

2007

York County

Real Estate Market Report

Prepared by:



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2007 York County Real Estate Market Report

The REALTORS® Association of York & Adams Counties (RAYAC) represents over 1,300 REALTOR® members who work for the best interest of consumers - home buyers and sellers - and advocate for private property rights. RAYAC members also include commercial REALTORS, property managers and appraisers.

This annual report provides an overview of York County as well as providing housing trends for each of the sixteen school districts. The data was derived from the Multiple Listing Service of the REALTORS® Association of York & Adams Counties. The statistics do not represent every real estate transaction in the County. It does not include private real estate transactions or new construction that did not involve a REALTOR®.

Housing continues to be a significant economic sector within our community. It is the source of direct employment for a variety of trades and professions such as construction, finance and insurance. Housing sales also create a huge and often unrecognized impact on the larger economy because it unleashes additional spending as buyers make their house a home to reflect their tastes and interests. It represents well over a billion dollars in economic stimulus right here in York County.

Thank you for reading this report and please contact RAYAC with any questions you might have.



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York County Housing Market

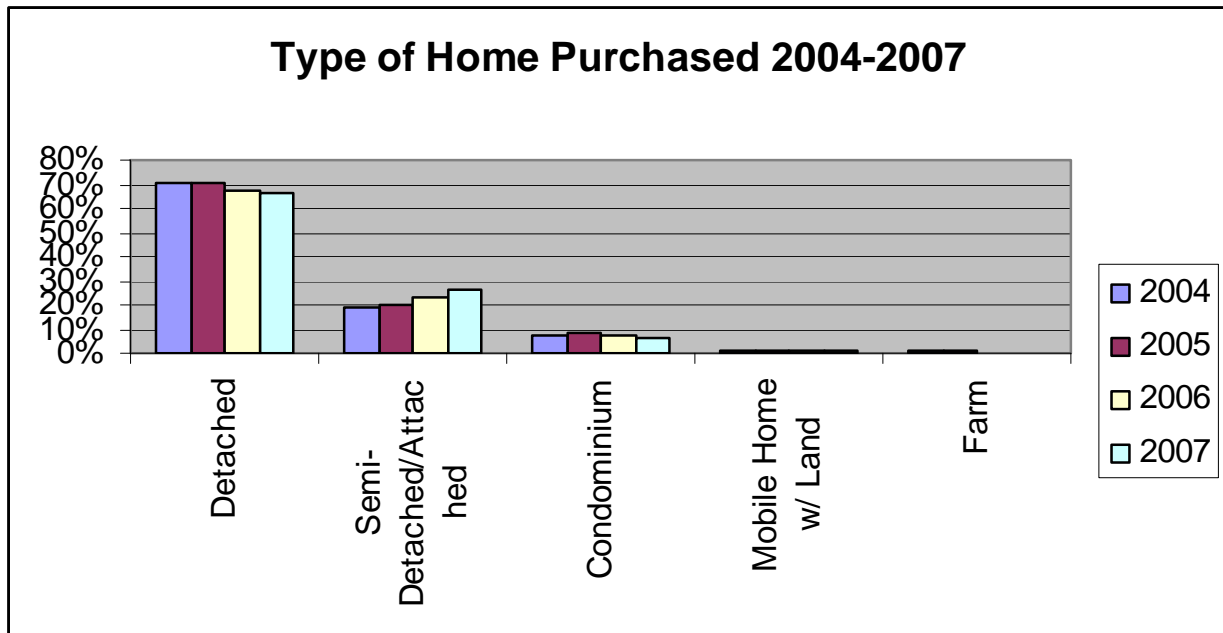
| <u>School District</u> | <u>2007 Median Sale Price</u> | <u>2006 Median Sale Price</u> | <u>2005 Median Sale Price</u> | <u>2004 Median Sale Price</u> | <u>% Change from 2006 to 2007</u> | <u>% Change from 2005 to 2007</u> | <u>% Change from 2004 to 2007</u> |
|--------------------------|---------------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|---|---|---|
| York County | | | | | | | |
| Central | \$184,900 | \$184,900 | \$180,000 | \$153,000 | 0% | 3% | 21% |
| Dallastown | \$199,900 | \$199,900 | \$184,950 | \$162,950 | 0% | 8% | 23% |
| Dover | \$176,550 | \$161,300 | \$147,000 | \$129,150 | 9% | 20% | 37% |
| Eastern | \$155,450 | \$153,400 | \$129,900 | \$118,500 | 1% | 20% | 31% |
| Hanover | \$160,400 | \$159,950 | \$144,000 | \$135,000 | 0% | 11% | 19% |
| Northeastern | \$183,900 | \$178,250 | \$162,500 | \$141,100 | 3% | 13% | 30% |
| Northern | \$239,900 | \$189,900 | \$161,500 | \$132,500 | 26% | 49% | 81% |
| Red Lion | \$192,900 | \$174,950 | \$172,900 | \$159,250 | 10% | 12% | 21% |
| South Eastern | \$224,900 | \$235,950 | \$210,000 | \$171,500 | -5% | 7% | 31% |
| South Western | \$199,402 | \$190,100 | \$180,000 | \$149,474 | 5% | 11% | 33% |
| Southern | \$245,000 | \$257,000 | \$248,000 | \$182,250 | -5% | -1% | 34% |
| Spring Grove | \$192,750 | \$190,580 | \$174,900 | \$159,950 | 1% | 10% | 21% |
| West Shore | \$185,000 | \$170,950 | \$154,900 | \$144,900 | 8% | 19% | 28% |
| West York | \$149,900 | \$140,000 | \$133,900 | \$124,600 | 7% | 12% | 20% |
| York City | \$69,900 | \$63,000 | \$55,000 | \$51,500 | 11% | 27% | 36% |
| York Suburban | \$169,900 | \$160,000 | \$144,950 | \$129,900 | 6% | 17% | 31% |
| Total York County | \$174,900 | \$169,000 | \$159,500 | \$139,000 | 3% | 10% | 26% |

| <u>School District</u> | <u>2007 Number Sold</u> | <u>2006 Number Sold</u> | <u>2005 Number Sold</u> | <u>2004 Number Sold</u> | <u>% Change from 2006 to 2007</u> | <u>% Change from 2005 to 2007</u> | <u>% Change from 2004 to 2007</u> |
|--------------------------|---------------------------------|---------------------------------|---------------------------------|---------------------------------|---|---|---|
| York County | | | | | | | |
| Central | 557 | 639 | 725 | 665 | -13% | -23% | -16% |
| Dallastown | 519 | 650 | 750 | 672 | -20% | -31% | -23% |
| Dover | 428 | 458 | 446 | 355 | -7% | -4% | 21% |
| Eastern | 172 | 226 | 214 | 203 | -24% | -20% | -15% |
| Hanover | 178 | 196 | 237 | 260 | -9% | -25% | -32% |
| Northeastern | 349 | 380 | 464 | 389 | -8% | -25% | -10% |
| Northern | 91 | 93 | 62 | 34 | -2% | 47% | 168% |
| Red Lion | 405 | 492 | 599 | 546 | -18% | -32% | -26% |
| South Eastern | 197 | 224 | 234 | 223 | -12% | -16% | -12% |
| South Western | 313 | 393 | 461 | 484 | -20% | -32% | -35% |
| Southern | 261 | 255 | 297 | 280 | 2% | -12% | -7% |
| Spring Grove | 364 | 320 | 279 | 260 | 14% | 30% | 40% |
| West Shore | 125 | 102 | 93 | 46 | 23% | 34% | 172% |
| West York | 310 | 390 | 412 | 451 | -21% | -25% | -31% |
| York City | 700 | 729 | 630 | 594 | -4% | 11% | 18% |
| York Suburban | 322 | 355 | 376 | 341 | -9% | -14% | -6% |
| Total York County | 5291 | 5,902 | 6,279 | 5,806 | -10% | -16% | -9% |

York County Housing Market

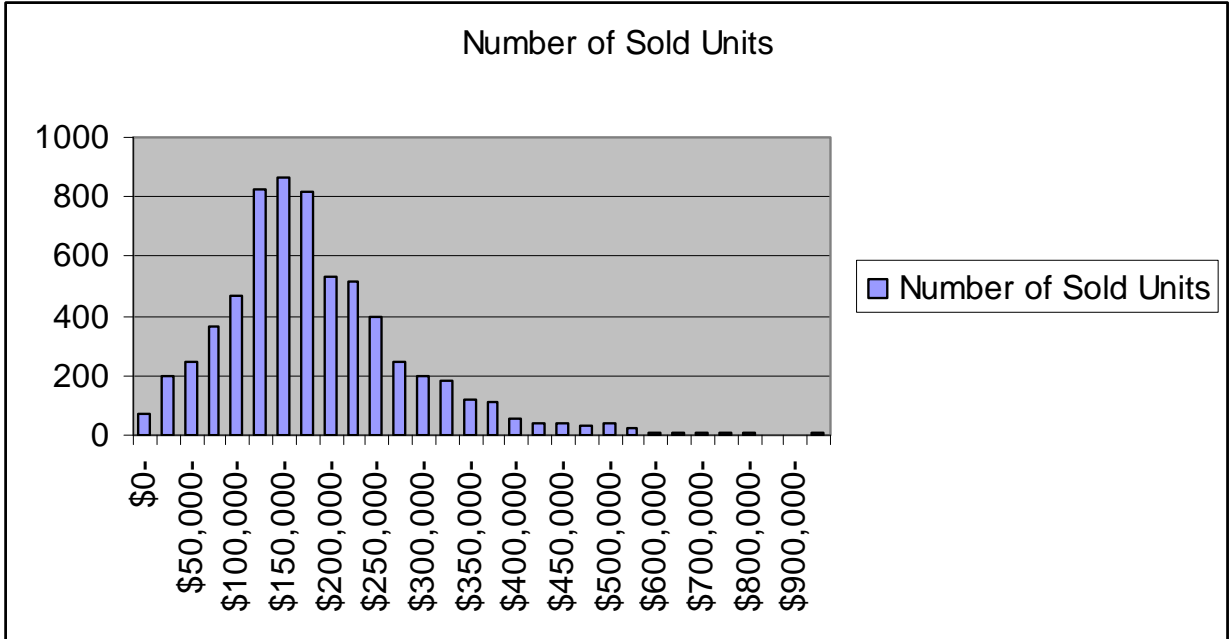
REALTORS in 2007 sold 5,291 homes for a total dollar volume of \$1,027,194,234 in York County. This reflects an overall decrease in the number sold down by 10% from 2006. This also reflects an 8% decrease in dollar volume sold from 2006. The median home sale price increased by 3% over 2006 sales to \$174,900.

While numbers of home sales are down in York County, the local real estate market has fared better than the national statistics. The National Association of REALTORS reported an overall 13% decrease in number of home sales and a median sold price decrease of 1.4% from 2007 to 2006 nationally.

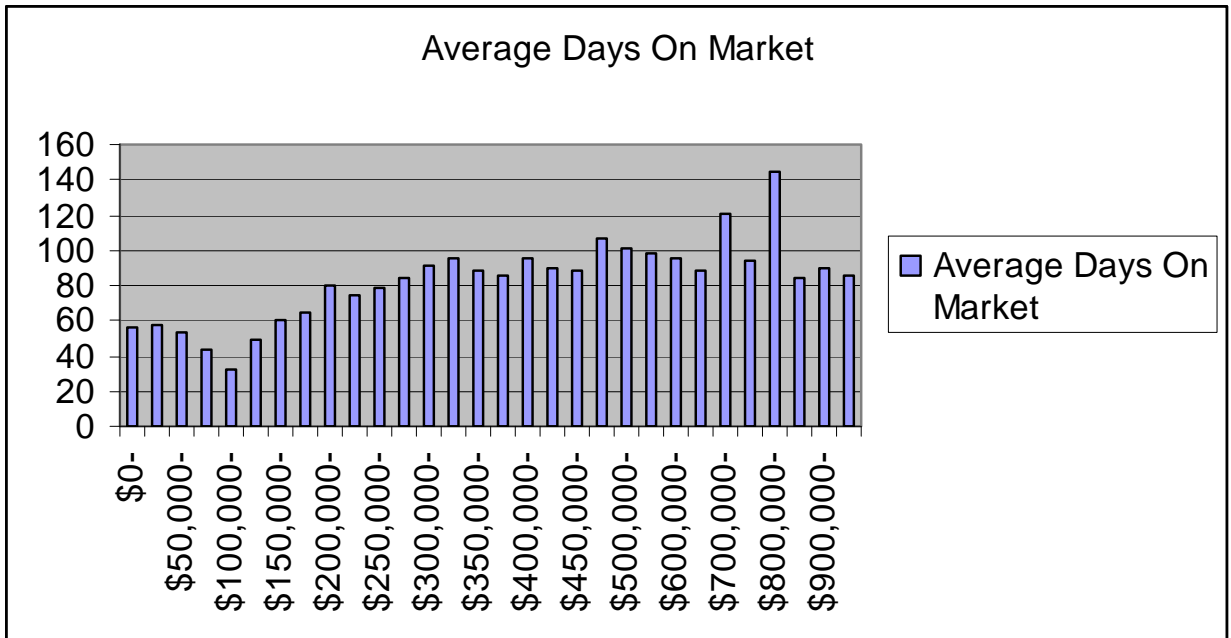


The most popular home purchased in York County remains single family detached with 66% of the market. However this number has decreased compared to 2004 when 71% of the homes purchased in York County were single family detached. Semi-detached/Attached and condominiums are capturing more of the sold market at 32% up from 26% in 2004.

York County



In 2007 47% of the homes sold between \$100,000 - \$200,000.
 38% of the homes sold were priced over \$200,000.

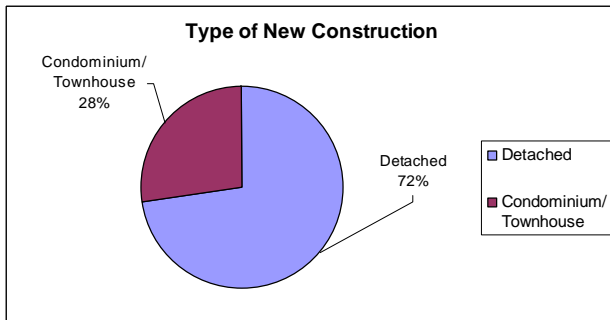


The Average Days on Market for York County was 61 days in 2007, up from 51 days in 2006.

