, Southern York County, York Suburban
Outdoor Recreation	Codorus State Park (3,500 acres), Heritage Rail Trail (21 miles)
Local Economy	WellSpan Health, York College, Utz, Hanover Foods, P.H. Glatfelter
Tax Advantage	Pennsylvania: lower property taxes than Maryland, no tax on retirement income

Town-by-Town Guide

Here is a quick comparison of all 8 York County towns covered in this guide:

Town	Pop	Price Range	Schools	Commute to Baltimore	Best For
York	44,000	\$180K–\$500K+	4 districts	50 min	Urburb/Hiring
Red Lion	6,500	\$240K–\$380K	Red Lion SD	45 min	Families
Dallastown	4,000	\$250K–\$400K	Dallastown SD★	45 min	Schools
Hanover	15,000	\$200K–\$350K	South Western	55 min	Value
Dover	2,000	\$200K–\$340K	Dover Area	50 min	Space
Spring Grove	2,300	\$220K–\$370K	Spring Grove	55 min	Outdoors
Shrewsbury	3,600	\$280K–\$450K	Southern YC★	35 min	Commute/DC
New Freedom	4,300	\$260K–\$430K	Southern YC★	40 min	Commute/DC

York

Population: ~44,000 | Median Home: \$180K–\$500K+ | Founded: 1741

York is the county seat and economic hub of York County. Major employers include WellSpan Health, York College, and manufacturing industries. The housing stock ranges from Victorian row homes downtown to modern subdivisions in the suburbs.

Six distinct neighborhoods: Historic Downtown (walkable, arts), York Suburban (top schools, tree-lined), Northeastern (growing, affordable), Central/South York (diverse, accessible), East York/Springettsbury (convenient, shopping), and West York countryside (acreage, quiet).

Commute: Baltimore 50 min (I-83 S), Harrisburg 30 min (I-83 N), Philly 90 min (I-76 E). Lancaster 40 min (Route 30 E). Schools: York Suburban SD, Central York SD, Northeastern York SD, York City SD.

Red Lion

Population: ~6,500 | Median Home: \$240K–\$380K

Red Lion has grown from a railroad town into one of eastern York County's most desirable communities. The historic downtown maintains its character with brick storefronts and a classic town square. New construction fills in the outskirts while the core retains its small-town feel.

Housing types: Historic row homes and twins (\$180K–\$280K), mid-century ranches and colonials (\$220K–\$350K), new construction (\$300K–\$450K). Schools: Red Lion Area School District — above average ratings with strong academics and athletics.

Commute: Downtown York 15 min, Baltimore 45 min (I-83 S), Harrisburg 35 min (I-83 N), Lancaster 30 min (Route 24).

Dallastown

Population: ~4,000 | Median Home: \$250K–\$400K

One of York County's most desirable communities. The Dallastown Area School District consistently ranks among the top 10–15% of Pennsylvania school districts, which drives consistent housing demand. The borough is small and walkable with a pharmacy, pizza shop, bank, and park within walking distance.

Housing: Historic homes near the square (\$220K–\$350K), ranches and colonials in established subdivisions (\$250K–\$400K), new construction on surrounding townships (\$320K–\$500K).

I-83 is 5 minutes away. Commute: York 15 min, Baltimore 45 min, Harrisburg 35 min, Lancaster 30 min. Schools: Dallastown Area SD — top 10–15% PA, strong AP programs, award-winning music and athletics.

Hanover

Population: ~15,000 | Median Home: \$200K–\$350K

Hanover has an economic resilience most towns its size don't. With Utz Quality Foods, Hanover Foods, and Snyder's-Lance all headquartered here, the local job market is anchored by stable family-wage employers. Historic downtown centered around the square with boutique shops, breweries, and farm-to-table restaurants.

Housing: Historic Victorians near the square (\$180K–\$320K), mid-century ranches in established neighborhoods (\$175K–\$280K), new construction in Penn Township (\$280K–\$450K). Housing is notably affordable compared to eastern York County.

Commute: Gettysburg 15 min, York 25 min, Baltimore 55 min, Harrisburg 45 min. Schools: South Western School District — solid academics with strong vocational and tech programs.

