



RAYAC Housing Snapshot

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

April 2010

Real Estate Sales Remain Stable in York & Adams

The REALTORS Association of York & Adams Counties (RAYAC) reports that a total of 160 homes were sold in Adams County in the first four months of 2010, the same as in 2009. In York County 1,132 homes were sold in through the end of April, a 13% increase over last year. The median sales price in Adams County was \$174,950, a 9% decrease from last year. In York County the median sale price was \$149,000 reflecting a decrease of 3%.

“Home sales have been higher than year-ago levels for 10 straight months in York County,” stated Kraig Hursh RAYAC President. Hursh added, “Historically low mortgage interest rates with affordable prices and a sense the market is turning, have created optimal conditions for buyers and sellers. Because many repeat buyers have to sell their existing home first, many will purchase later without the tax credit but now have the benefit of a healthier market.”

RAYAC MLS Statistics by School District 2009-2010 (January 1-April 30) Comparison

School District	2010 Median Sale Price	2009 Median Sale Price	% Change	2010 Number Sold	2009 Number Sold	% Change
Adams County						
Bermudian Springs	\$189,000	\$177,450	7%	23	26	-12%
Conewago Valley	\$169,900	\$155,000	10%	57	33	73%
Fairfield	\$216,500	\$231,500	-6%	14	11	27%
Gettysburg	\$190,000	\$222,750	-15%	29	42	-31%
Littlestown	\$170,000	\$198,000	-14%	25	33	-24%
Upper Adams	\$153,000	\$185,000	-17%	12	15	-20%
Total Adams County	\$174,950	\$192,519	-9%	160	160	0%

York County						
Central	\$158,985	\$153,500	4%	118	100	18%
Dallastown	\$179,900	\$179,900	0%	121	111	9%
Dover	\$141,800	\$147,775	-4%	78	47	66%
Eastern	\$129,900	\$137,000	-5%	49	43	14%
Hanover	\$138,000	\$135,000	2%	38	38	0%
Northeastern	\$143,445	\$153,400	-6%	68	69	-1%
Northern	\$183,000	\$191,000	-4%	29	29	0%
Red Lion	\$145,000	\$165,900	-13%	104	79	32%
South Eastern	\$199,900	\$192,950	4%	35	32	9%
South Western	\$175,200	\$187,000	-6%	64	57	12%
Southern	\$199,900	\$224,500	-11%	49	36	36%
Spring Grove	\$165,000	\$182,626	-10%	61	65	-6%
West Shore	\$167,250	\$168,450	-1%	34	28	21%
West York	\$138,438	\$147,500	-6%	72	69	4%
York City	\$50,000	\$46,700	7%	130	120	8%
York Suburban	\$159,450	\$152,500	5%	82	78	5%
Total York County	\$149,900	\$155,000	-3%	1132	1001	13%