York County: New Home Sale Construction

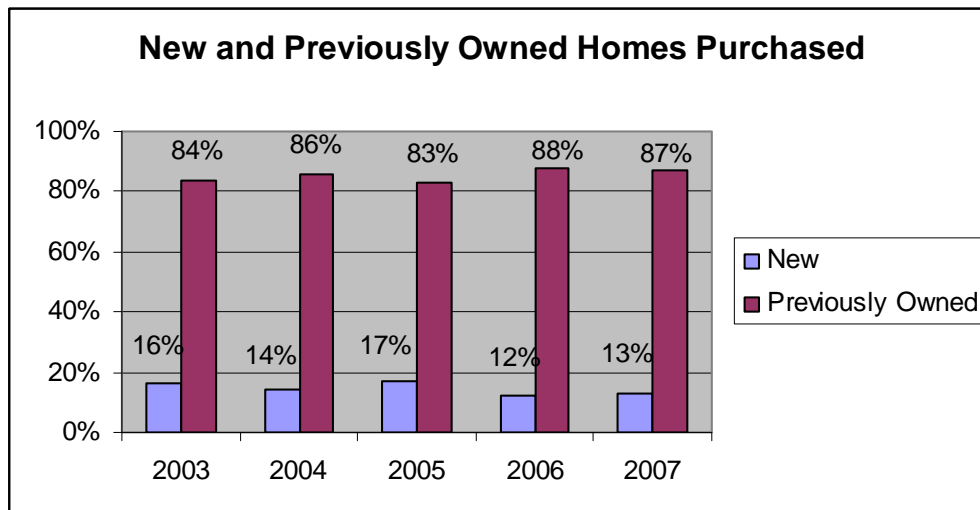
New home construction sales information was taken from the York County Tax Records. The RAYAC Multi-List System only captures a part of the new construction market, i.e. transactions in which a REALTOR was involved. The numbers from the York County Tax Records reflect a more accurate picture of the home sales of the new construction market.

| Type | Number Sold | Median Sold Price | Median Finished Square Ft | \$/Square Ft | Median Acentage |
|------------------------|-------------|-------------------|---------------------------|--------------|-----------------|
| Detached | 1080 | \$ 305,000 | 2610 | \$ 116.73 | 0.3398 |
| Condominium/ Townhouse | 410 | \$ 174,760 | 1600 | \$ 111.84 | 0.0294 |



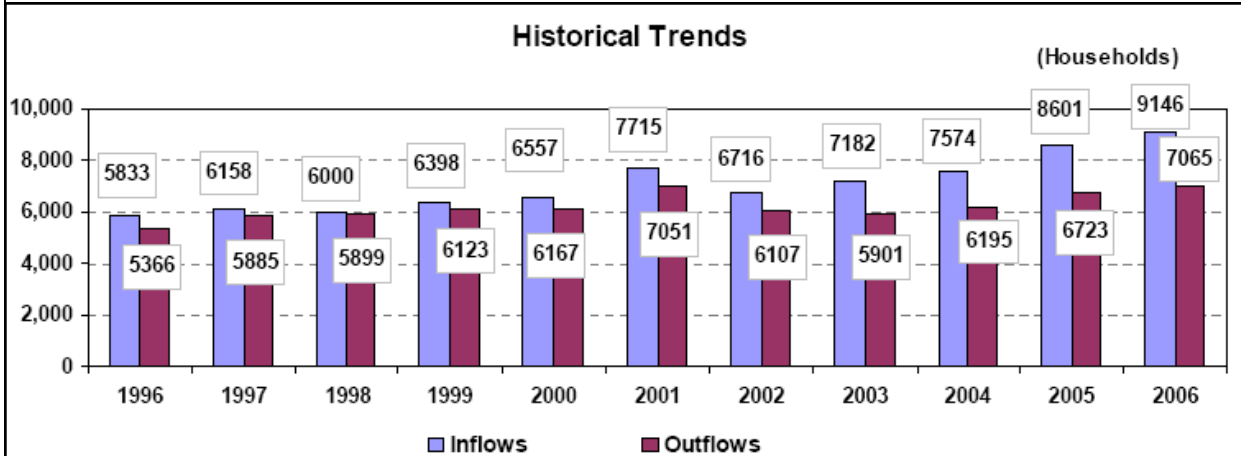
York County Number of New Home Sales by School District

| | |
|--------------------------|-------------|
| Central | 145 |
| Dallastown | 134 |
| Dover | 168 |
| Eastern | 23 |
| Hanover | 7 |
| Northeastern | 155 |
| Northern | 84 |
| Red Lion | 101 |
| South Eastern | 54 |
| South Western | 45 |
| Southern | 104 |
| Spring Grove | 241 |
| West Shore | 43 |
| West York | 95 |
| York City | 20 |
| York Suburban | 71 |
| Total York County | 1490 |



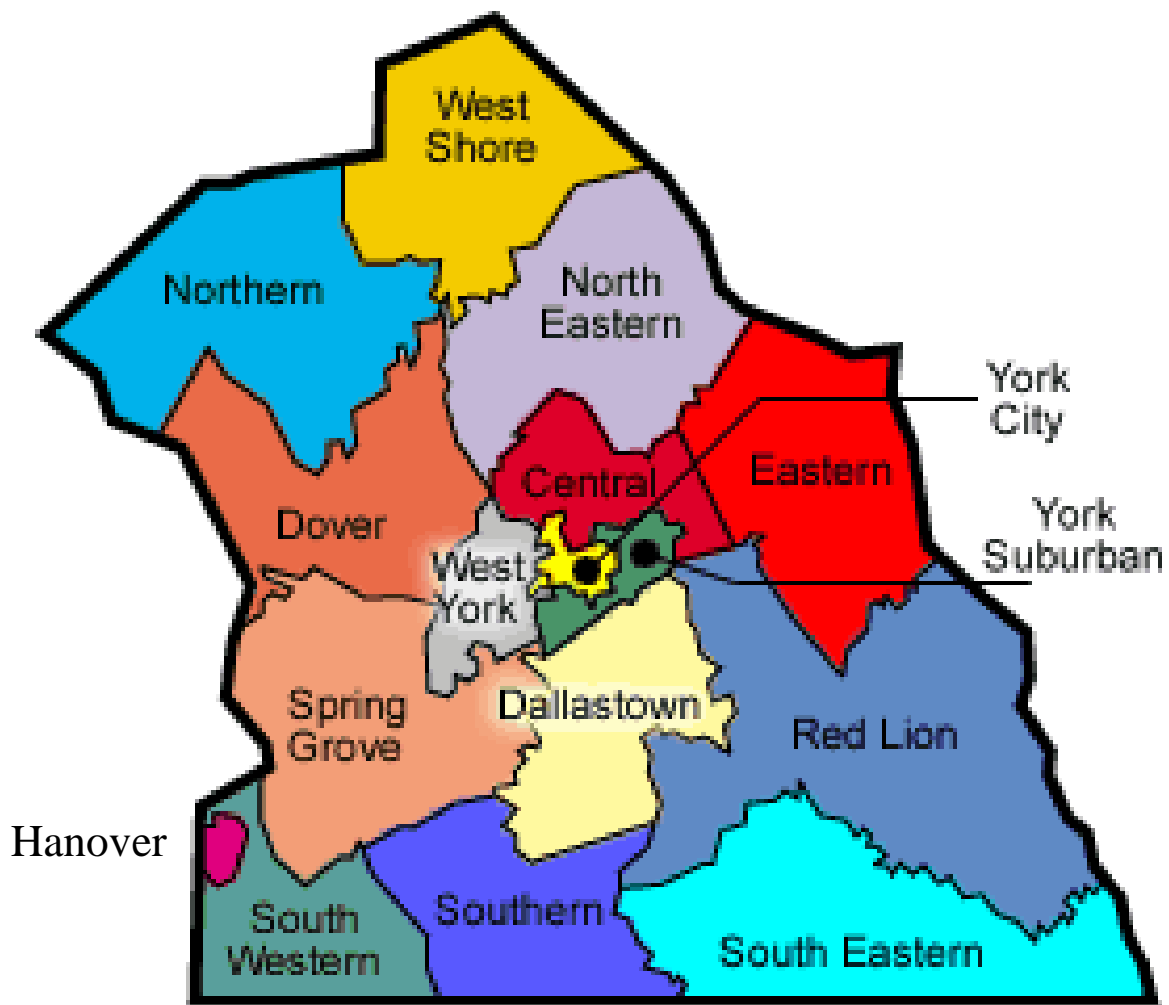
Who Is Moving Into York County?

For the year 2006, 48% of the households moving into York County were from other counties in Pennsylvania and 41% were from Maryland. The information below is provided by the National Association of REALTORS relocation report. The information pinpoints where relocation clients are moving from and where they are going, on a county-to-county basis. In addition, it highlights the median incomes of households arriving and leaving each county. Interestingly, the study also showed households moving to York County from New York, Virginia, Delaware, North Carolina, Arizona, California, Nevada, Florida, Connecticut, New Jersey, Ohio, West Virginia, Washington, South Carolina, Illinois and Hawaii.



| Inflows | | | | Outflows | | |
|----------------|---------------------------------|------------------------|---------------------|-------------------------------|------------------------|---------------------|
| | <i>Counties Relocating from</i> | <i># of Households</i> | <i>Income Index</i> | <i>Counties Relocating to</i> | <i># of Households</i> | <i>Income Index</i> |
| 1 | Baltimore County, MD | 1139 | 113 | Cumberland County, PA | 806 | 77 |
| 2 | Adams County, PA | 799 | 71 | Adams County, PA | 668 | 68 |
| 3 | Cumberland County, PA | 783 | 98 | Lancaster County, PA | 555 | 80 |
| 4 | Lancaster County, PA | 548 | 78 | Dauphin County, PA | 475 | 63 |
| 5 | Carroll County, MD | 462 | 103 | Baltimore County, MD | 275 | 111 |
| 6 | Dauphin County, PA | 451 | 77 | Harford County, MD | 131 | 77 |
| 7 | Harford County, MD | 433 | 109 | Carroll County, MD | 107 | 81 |
| 8 | Anne Arundel County, MD | 306 | 115 | Philadelphia County, PA | 98 | 63 |
| 9 | Baltimore City, MD | 301 | 111 | Baltimore City, MD | 94 | 65 |
| 10 | Howard County, MD | 125 | 149 | Allegheny County, PA | 70 | 104 |

Real Estate Activity By School District



Central York School District

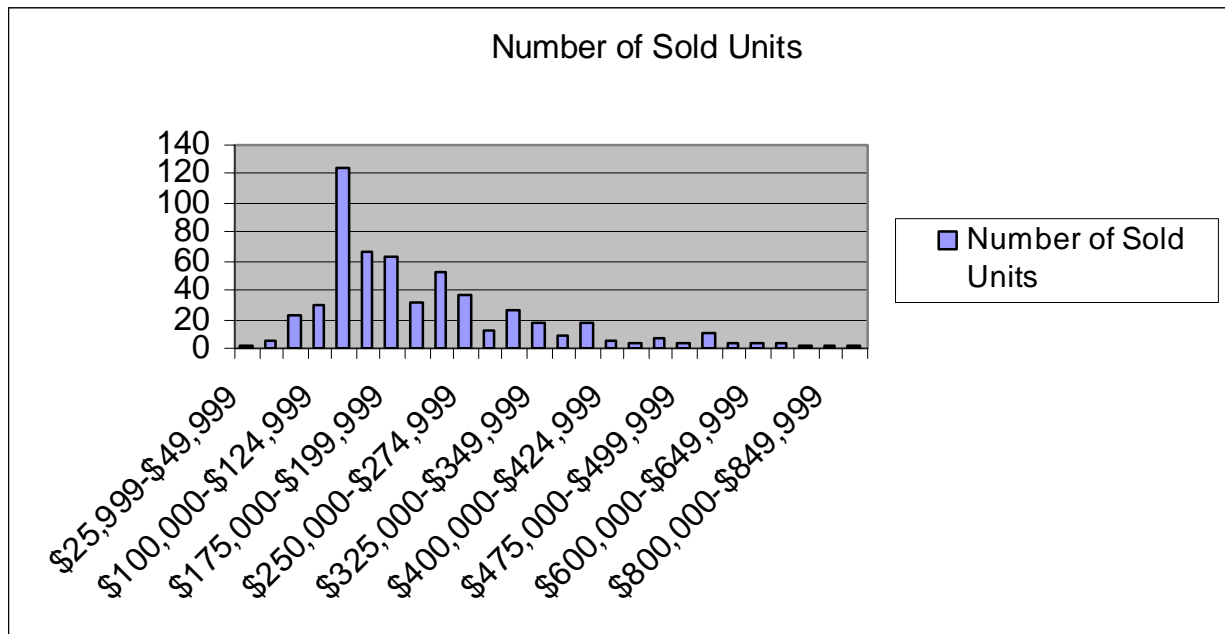
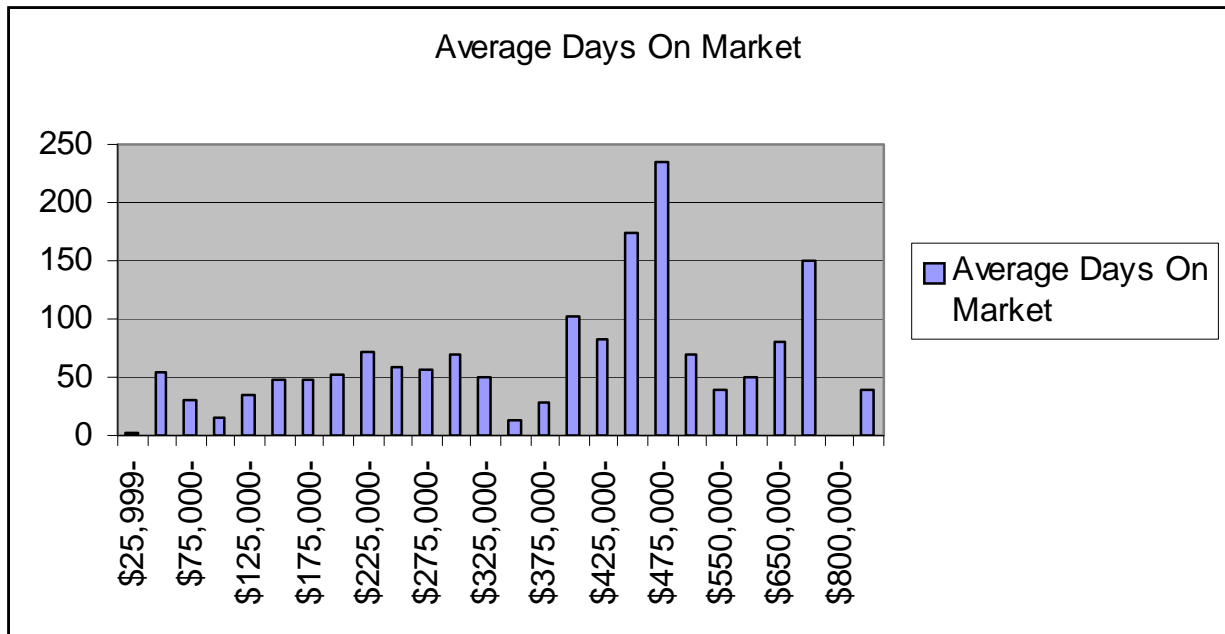
| Type | No. Sold | Median Price | Average Day on Market |
|------------------------|----------|--------------|-----------------------|
| Detached | 385 | \$230,000 | 52 |
| Semi-Detached/Attached | 105 | \$136,500 | 32 |
| Farm | 0 | 0 | 0 |
| Condominium | 65 | \$158,000 | 63 |
| Mobile Home w/ Land | 2 | \$86,200 | 16 |
| Other | 0 | 0 | 0 |
| Grand Total | 557 | \$184,900 | 50 |

| Price Range | Number of Sold Units | Average Days On Market |
|---------------------|----------------------|------------------------|
| \$25,999-\$49,999 | 2 | 2 |
| \$50,000-\$74,999 | 6 | 55 |
| \$75,000-\$99,999 | 23 | 31 |
| \$100,000-\$124,999 | 29 | 16 |
| \$125,000-\$149,999 | 124 | 34 |
| \$150,000-\$174,999 | 66 | 47 |
| \$175,000-\$199,999 | 63 | 47 |
| \$200,000-\$224,999 | 31 | 52 |
| \$225,000-\$249,999 | 52 | 72 |
| \$250,000-\$274,999 | 37 | 59 |
| \$275,000-\$299,999 | 13 | 56 |
| \$300,000-\$324,999 | 26 | 70 |
| \$325,000-\$349,999 | 18 | 50 |
| \$350,000-\$374,999 | 8 | 12 |
| \$375,000-\$399,999 | 17 | 29 |
| \$400,000-\$424,999 | 6 | 103 |
| \$425,000-\$449,999 | 4 | 83 |
| \$450,000-\$474,999 | 7 | 173 |
| \$475,000-\$499,999 | 3 | 235 |
| \$500,000-\$549,999 | 10 | 69 |
| \$550,000-\$599,999 | 3 | 39 |
| \$600,000-\$649,999 | 3 | 50 |
| \$650,000-\$699,999 | 3 | 80 |
| \$750,000-\$799,999 | 1 | 151 |
| \$800,000-\$849,999 | 1 | 0 |
| \$900,000-\$999,998 | 1 | 40 |

Central York School District

In the Central York School District there were 557 homes sold in 2007 for a total dollar volume of \$124,058,796. The number of homes sold in 2007 decreased by 13% from 2006.

The median home sale price remained at \$184,900. Central York was one of the fastest selling markets in York County with an average days on market at 50 days.