Dover

Population: ~2,000 | Median Home: \$200K–\$340K

Dover sits northwest of York along Route 74, offering a rural-suburban lifestyle without being remote. Larger lots, older farmhouses with acreage mixed with newer subdivisions. Route 74 gets you to central York in about 12 minutes.

Best for buyers who want more space and lower prices while staying close to York. Schools: Dover Area School District — recent facility upgrades, growing STEM programs, strong community support.

Spring Grove

Population: ~2,300 | Median Home: \$220K–\$370K

Spring Grove's biggest asset: Codorus State Park — 3,500 acres around Lake Marburg, a 165-acre lake with boating, fishing, swimming, hiking, and camping. The town has maintained its small-town character while seeing steady growth.

Housing: Historic homes near the square, newer construction in surrounding areas. The paper mill (P.H. Glatfelter) has been an economic anchor for generations. Schools: Spring Grove Area School District — strong community involvement and growing enrollment.

Shrewsbury

Population: ~3,600 | Median Home: \$280K–\$450K

Shrewsbury sits just north of the Maryland line — the premier Baltimore commuter town in southern York County. The commute to downtown Baltimore is roughly 35 minutes — shorter than many Baltimore suburbs.

The town has preserved its historic character with a walkable downtown, antique shops, and community events. The Heritage Rail Trail runs through town, connecting to the Northern Central Rail Trail all the way to Baltimore's Inner Harbor — a 20-mile paved trail system.

Schools: Southern York County School District — consistently high rankings, strong AP/IB programs, excellent college placement. A major driver of housing demand.

New Freedom

Population: ~4,300 | Median Home: \$260K–\$430K

York County's southernmost borough — the last stop on I-83 before crossing into Maryland. Heritage Rail Trail runs through with a station and parking. Significant growth over the past decade with new subdivisions filling in around the historic core.

Southern York County School District (shared with Shrewsbury) is a major draw. Pennsylvania's lower cost of living with Maryland job access. Growing market as Baltimore buyers discover the value.

School District Comparison

District	Rating	Notable Strengths	Serves
Dallastown Area SD	Top 15% PA	AP programs, music, athletics	Dallastown, Yoe, York Twp
Southern York County SD	Highly Rated	College prep, AP/IB	Shrewsbury, New Freedom, Glen Rock
York Suburban SD	Highly Rated	Academics, arts, athletics	Northern York suburbs
Central York SD	Strong	STEM, modern facilities	South/southeast York County
Northeastern York SD	Solid	Smaller classes, special ed	Northern York County
Red Lion Area SD	Above Avg	Strong athletics, arts	Red Lion, Windsor, Chanceford
South Western SD (Hanover)	Solid	Vocational/tech programs	Hanover, Penn Twp
Spring Grove Area SD	Solid	Growing, community focus	Spring Grove, Jefferson
Dover Area SD	Good Value	STEM, facility upgrades	Dover, Dover Twp
York City SD	Evolving	Magnet schools, investment	York City proper

Commute Times at a Glance

From → To	Baltimore	Harrisburg	York	Philly	DC
York	50 min	30 min	—	90 min	1h 45min
Red Lion	45 min	35 min	15 min	1h 45min	1h 55min
Dallastown	45 min	35 min	15 min	1h 45min	1h 55min
Hanover	55 min	45 min	25 min	2h	1h 50min
Shrewsbury	35 min	50 min	25 min	2h	1h 30min
New Freedom	40 min	50 min	25 min	2h	1h 35min

About Marco Rivera

Marco Rivera is a licensed REALTOR® and the founder of Lime House Realty in York, Pennsylvania. With 8+ years of experience, Marco specializes in helping families buy, sell, and invest across York County and throughout Pennsylvania.

Marco's approach is built on honesty, local expertise, and a keen eye for home construction and maintenance — he'll tell you what's worth your time and what isn't. He works with first-time buyers, growing families, empty nesters, and investors.

Lime House Realty offers full-service representation at 4.5% commission — with in-house title, in-house lenders, and a full team behind every transaction.

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