Dallastown Area School District

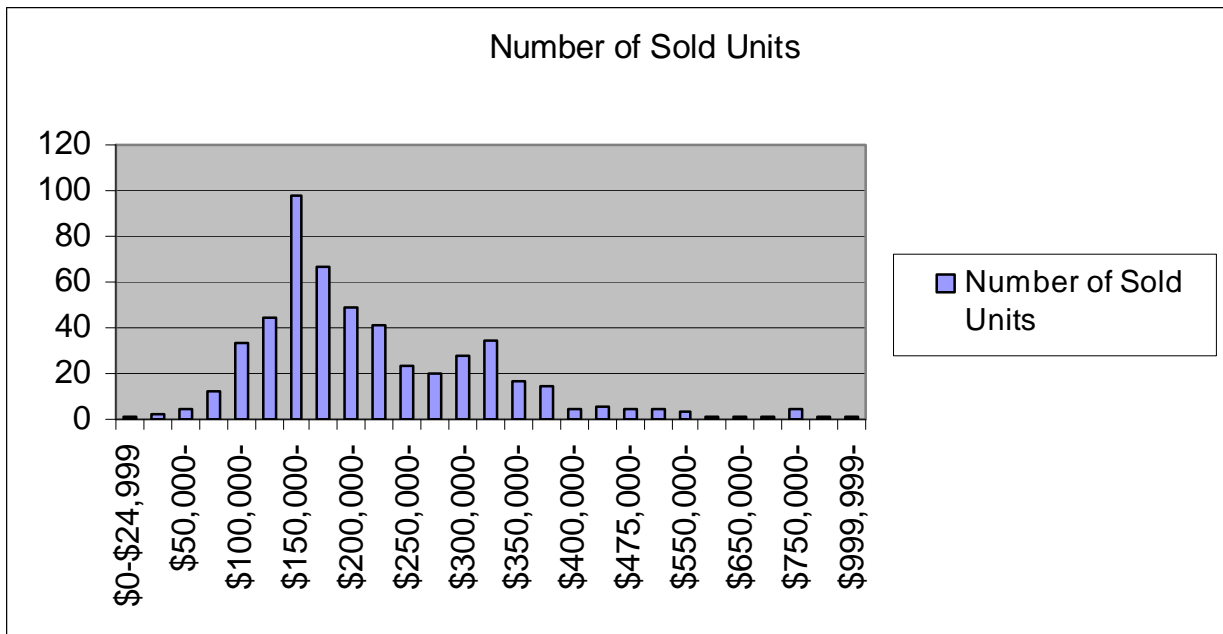
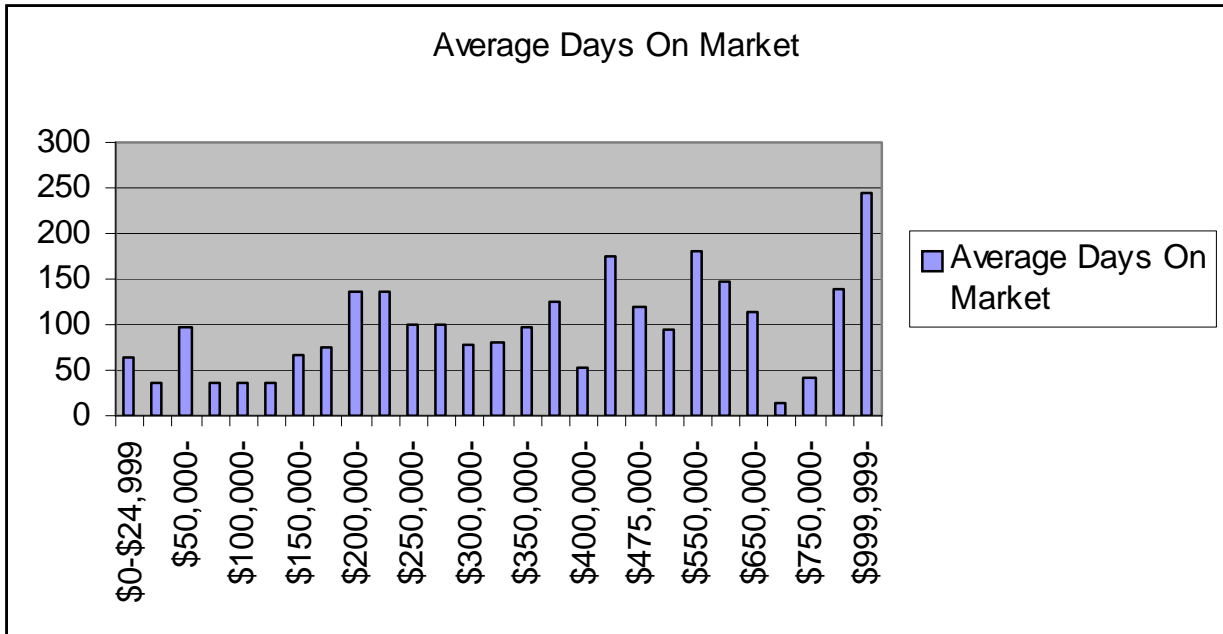
| Type | No. Sold | Median Price | Average Day on Market |
|------------------------|----------|--------------|-----------------------|
| Detached | 334 | \$225,500 | 67 |
| Semi-Detached/Attached | 105 | \$167,500 | 131 |
| Farm | 0 | 0 | 0 |
| Condominium | 79 | \$165,054 | 98 |
| Mobile Home w/ Land | 1 | \$80,000 | 158 |
| Other | 0 | 0 | 0 |
| Grand Total | 519 | \$199,900 | 85 |

| Price Range | Number of Sold Units | Average Days On Market |
|-----------------------|----------------------|------------------------|
| \$0-\$24,999 | 1 | 63 |
| \$25,999-\$49,999 | 2 | 35 |
| \$50,000-\$74,999 | 4 | 97 |
| \$75,000-\$99,999 | 12 | 36 |
| \$100,000-\$124,999 | 33 | 35 |
| \$125,000-\$149,999 | 44 | 36 |
| \$150,000-\$174,999 | 98 | 67 |
| \$175,000-\$199,999 | 67 | 76 |
| \$200,000-\$224,999 | 49 | 136 |
| \$225,000-\$249,999 | 41 | 135 |
| \$250,000-\$274,999 | 23 | 99 |
| \$275,000-\$299,999 | 20 | 101 |
| \$300,000-\$324,999 | 28 | 78 |
| \$325,000-\$349,999 | 34 | 80 |
| \$350,000-\$374,999 | 17 | 96 |
| \$375,000-\$399,999 | 14 | 124 |
| \$400,000-\$424,999 | 5 | 52 |
| \$425,000-\$449,999 | 6 | 176 |
| \$475,000-\$499,999 | 5 | 120 |
| \$500,000-\$549,999 | 4 | 95 |
| \$550,000-\$599,999 | 3 | 181 |
| \$600,000-\$649,999 | 1 | 148 |
| \$650,000-\$699,999 | 1 | 113 |
| \$700,000-\$749,999 | 1 | 14 |
| \$750,000-\$799,999 | 4 | 42 |
| \$850,000-\$899,999 | 1 | 138 |
| \$999,999-\$9,999,999 | 1 | 244 |

Dallastown Area School District

In the Dallastown Area School District there were 519 homes sold in 2007 for a total dollar volume of \$121,520,122. The number of homes sold in 2007 decreased by 20% from 2006.

The 2007 median home sale price remained at \$199,900. Dallastown Area School District had the highest days on market in York County, reaching an average of 85 days.



Dover Area School District

| Type | No. Sold | Median Price | Average Day on Market |
|------------------------|----------|--------------|-----------------------|
| Detached | 302 | \$189,894 | 50 |
| Semi-Detached/Attached | 100 | \$138,950 | 61 |
| Farm | 3 | \$390,000 | 35 |
| Condominium | 19 | \$144,900 | 108 |
| Mobile Home w/ Land | 3 | \$63,000 | 55 |
| Other | 1 | \$121,900 | 25 |
| Grand Total | 428 | \$176,550 | 55 |

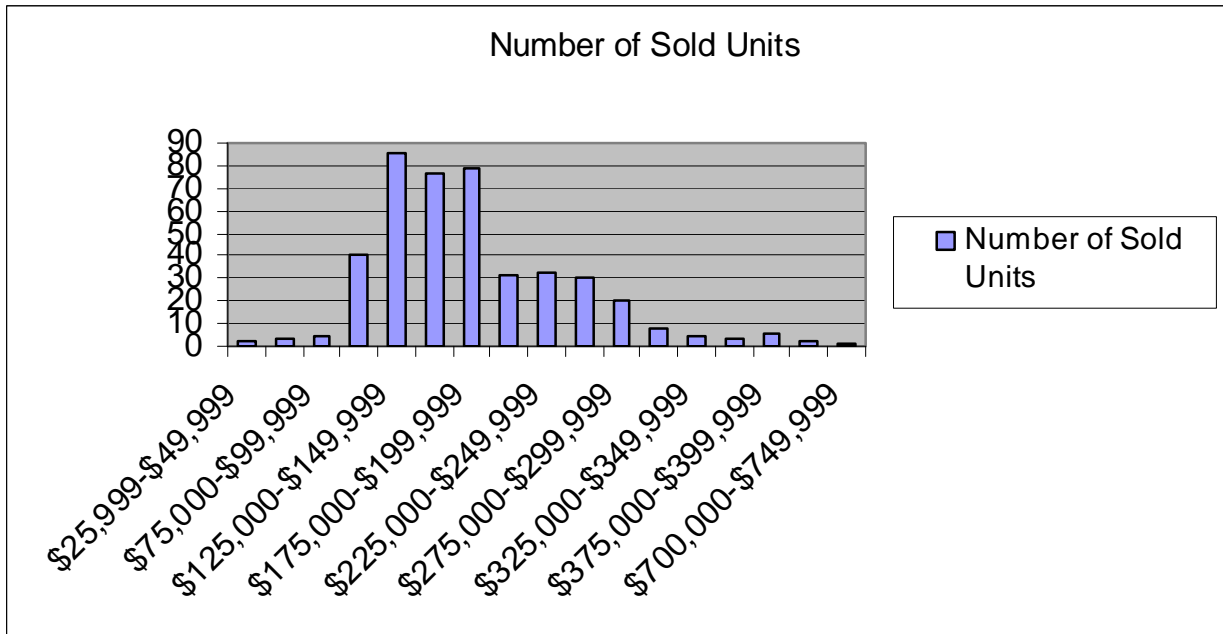
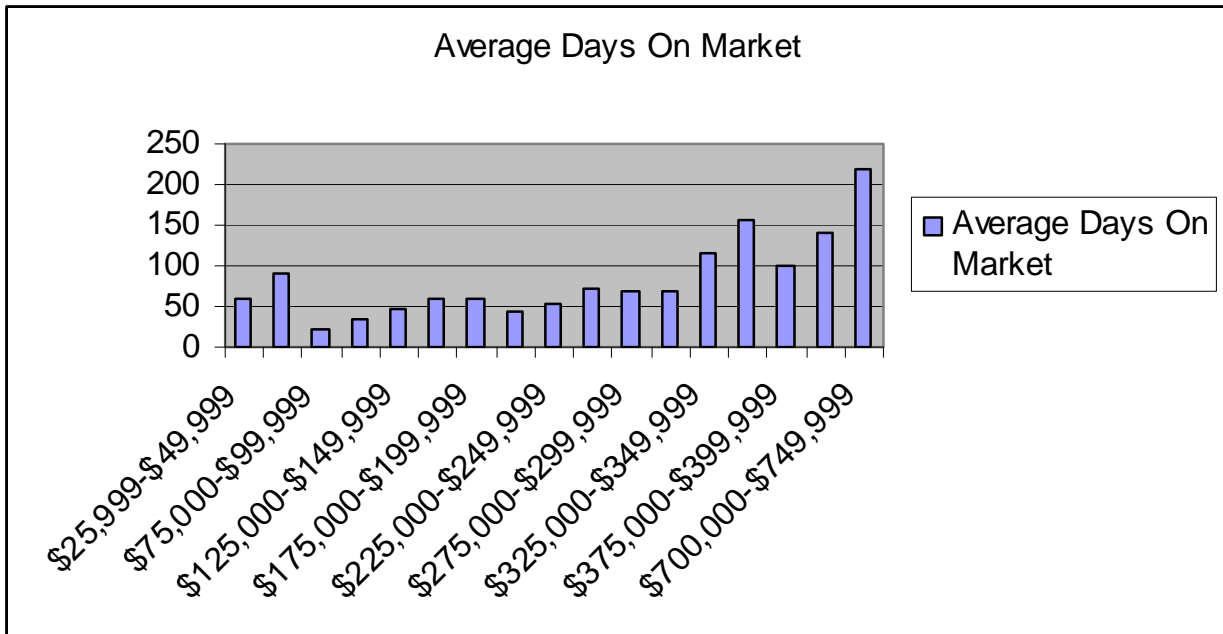
| Price Range | Number of Sold Units | Average Days On Market |
|---------------------|----------------------|------------------------|
| \$25,999-\$49,999 | 2 | 59 |
| \$50,000-\$74,999 | 3 | 90 |
| \$75,000-\$99,999 | 4 | 23 |
| \$100,000-\$124,999 | 41 | 35 |
| \$125,000-\$149,999 | 85 | 47 |
| \$150,000-\$174,999 | 76 | 60 |
| \$175,000-\$199,999 | 79 | 58 |
| \$200,000-\$224,999 | 31 | 44 |
| \$225,000-\$249,999 | 33 | 53 |
| \$250,000-\$274,999 | 30 | 73 |
| \$275,000-\$299,999 | 20 | 69 |
| \$300,000-\$324,999 | 8 | 68 |
| \$325,000-\$349,999 | 4 | 117 |
| \$350,000-\$374,999 | 3 | 156 |
| \$375,000-\$399,999 | 6 | 100 |
| \$500,000-\$549,999 | 2 | 142 |
| \$700,000-\$749,999 | 1 | 218 |

Dover Area School District

In the Dover Area School District there were 428 homes sold in 2007 for a total dollar volume of \$81,506,512. The number of homes sold in 2007 decreased by 7% from 2006 sales figures.

The median home sale price increased by 9% over 2006 sales, reaching \$176,550 in 2007.

The Average Days On market was 55 days.



Eastern York School District

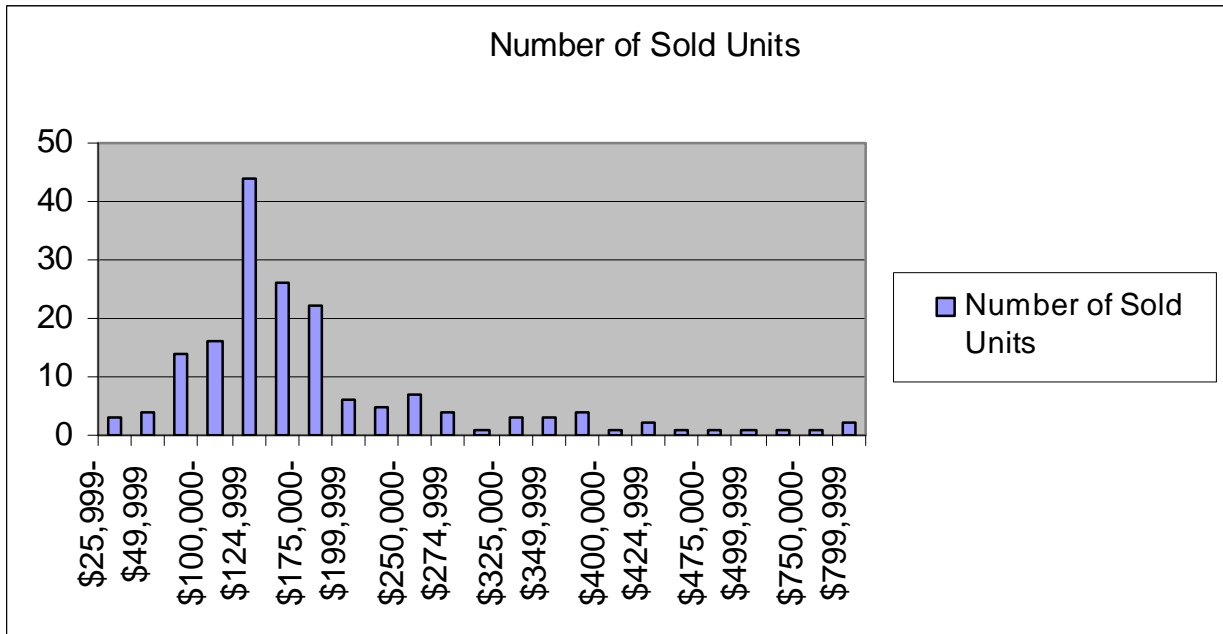
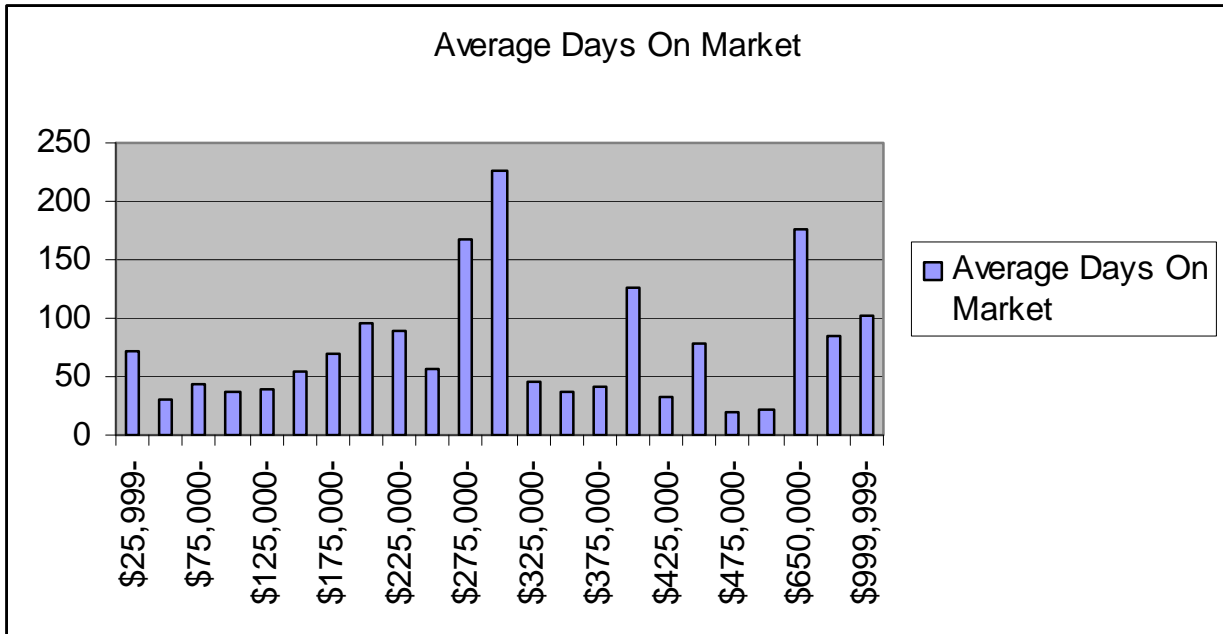
| Type | No. Sold | Median Price | Average Day on Market |
|------------------------|----------|--------------|-----------------------|
| Detached | 128 | \$174,950 | 63 |
| Semi-Detached/Attached | 32 | \$129,400 | 34 |
| Farm | 0 | \$0 | 0 |
| Condominium | 8 | \$153,000 | 70 |
| Mobile Home w/ Land | 4 | \$74,700 | 37 |
| Other | 0 | \$0 | 0 |
| Grand Total | 172 | \$155,450 | 57 |

| Price Range | Number of Sold Units | Average Days On Market |
|-----------------------|----------------------|------------------------|
| \$25,999-\$49,999 | 3 | 72 |
| \$50,000-\$74,999 | 4 | 30 |
| \$75,000-\$99,999 | 14 | 44 |
| \$100,000-\$124,999 | 16 | 38 |
| \$125,000-\$149,999 | 44 | 40 |
| \$150,000-\$174,999 | 26 | 54 |
| \$175,000-\$199,999 | 22 | 69 |
| \$200,000-\$224,999 | 6 | 96 |
| \$225,000-\$249,999 | 5 | 89 |
| \$250,000-\$274,999 | 7 | 57 |
| \$275,000-\$299,999 | 4 | 167 |
| \$300,000-\$324,999 | 1 | 227 |
| \$325,000-\$349,999 | 3 | 45 |
| \$350,000-\$374,999 | 3 | 37 |
| \$375,000-\$399,999 | 4 | 42 |
| \$400,000-\$424,999 | 1 | 126 |
| \$425,000-\$449,999 | 2 | 33 |
| \$450,000-\$474,999 | 1 | 79 |
| \$475,000-\$499,999 | 1 | 20 |
| \$500,000-\$549,999 | 1 | 21 |
| \$650,000-\$699,999 | 1 | 177 |
| \$750,000-\$799,999 | 1 | 85 |
| \$999,999-\$9,999,999 | 2 | 102 |

Eastern York School District

In the Eastern York School District there were 172 homes sold in 2007 for a total dollar volume of \$34,631,639. Eastern York School District had one of the largest drops in number of home sales in 2007 decreasing by 24% from 2006 sales figures. The median home sale price increased by 1% over 2006 sales, reaching \$155,450 in 2007.

The Average Days on market was 57 days.



Hanover Public School District

| Type | No. Sold | Median Price | Average Day on Market |
|------------------------|------------|------------------|-----------------------|
| Detached | 104 | \$176,250 | 68 |
| Semi-Detached/Attached | 65 | \$127,659 | 62 |
| Farm | 0 | \$0 | 0 |
| Condominium | 8 | \$184,950 | 102 |
| Mobile Home w/ Land | 0 | \$0 | 0 |
| Other | | \$129,500 | 47 |
| | | | |
| Grand Total | 178 | \$160,400 | 67 |

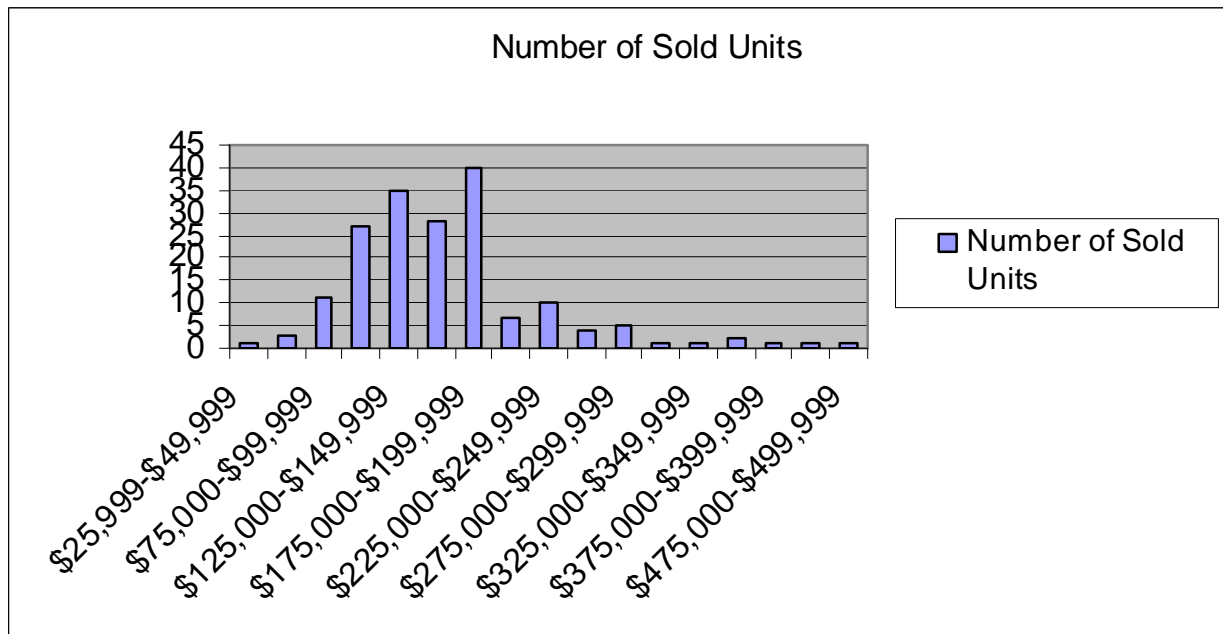
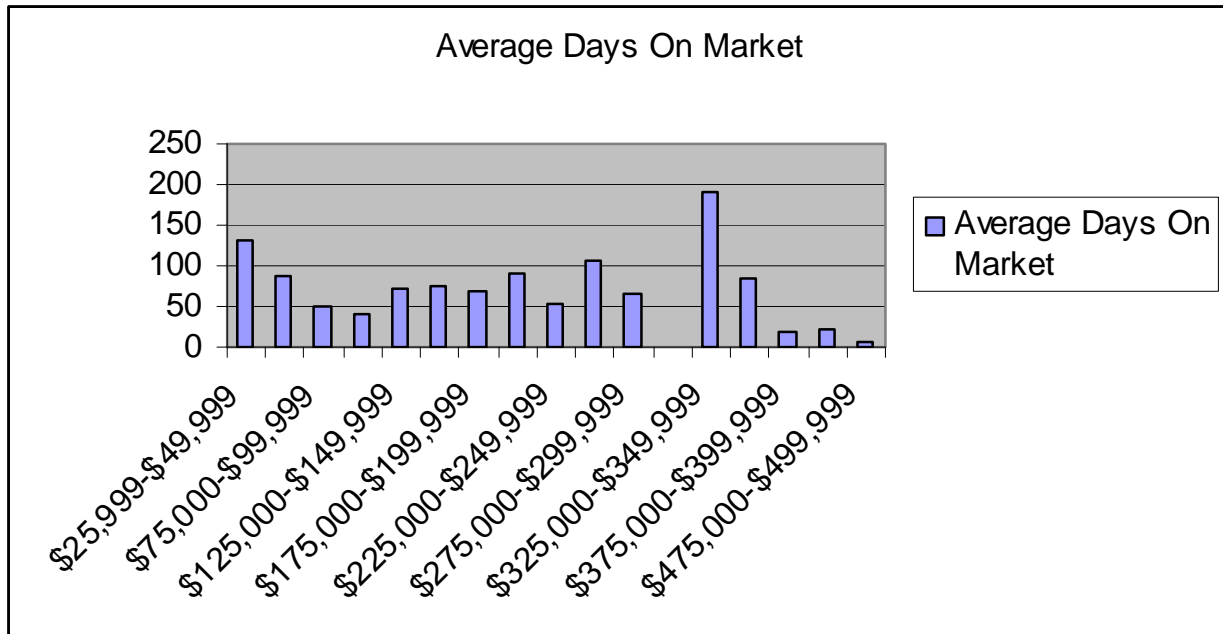
| Price Range | Number of Sold Units | Average Days On Market |
|---------------------|----------------------|------------------------|
| \$25,999-\$49,999 | 1 | 130 |
| \$50,000-\$74,999 | 3 | 88 |
| \$75,000-\$99,999 | 11 | 51 |
| \$100,000-\$124,999 | 27 | 42 |
| \$125,000-\$149,999 | 35 | 73 |
| \$150,000-\$174,999 | 28 | 76 |
| \$175,000-\$199,999 | 40 | 70 |
| \$200,000-\$224,999 | 7 | 91 |
| \$225,000-\$249,999 | 10 | 54 |
| \$250,000-\$274,999 | 4 | 106 |
| \$275,000-\$299,999 | 5 | 65 |
| \$300,000-\$324,999 | 1 | 0 |
| \$325,000-\$349,999 | 1 | 191 |
| \$350,000-\$374,999 | 2 | 85 |
| \$375,000-\$399,999 | 1 | 20 |
| \$425,000-\$44,9999 | 1 | 21 |
| \$475,000-\$499,999 | 1 | 7 |

Hanover Public School District

The Hanover Public School District had 178 homes sold in 2007 for a total dollar volume of \$30,316,892. The number of homes sold in 2007 decreased by 9% from 2006.

The median home sale price reflected one of the lower priced markets in York County at \$160,400 in 2007. This reflects no change over the 2006 median sold price.

The Average Days on market was 67 days.



Northeastern School District

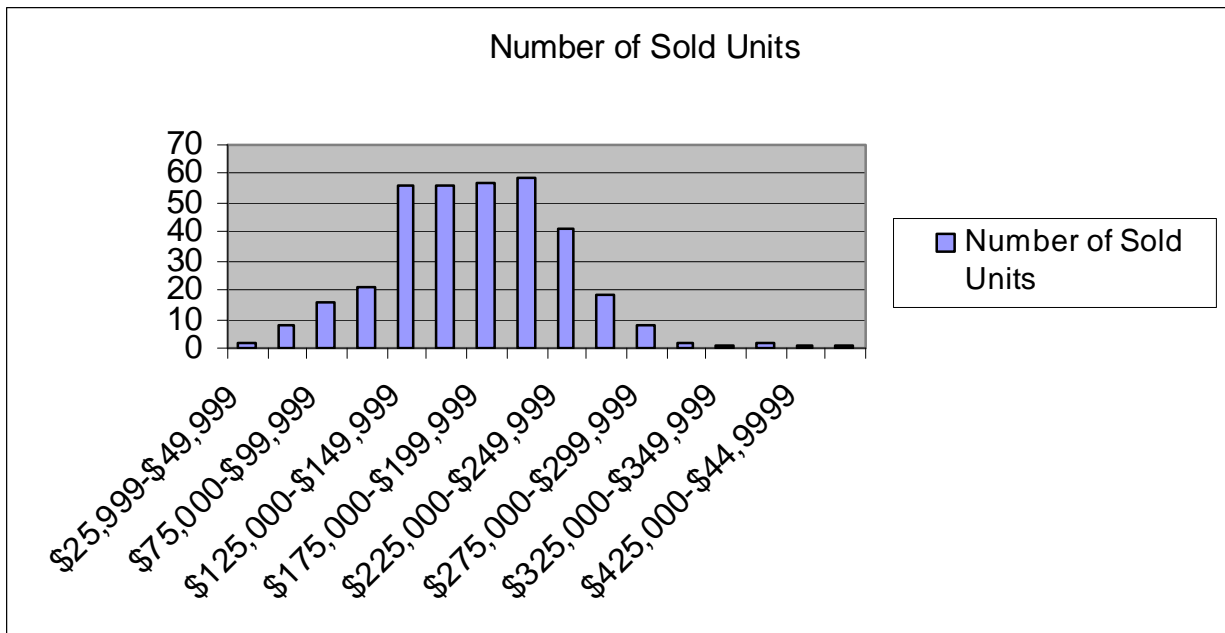
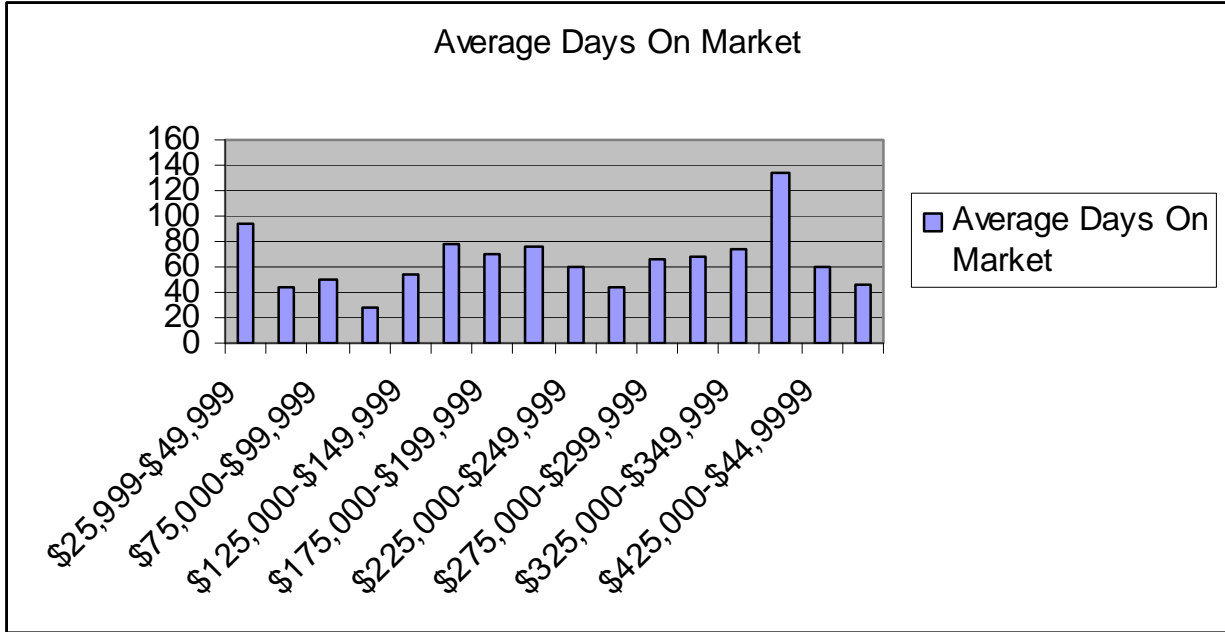
| Type | No. Sold | Median Price | Average Day on Market |
|------------------------|----------|--------------|-----------------------|
| Detached | 288 | \$195,000 | 59 |
| Semi-Detached/Attached | 45 | \$144,400 | 100 |
| Farm | 1 | \$250,000 | 28 |
| Condominium | 8 | \$126,500 | 41 |
| Mobile Home w/ Land | 7 | \$119,900 | 73 |
| Other | 0 | \$0 | 0 |
| Grand Total | 349 | \$183,900 | 64 |

| Price Range | Number of Sold Units | Average Days On Market |
|---------------------|----------------------|------------------------|
| \$25,999-\$49,999 | 2 | 94 |
| \$50,000-\$74,999 | 8 | 44 |
| \$75,000-\$99,999 | 16 | 50 |
| \$100,000-\$124,999 | 21 | 29 |
| \$125,000-\$149,999 | 56 | 55 |
| \$150,000-\$174,999 | 56 | 78 |
| \$175,000-\$199,999 | 57 | 70 |
| \$200,000-\$224,999 | 59 | 77 |
| \$225,000-\$249,999 | 41 | 60 |
| \$250,000-\$274,999 | 18 | 44 |
| \$275,000-\$299,999 | 8 | 67 |
| \$300,000-\$324,999 | 2 | 68 |
| \$325,000-\$349,999 | 1 | 74 |
| \$400,000-\$424,999 | 2 | 135 |
| \$425,000-\$44,9999 | 1 | 61 |
| \$500,000-\$549,999 | 1 | 46 |

Northeastern School District

In Northeastern School District there were 349 homes sold in 2007 for a total dollar volume of \$64,332,998. The number of homes sold in 2007 decreased by 8% from 2006.

The median home sale price increased by 3% over 2006 sales, reaching \$183,900 in 2007. Average days on market was 64 days.



Northern York County School District

| Type | No. Sold | Median Price | Average Day on Market |
|------------------------|-----------|------------------|-----------------------|
| Detached | 76 | \$250,450 | 71 |
| Semi-Detached/Attached | 8 | \$124,950 | 29 |
| Farm | 2 | \$434,500 | 58 |
| Condominium | 2 | \$103,500 | 52 |
| Mobile Home w/ Land | 3 | \$62,000 | 45 |
| Other | 0 | \$0 | 0 |
| | | | |
| Grand Total | 91 | \$239,900 | 66 |

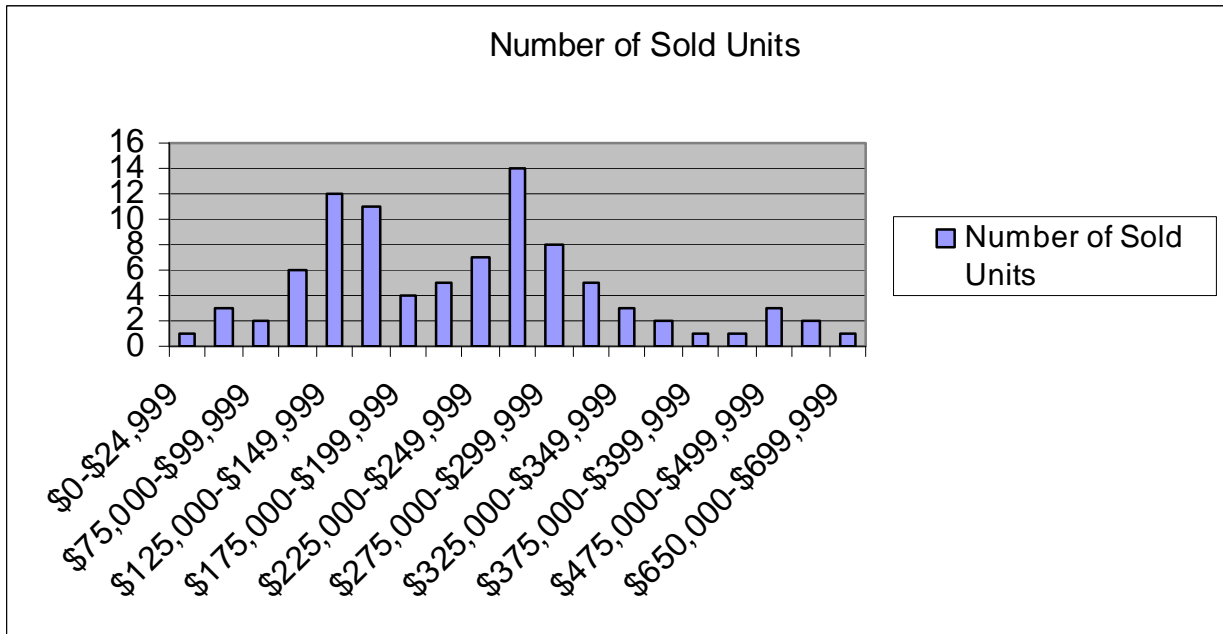
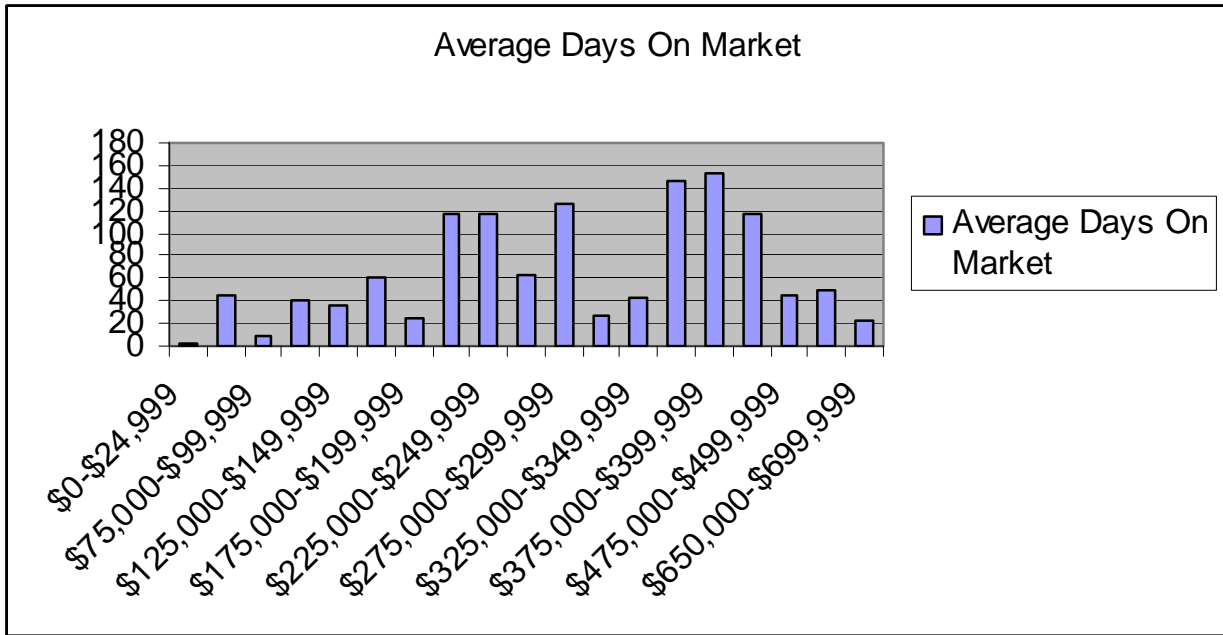
| Price Range | Number of Sold Units | Average Days On Market |
|---------------------|----------------------|------------------------|
| \$0-\$24,999 | 1 | 2 |
| \$50,000-\$74,999 | 3 | 44 |
| \$75,000-\$99,999 | 2 | 9 |
| \$100,000-\$124,999 | 6 | 40 |
| \$125,000-\$149,999 | 12 | 36 |
| \$150,000-\$174,999 | 11 | 60 |
| \$175,000-\$199,999 | 4 | 25 |
| \$200,000-\$224,999 | 5 | 116 |
| \$225,000-\$249,999 | 7 | 116 |
| \$250,000-\$274,999 | 14 | 63 |
| \$275,000-\$299,999 | 8 | 125 |
| \$300,000-\$324,999 | 5 | 28 |
| \$325,000-\$349,999 | 3 | 43 |
| \$350,000-\$374,999 | 2 | 147 |
| \$375,000-\$399,999 | 1 | 153 |
| \$450,000-\$474,999 | 1 | 116 |
| \$475,000-\$499,999 | 3 | 45 |
| \$550,000-\$599,999 | 2 | 49 |
| \$650,000-\$699,999 | 1 | 23 |

Northern York County School District

In the Northern York County School District there were 91 homes sold in 2007 for a total dollar volume of \$21,463,410.

The median home sale price increased by 26% over 2006 sales, reaching \$239,900 in 2007. Average days on market was 66 days.

**Northern School District is covered by two MLS systems and this is the information reported from the RAYAC MLS system.*



Red Lion Area School District

| Type | No. Sold | Median Price | Average Day on Market |
|------------------------|----------|--------------|-----------------------|
| Detached | 314 | \$205,000 | 65 |
| Semi-Detached/Attached | 66 | \$118,500 | 66 |
| Farm | 5 | \$650,000 | 85 |
| Condominium | 13 | \$142,000 | 30 |
| Mobile Home w/ Land | 6 | \$112,825 | 49 |
| Other | 1 | \$164,700 | 78 |
| Grand Total | 405 | \$192,900 | 64 |

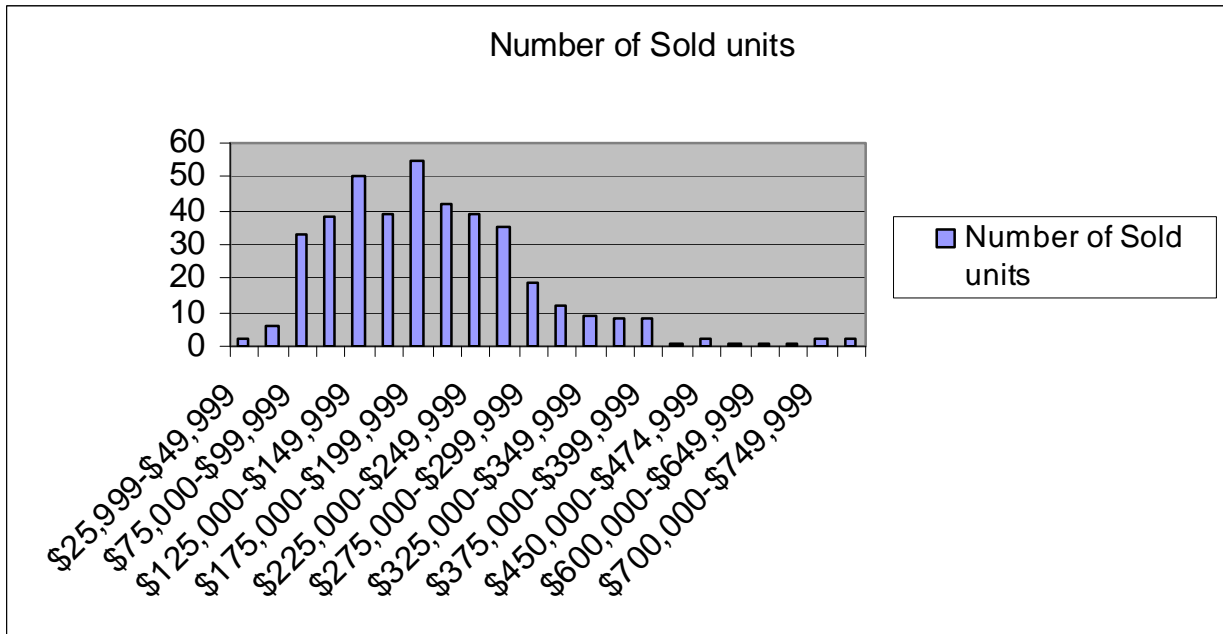
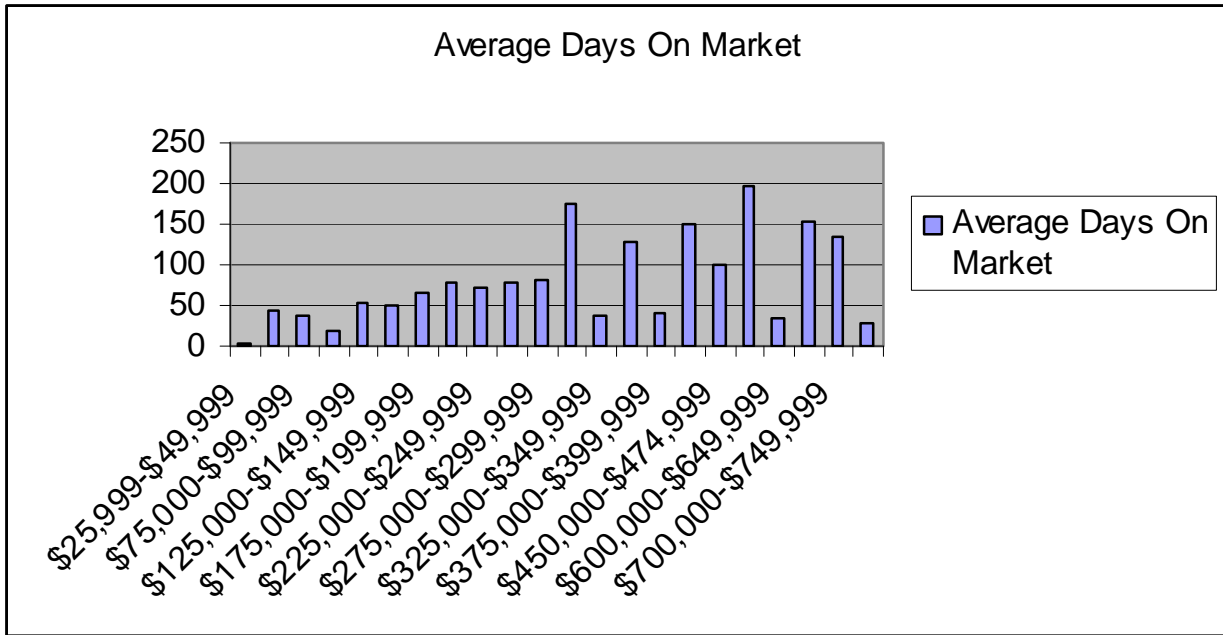
| Price Range | Number of Sold units | Average Days On Market |
|-----------------------|----------------------|------------------------|
| \$25,999-\$49,999 | 2 | 4 |
| \$50,000-\$74,999 | 6 | 44 |
| \$75,000-\$99,999 | 33 | 38 |
| \$100,000-\$124,999 | 38 | 20 |
| \$125,000-\$149,999 | 50 | 54 |
| \$150,000-\$174,999 | 39 | 50 |
| \$175,000-\$199,999 | 55 | 65 |
| \$200,000-\$224,999 | 42 | 79 |
| \$225,000-\$249,999 | 39 | 72 |
| \$250,000-\$274,999 | 35 | 78 |
| \$275,000-\$299,999 | 19 | 80 |
| \$300,000-\$324,999 | 12 | 176 |
| \$325,000-\$349,999 | 9 | 36 |
| \$350,000-\$374,999 | 8 | 129 |
| \$375,000-\$399,999 | 8 | 42 |
| \$425,000-\$449,999 | 1 | 149 |
| \$450,000-\$474,999 | 2 | 101 |
| \$500,000-\$549,999 | 1 | 196 |
| \$600,000-\$649,999 | 1 | 35 |
| \$650,000-\$699,999 | 1 | 153 |
| \$700,000-\$749,999 | 2 | 134 |
| \$999,999-\$9,999,999 | 2 | 29 |

Red Lion Area School District

The Red Lion Area School District had 405 homes sold in 2007 for a total dollar volume of \$84,676,138. Red Lion experienced one of the largest decreases in number of homes sold in 2007 with the number dropping by 18% over 2006 sales.

The median home sale price increased by 10% over 2006 sales, reaching \$192,900 in 2007.

Average days on market was 64 days.



South Eastern School District

| Type | No. Sold | Median Price | Average Day on Market |
|------------------------|----------|--------------|-----------------------|
| Detached | 161 | \$230,000 | 80 |
| Semi-Detached/Attached | 7 | \$134,900 | 63 |
| Farm | 5 | \$535,000 | 79 |
| Condominium | 17 | \$218,000 | 95 |
| Mobile Home w/ Land | 7 | \$137,000 | 76 |
| Other | 0 | \$0 | 0 |
| Grand Total | 197 | \$224,900 | 80 |

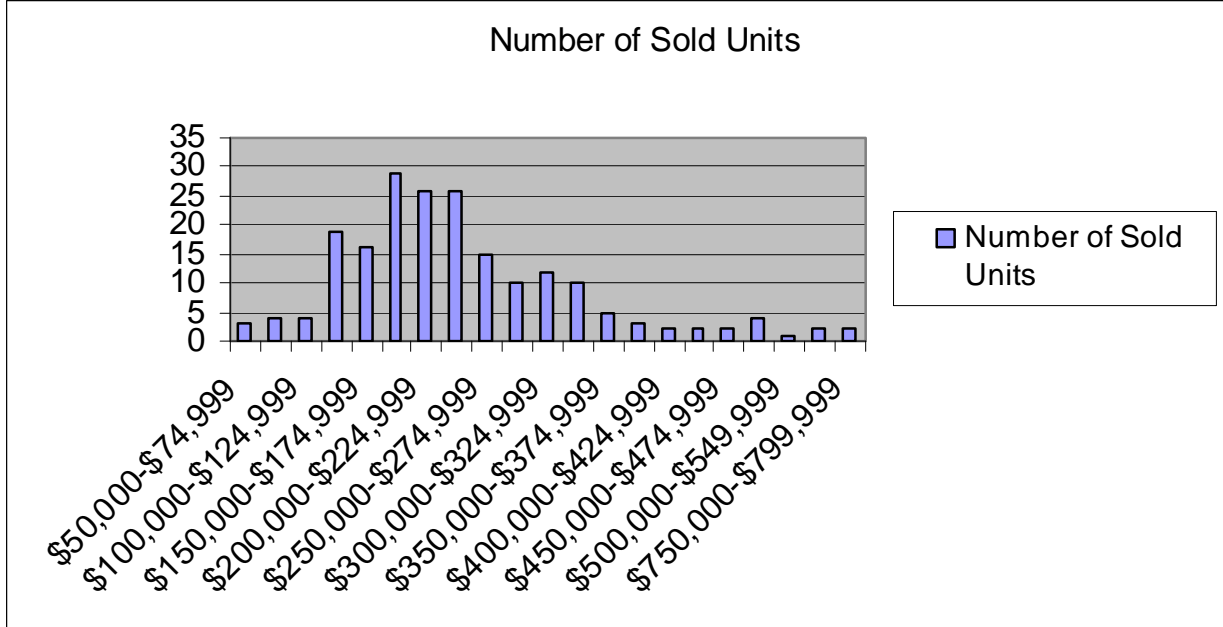
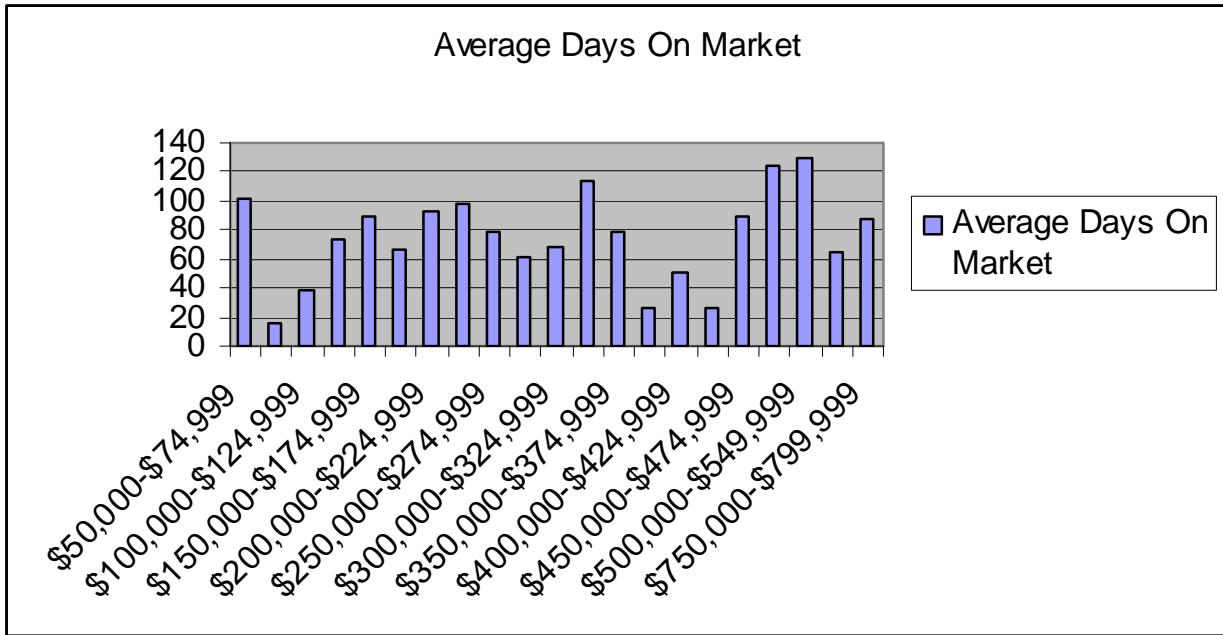
| Price Range | Number of Sold Units | Average Days On Market |
|---------------------|----------------------|------------------------|
| \$50,000-\$74,999 | 3 | 102 |
| \$75,000-\$99,999 | 4 | 15 |
| \$100,000-\$124,999 | 4 | 38 |
| \$125,000-\$149,999 | 19 | 73 |
| \$150,000-\$174,999 | 16 | 90 |
| \$175,000-\$199,999 | 29 | 66 |
| \$200,000-\$224,999 | 26 | 92 |
| \$225,000-\$249,999 | 26 | 98 |
| \$250,000-\$274,999 | 15 | 79 |
| \$275,000-\$299,999 | 10 | 61 |
| \$300,000-\$324,999 | 12 | 68 |
| \$325,000-\$349,999 | 10 | 114 |
| \$350,000-\$374,999 | 5 | 78 |
| \$375,000-\$399,999 | 3 | 27 |
| \$400,000-\$424,999 | 2 | 50 |
| \$425,000-\$449,999 | 2 | 27 |
| \$450,000-\$474,999 | 2 | 90 |
| \$475,000-\$499,999 | 4 | 125 |
| \$500,000-\$549,999 | 1 | 130 |
| \$550,000-\$599,999 | 2 | 64 |
| \$750,000-\$799,999 | 2 | 87 |

South Eastern School District

The South Eastern School District had 197 homes sold in 2007 for a total dollar volume of \$54,219,959. South Eastern experienced a 12% decrease in number of homes sold in 2007 compared to 2006 sales.

The median home sale price decreased by 5% over 2006 sales, dropping to \$224,900 in 2007. The median sold price was the third highest in York County.

Average days on market was 80 days.



South Western School District

| Type | No. Sold | Median Price | Average Day on Market |
|------------------------|----------|--------------|-----------------------|
| Detached | 217 | \$229,900 | 84 |
| Semi-Detached/Attached | 83 | \$167,900 | 58 |
| Farm | 0 | \$0 | 0 |
| Condominium | 12 | \$134,300 | 53 |
| Mobile Home w/ Land | 1 | \$79,900 | 3 |
| Other | 0 | \$0 | 0 |
| Grand Total | 313 | \$199,402 | 76 |

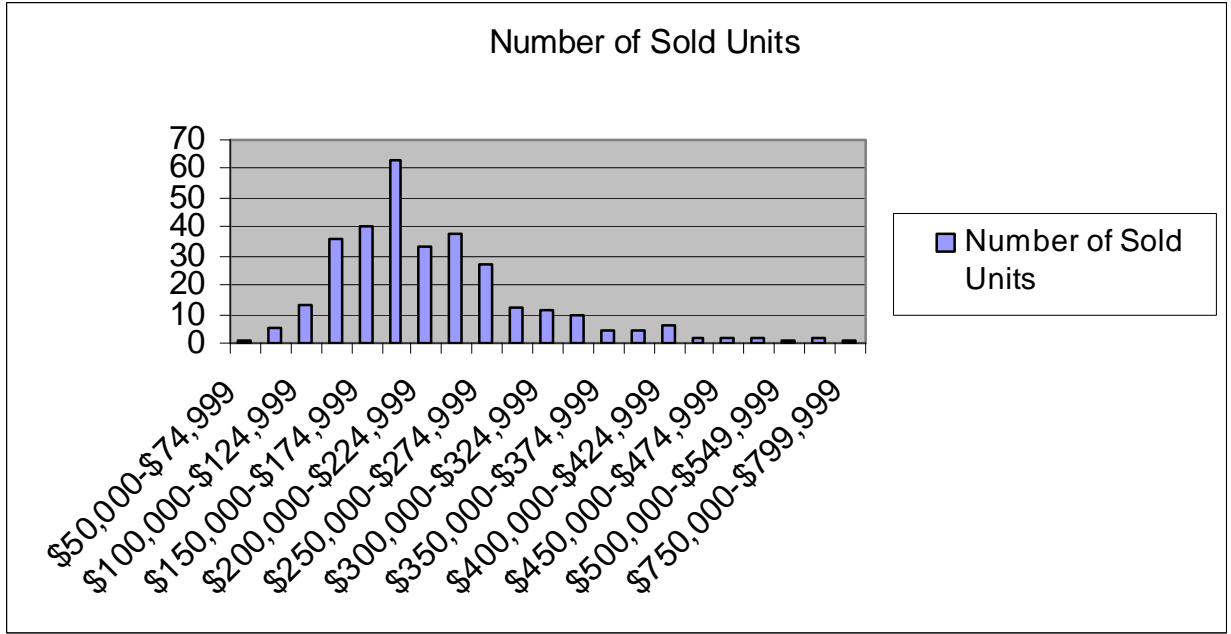
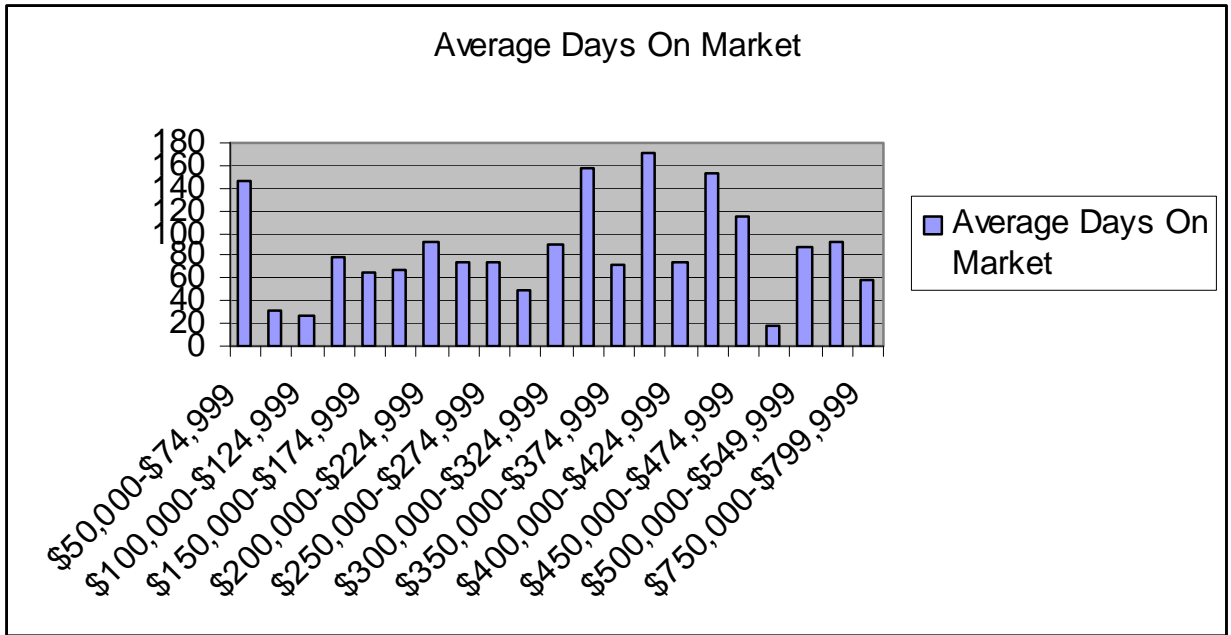
| Price Range | Number of Sold Units | Average Days On Market |
|---------------------|----------------------|------------------------|
| \$50,000-\$74,999 | 1 | 146 |
| \$75,000-\$99,999 | 5 | 31 |
| \$100,000-\$124,999 | 13 | 28 |
| \$125,000-\$149,999 | 36 | 78 |
| \$150,000-\$174,999 | 40 | 66 |
| \$175,000-\$199,999 | 63 | 67 |
| \$200,000-\$224,999 | 33 | 93 |
| \$225,000-\$249,999 | 38 | 75 |
| \$250,000-\$274,999 | 27 | 74 |
| \$275,000-\$299,999 | 12 | 49 |
| \$300,000-\$324,999 | 11 | 91 |
| \$325,000-\$349,999 | 10 | 158 |
| \$350,000-\$374,999 | 4 | 73 |
| \$375,000-\$399,999 | 4 | 171 |
| \$400,000-\$424,999 | 6 | 75 |
| \$425,000-\$449,999 | 2 | 153 |
| \$450,000-\$474,999 | 2 | 114 |
| \$475,000-\$499,999 | 2 | 19 |
| \$500,000-\$549,999 | 1 | 88 |
| \$550,000-\$599,999 | 2 | 93 |
| \$750,000-\$799,999 | 1 | 58 |

South Western School District

South Western School District had 313 homes sold in 2007 for a total dollar volume of \$82,100,382. South Western experienced a 20% decrease in number of homes sold in 2007 compared to 2006 sales.

The median home sale price increased by 5% over 2006 sales, reaching \$199,402 in 2007.

Average days on market was 76 days.



Southern York County School District

| Type | No. Sold | Median Price | Average Day on Market |
|------------------------|------------|------------------|-----------------------|
| Detached | 206 | \$266,995 | 66 |
| Semi-Detached/Attached | 44 | \$206,450 | 49 |
| Farm | 3 | \$470,000 | 111 |
| Condominium | 7 | \$153,000 | 69 |
| Mobile Home w/ Land | 1 | \$140,000 | 16 |
| Other | 0 | \$0 | 0 |
| | | | |
| Grand Total | 261 | \$245,000 | 64 |

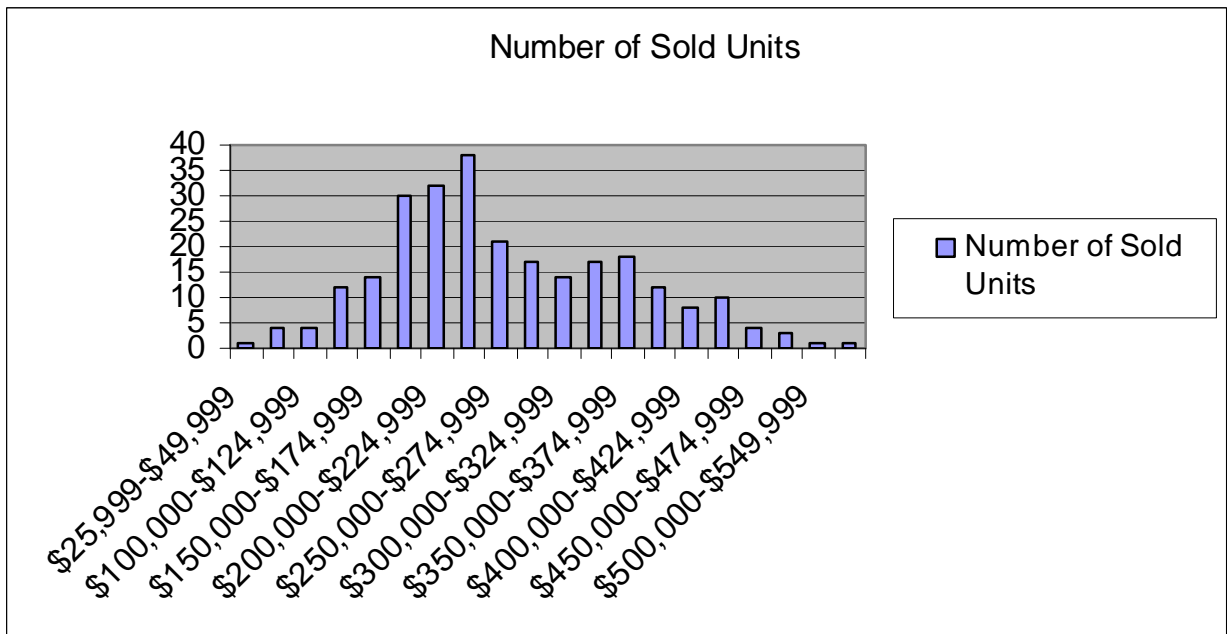
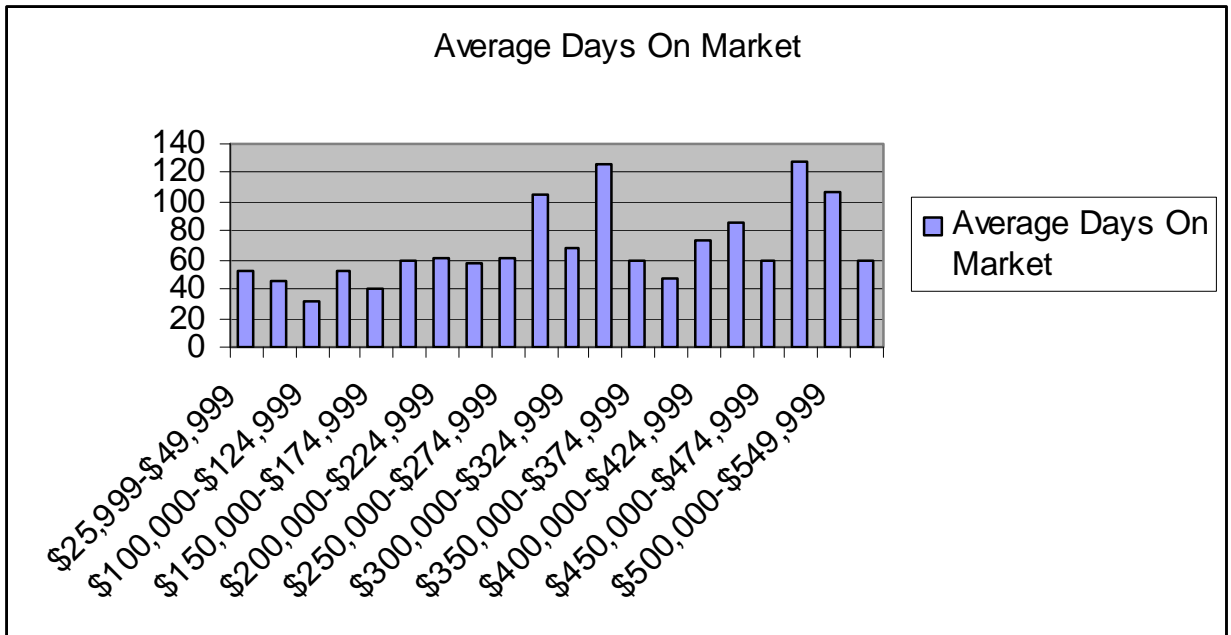
| Price Range | Number of Sold Units | Average Days On Market |
|-----------------------|----------------------|------------------------|
| \$25,999-\$49,999 | 1 | 52 |
| \$75,000-\$99,999 | 4 | 46 |
| \$100,000-\$124,999 | 4 | 31 |
| \$125,000-\$149,999 | 12 | 53 |
| \$150,000-\$174,999 | 14 | 41 |
| \$175,000-\$199,999 | 30 | 60 |
| \$200,000-\$224,999 | 32 | 61 |
| \$225,000-\$249,999 | 38 | 58 |
| \$250,000-\$274,999 | 21 | 61 |
| \$275,000-\$299,999 | 17 | 105 |
| \$300,000-\$324,999 | 14 | 69 |
| \$325,000-\$349,999 | 17 | 126 |
| \$350,000-\$374,999 | 18 | 59 |
| \$375,000-\$399,999 | 12 | 48 |
| \$400,000-\$424,999 | 8 | 73 |
| \$425,000-\$449,999 | 10 | 85 |
| \$450,000-\$474,999 | 4 | 59 |
| \$475,000-\$499,999 | 3 | 128 |
| \$500,000-\$549,999 | 1 | 107 |
| \$999,999-\$9,999,999 | 1 | 59 |

Southern York County School District

Southern York County School District had 261 homes sold in 2007 for a total dollar volume of \$68,888,988. Southern experienced a 2% increase in number of homes sold in 2007 compared to 2006 sales.

The median home sale price decreased by 5% over 2006 sales, dropping to \$245,000 in 2007. The median sold price was the highest in York County.

Average days on market was 64 days.



Spring Grove School District

| Type | No. Sold | Median Price | Average Day on Market |
|------------------------|----------|--------------|-----------------------|
| Detached | 240 | \$209,900 | 59 |
| Semi-Detached/Attached | 85 | \$162,980 | 96 |
| Farm | 5 | \$450,000 | 130 |
| Condominium | 30 | \$225,898 | 86 |
| Mobile Home w/ Land | 4 | \$121,809 | 153 |
| Other | 0 | \$0 | 0 |
| Grand Total | 364 | \$192,750 | 72 |

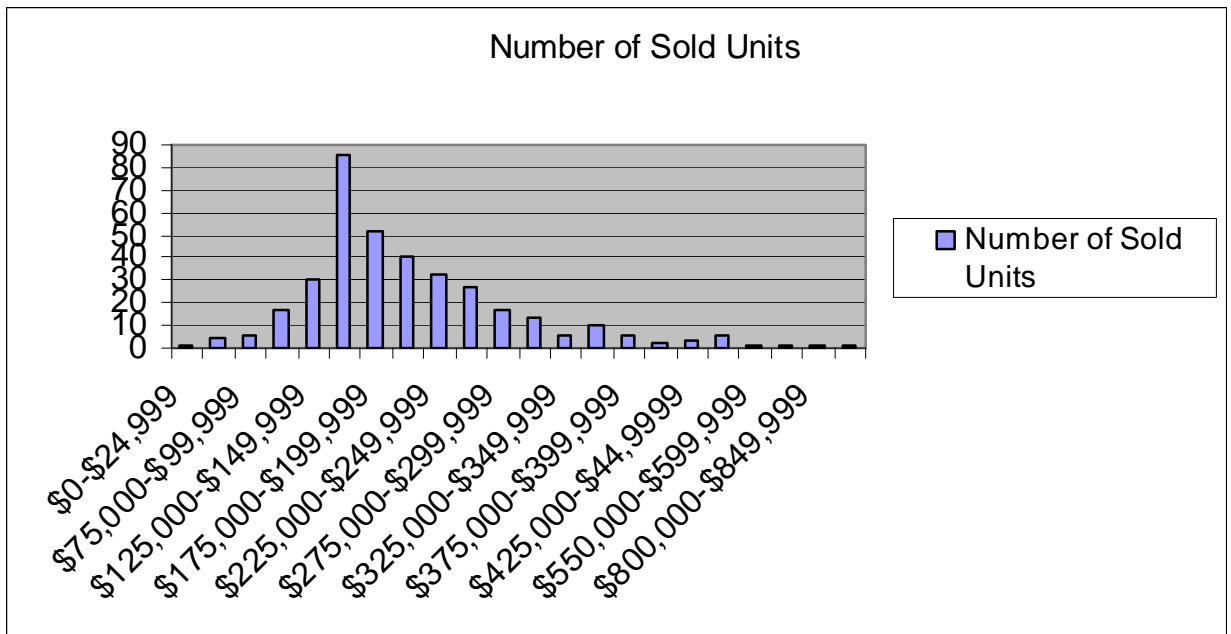
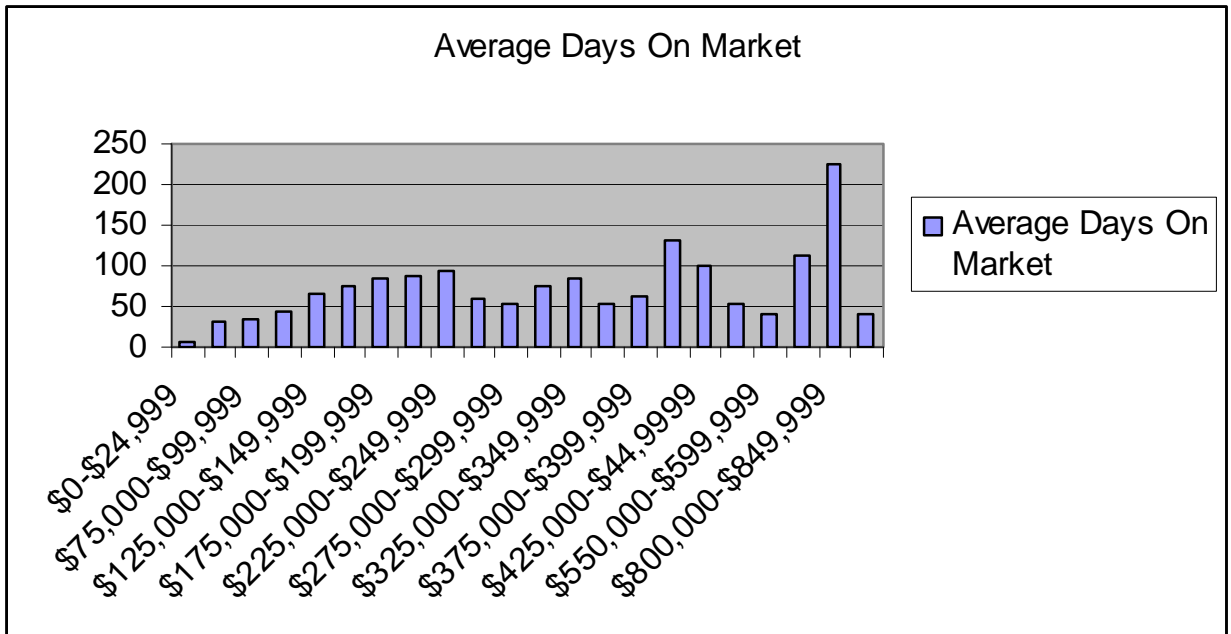
| Price Range | Number of Sold Units | Average Days On Market |
|-----------------------|----------------------|------------------------|
| \$0-\$24,999 | 1 | 7 |
| \$50,000-\$74,999 | 5 | 31 |
| \$75,000-\$99,999 | 6 | 34 |
| \$100,000-\$124,999 | 17 | 44 |
| \$125,000-\$149,999 | 30 | 67 |
| \$150,000-\$174,999 | 85 | 74 |
| \$175,000-\$199,999 | 52 | 83 |
| \$200,000-\$224,999 | 40 | 86 |
| \$225,000-\$249,999 | 33 | 95 |
| \$250,000-\$274,999 | 27 | 60 |
| \$275,000-\$299,999 | 17 | 52 |
| \$300,000-\$324,999 | 14 | 76 |
| \$325,000-\$349,999 | 6 | 83 |
| \$350,000-\$374,999 | 10 | 53 |
| \$375,000-\$399,999 | 6 | 64 |
| \$400,000-\$424,999 | 2 | 131 |
| \$425,000-\$449,999 | 3 | 101 |
| \$450,000-\$474,999 | 6 | 53 |
| \$550,000-\$599,999 | 1 | 40 |
| \$650,000-\$699,999 | 1 | 112 |
| \$800,000-\$849,999 | 1 | 224 |
| \$999,999-\$9,999,999 | 1 | 40 |

Spring Grove School District

Spring Grove School District had 364 homes sales in 2007 for a total dollar volume of \$69,438,854. Spring Grove experienced a 14% increase in number of homes sold in 2007 compared to 2006 sales. This was one of the highest increases in number of homes sold in 2007.

The median home sale price increased by 1% over 2006 sales, reaching \$192,750 in 2007.

Average days on market was 72 days.



West Shore School District

| Type | No. Sold | Median Price | Average Day on Market |
|------------------------|----------|--------------|-----------------------|
| Detached | 88 | \$209,450 | 54 |
| Semi-Detached/Attached | 30 | \$115,000 | 22 |
| Farm | 2 | \$394,000 | 104 |
| Condominium | 1 | \$110,000 | 80 |
| Mobile Home w/ Land | 2 | \$106,700 | 90 |
| Other | 2 | \$70,750 | 132 |
| Grand Total | 125 | \$185,000 | 49 |

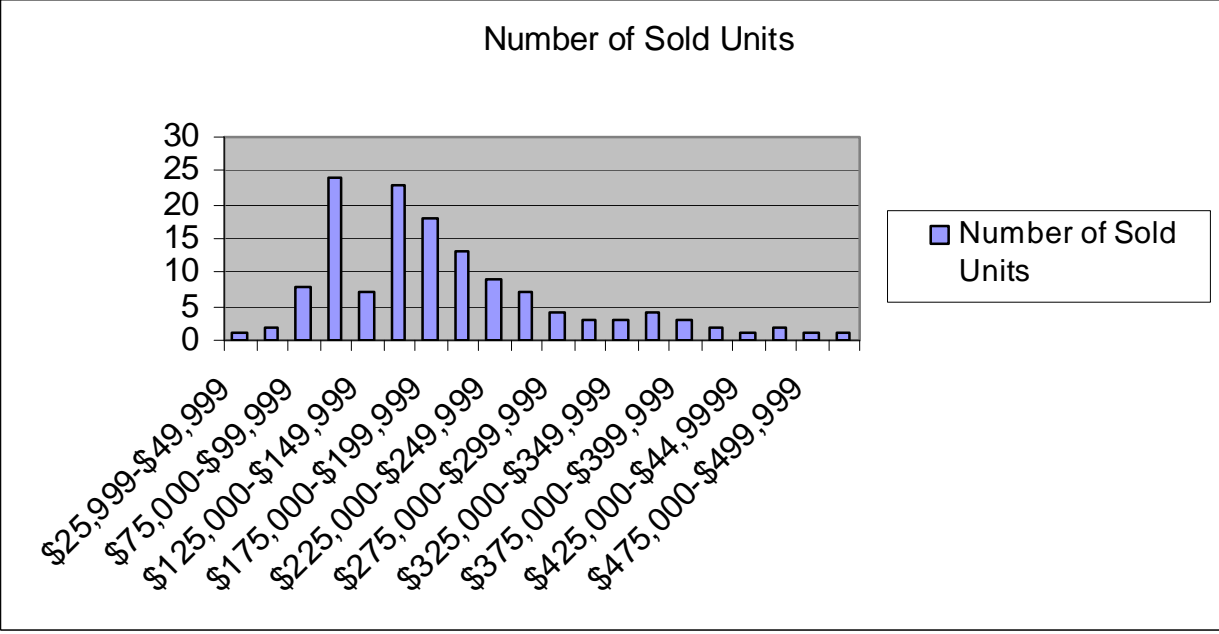
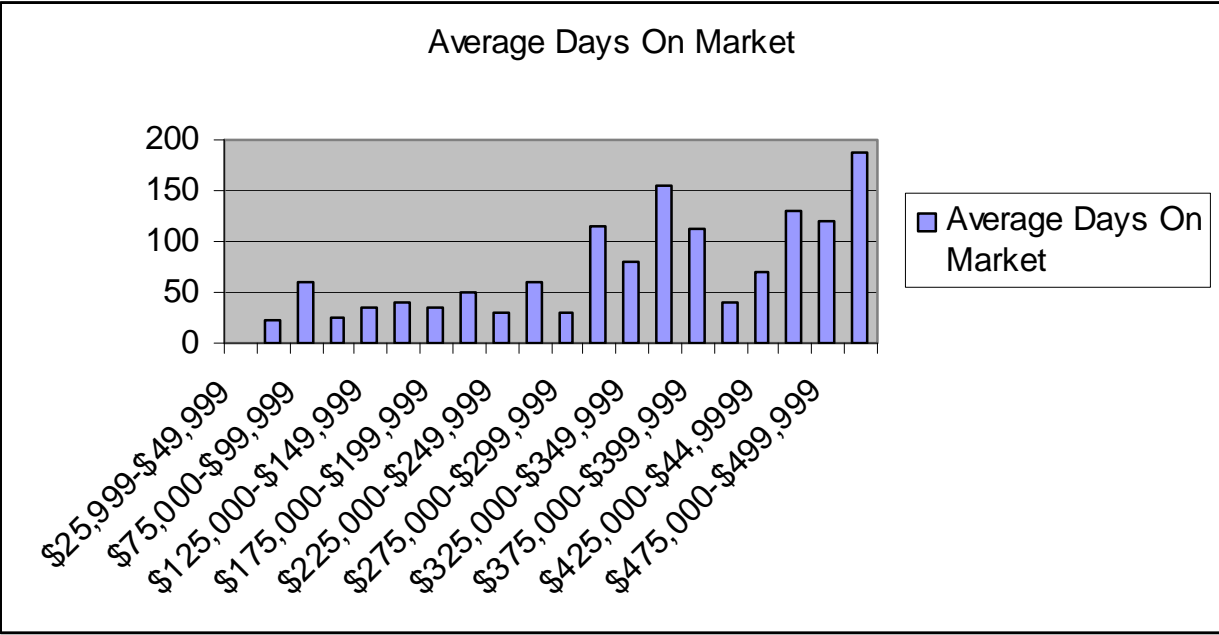
| Price Range | Number of Sold Units | Average Days On Market |
|---------------------|----------------------|------------------------|
| \$25,999-\$49,999 | 1 | 0 |
| \$50,000-\$74,999 | 2 | 22 |
| \$75,000-\$99,999 | 8 | 59 |
| \$100,000-\$124,999 | 24 | 26 |
| \$125,000-\$149,999 | 7 | 35 |
| \$150,000-\$174,999 | 23 | 39 |
| \$175,000-\$199,999 | 18 | 36 |
| \$200,000-\$224,999 | 13 | 50 |
| \$225,000-\$249,999 | 9 | 31 |
| \$250,000-\$274,999 | 7 | 59 |
| \$275,000-\$299,999 | 4 | 30 |
| \$300,000-\$324,999 | 3 | 114 |
| \$325,000-\$349,999 | 3 | 79 |
| \$350,000-\$374,999 | 4 | 155 |
| \$375,000-\$399,999 | 3 | 113 |
| \$400,000-\$424,999 | 2 | 41 |
| \$425,000-\$449,999 | 1 | 70 |
| \$450,000-\$474,999 | 2 | 131 |
| \$475,000-\$499,999 | 1 | 119 |
| \$550,000-\$599,999 | 1 | 187 |

West Shore School District

West Shore School District had 125 homes sales in 2007 for a total dollar volume of \$19,313,637.

The median home sale price increased by 8% over 2006 sales, reaching \$185,000 in 2007. Average days on market was 49 days.

**West Shore School District is covered by two MLS systems and this is the information reported from the RAYAC MLS system.*



West York Area School District

| Type | No. Sold | Median Price | Average Day on Market |
|------------------------|------------|------------------|-----------------------|
| Detached | 192 | \$183,700 | 57 |
| Semi-Detached/Attached | 93 | \$108,500 | 32 |
| Farm | 0 | \$0 | 0 |
| Condominium | 25 | \$149,900 | 35 |
| Mobile Home w/ Land | 0 | 0 | 0 |
| Other | 0 | \$0 | 0 |
| | | | |
| Grand Total | 310 | \$149,900 | 48 |

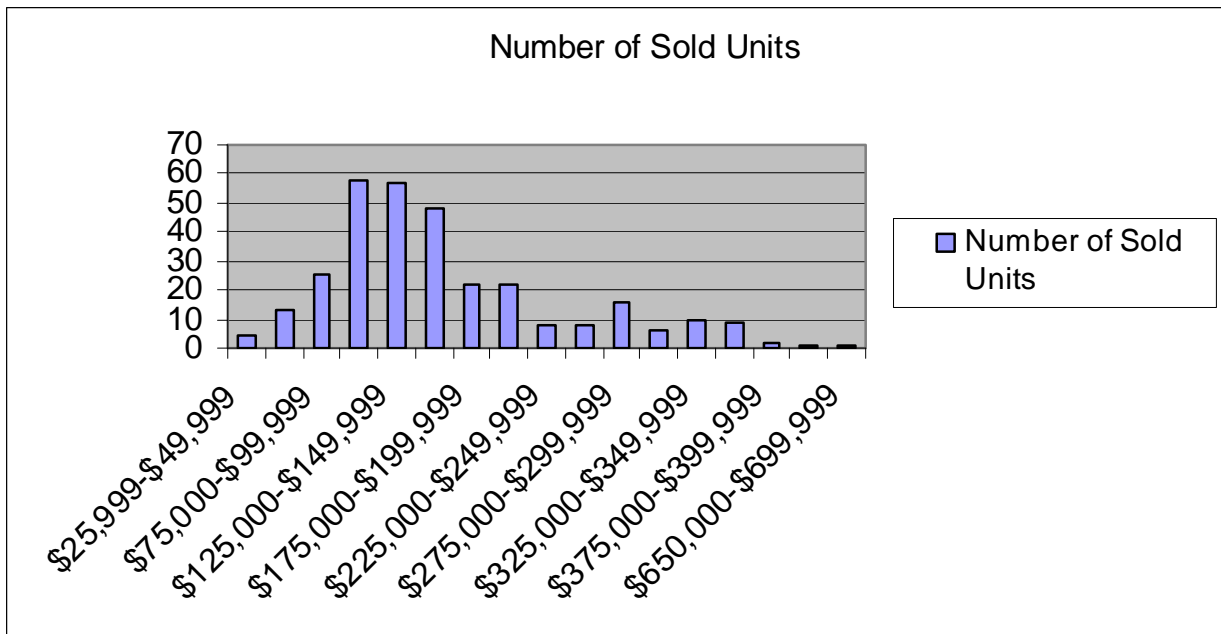
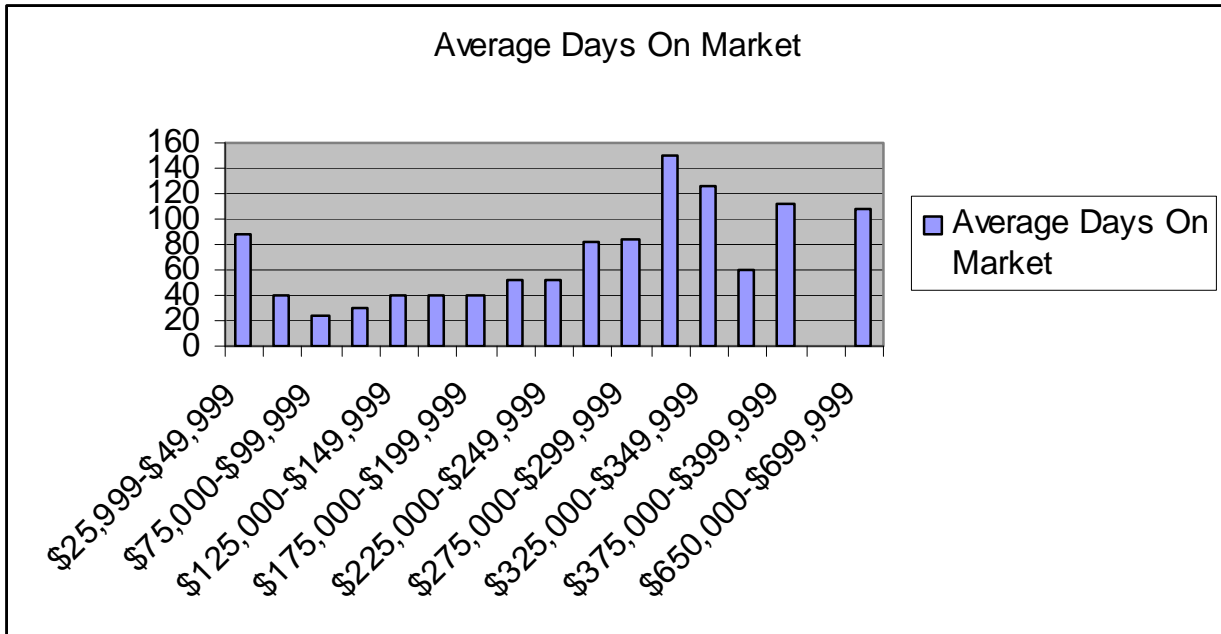
| Price Range | Number of Sold Units | Average Days On Market |
|---------------------|----------------------|------------------------|
| \$25,999-\$49,999 | 4 | 88 |
| \$50,000-\$74,999 | 13 | 40 |
| \$75,000-\$99,999 | 25 | 24 |
| \$100,000-\$124,999 | 58 | 31 |
| \$125,000-\$149,999 | 57 | 41 |
| \$150,000-\$174,999 | 48 | 41 |
| \$175,000-\$199,999 | 22 | 41 |
| \$200,000-\$224,999 | 22 | 53 |
| \$225,000-\$249,999 | 8 | 53 |
| \$250,000-\$274,999 | 8 | 82 |
| \$275,000-\$299,999 | 16 | 85 |
| \$300,000-\$324,999 | 6 | 151 |
| \$325,000-\$349,999 | 10 | 126 |
| \$350,000-\$374,999 | 9 | 61 |
| \$375,000-\$399,999 | 2 | 113 |
| \$425,000-\$449,999 | 1 | 0 |
| \$650,000-\$699,999 | 1 | 109 |

West York Area School District

West York Area School District had 310 homes sales in 2007 for a total dollar volume of \$63,302,724. West York experienced a 21% decrease in number of homes sold in 2007 compared to 2006 sales.

The median home sale price increased by 7% over 2006 sales, reaching \$149,900 in 2007.

Average days on market was 48 days.



York City School District

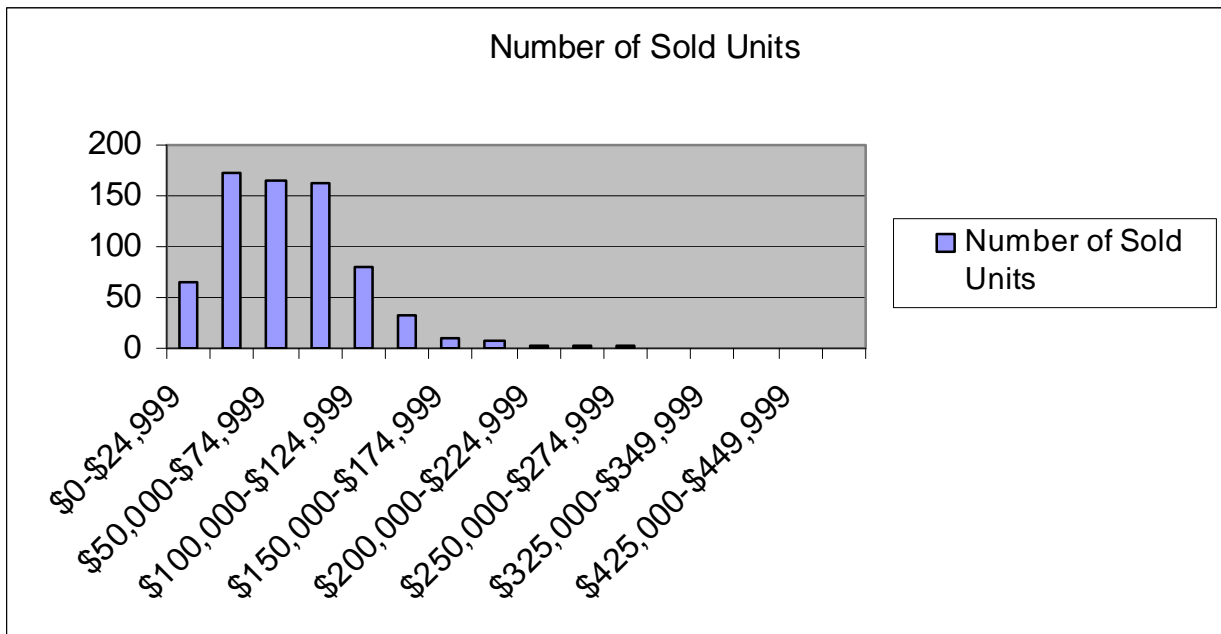
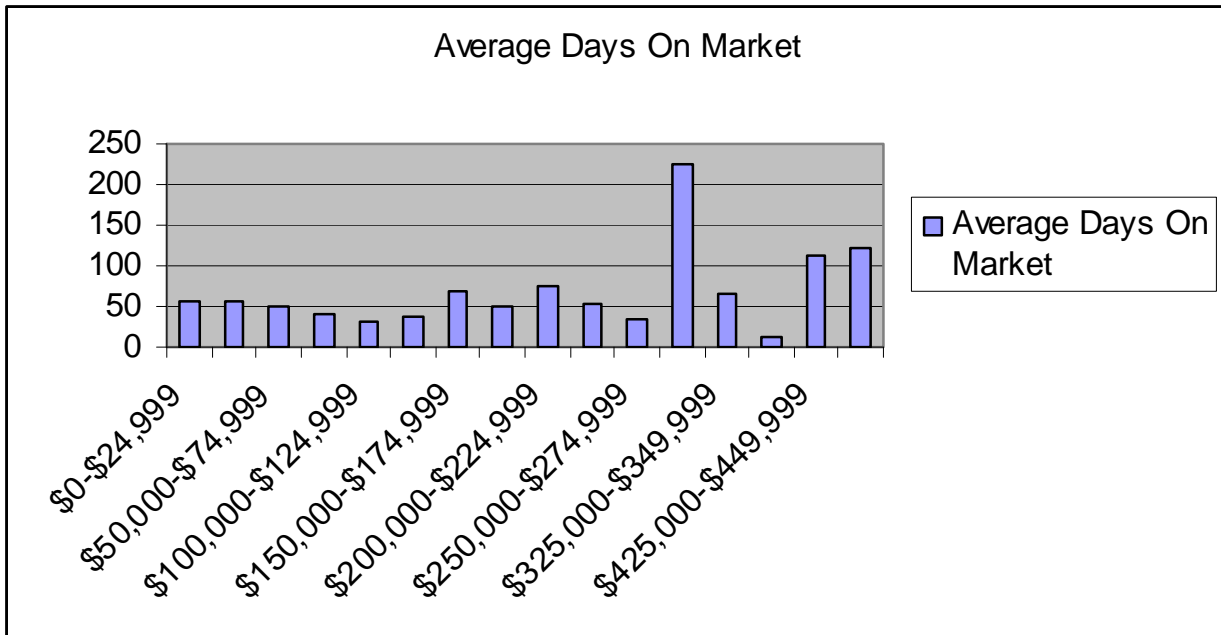
| Type | No. Sold | Median Price | Average Day on Market |
|------------------------|----------|--------------|-----------------------|
| Detached | 213 | \$99,000 | 47 |
| Semi-Detached/Attached | 100 | \$22,050 | 58 |
| Farm | 0 | \$0 | |
| Condominium | 12 | \$72,500 | 19 |
| Mobile Home w/ Land | 0 | 0 | 0 |
| Other | 1 | \$74,900 | 19 |
| Grand Total | 700 | \$69,900 | 49 |

| Price Range | Number of Sold Units | Average Days On Market |
|---------------------|----------------------|------------------------|
| \$0-\$24,999 | 66 | 57 |
| \$25,000-\$49,999 | 173 | 57 |
| \$50,000-\$74,999 | 164 | 51 |
| \$75,000-\$99,999 | 163 | 41 |
| \$100,000-\$124,999 | 79 | 32 |
| \$125,000-\$149,999 | 33 | 38 |
| \$150,000-\$174,999 | 9 | 68 |
| \$175,000-\$199,999 | 7 | 49 |
| \$200,000-\$224,999 | 2 | 75 |
| \$225,000-\$249,999 | 2 | 52 |
| \$250,000-\$274,999 | 2 | 35 |
| \$300,000-\$324,999 | 1 | 226 |
| \$325,000-\$349,999 | 1 | 65 |
| \$375,000-\$399,999 | 1 | 13 |
| \$425,000-\$449,999 | 1 | 114 |
| \$500,000-\$549,999 | 1 | 123 |

York City School District

York City School District had 700 homes sales in 2007, more than any other school district in York County for a total dollar volume of \$51,129,441. The number of home sales had a slight decrease of 4% over 2006 sales. The median home sale price increased by 11% over 2006 sales reaching \$69,900 in 2007. This reflects one of the highest increases in median home sale price in York County.

Average days on market also reflected a positive figure, decreasing from 52 days in 2006 to 49 days in 2007.



York Suburban School District

| Type | No. Sold | Median Price | Average Day on Market |
|------------------------|----------|--------------|-----------------------|
| Detached | 248 | \$180,000 | 50 |
| Semi-Detached/Attached | 42 | \$134,950 | 34 |
| Farm | 0 | \$0 | 0 |
| Condominium | 31 | \$154,900 | 48 |
| Mobile Home w/ Land | 0 | 0 | 0 |
| Other | 1 | \$75,000 | 41 |
| Grand Total | 322 | \$169,900 | 48 |

| Price Range | Number of Sold Units | Average Days On Market |
|-----------------------|----------------------|------------------------|
| \$50,000-\$74,999 | 2 | 72 |
| \$75,000-\$99,999 | 7 | 65 |
| \$100,000-\$124,999 | 19 | 34 |
| \$125,000-\$149,999 | 63 | 38 |
| \$150,000-\$174,999 | 82 | 36 |
| \$175,000-\$199,999 | 45 | 27 |
| \$200,000-\$224,999 | 18 | 78 |
| \$225,000-\$249,999 | 20 | 71 |
| \$250,000-\$274,999 | 23 | 83 |
| \$275,000-\$299,999 | 15 | 58 |
| \$300,000-\$324,999 | 4 | 71 |
| \$325,000-\$349,999 | 3 | 66 |
| \$350,000-\$374,999 | 3 | 90 |
| \$375,000-\$399,999 | 2 | 94 |
| \$400,000-\$424,999 | 4 | 71 |
| \$475,000-\$499,999 | 1 | 46 |
| \$500,000-\$549,999 | 3 | 4 |
| \$550,000-\$599,999 | 2 | 135 |
| \$650,000-\$699,999 | 1 | 39 |
| \$700,000-\$749,999 | 1 | 70 |
| \$750,000-\$799,999 | 1 | 76 |
| \$800,000-\$849,999 | 1 | 49 |
| \$850,000-\$899,999 | 1 | 30 |
| \$999,999-\$9,999,999 | 1 | 133 |

York Suburban School District

York Suburban School District had 322 homes sales in 2007 for a total dollar volume of \$68,253,365. York Suburban experienced a 9% decrease in number of homes sold in 2007 compared to 2006 sales.

The median home sale price increased by 6% over 2006 sales, reaching \$169,900 in 2007.

Average days on market was 48 days, one of the lowest in York County.

