



RAYAC Housing Snapshot

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

April 2011 Housing Statistics

The REALTORS Association of York & Adams Counties (RAYAC) reports that a total of 190 homes were sold in Adams County from January through the end of April, an increase of 19%. In York County 996 homes were sold in the first four months of 2011, a 12% decrease from 2010. The median sales price in Adams County was \$155,000, an 11% decrease from last year. The median sale price in York County was \$137,385, an 8% decrease from 2010 sales.

“April 2010 sales were significantly impacted by the rush of buyers taking advantage of the tax credit which expired a year ago,” stated Marty Sowa, President of RAYAC. “Housing affordability conditions remain at record levels and the economy is improving. As the job market continues to improve buyers will be more inclined to take advantage of the best home buying opportunity in our lifetime. If lending standards are relaxed, more buyers will enter the market releasing built-up demand for housing.”

RAYAC MLS Statistics by School District 2010-2011 (January 1-April 30) Comparison

School District	2011 Median Sale Price	2010 Median Sale Price	% Change	2011 Number Sold	2010 Number Sold	% Change
Adams County						
Bermudian Springs	\$131,250	\$189,000	-31%	23	23	0%
Conewago Valley	\$157,250	\$169,900	-7%	56	57	-2%
Fairfield	\$177,500	\$216,500	-18%	24	14	71%
Gettysburg	\$160,000	\$190,000	-16%	45	29	55%
Littlestown	\$154,450	\$170,000	-9%	28	25	12%
Upper Adams	\$119,600	\$153,000	-22%	14	12	17%
Total Adams County	\$155,000	\$174,950	-11%	190	160	19%

York County						
Central	\$155,000	\$158,985	-3%	95	118	-19%
Dallastown	\$154,000	\$179,900	-14%	111	121	-8%
Dover	\$129,950	\$141,800	-8%	76	78	-3%
Eastern	\$125,000	\$129,900	-4%	29	49	-41%
Hanover	\$139,250	\$138,000	1%	36	38	-5%
Northeastern	\$143,450	\$143,445	0%	64	68	-6%
Northern	\$204,500	\$183,000	12%	20	29	-31%
Red Lion	\$130,000	\$145,000	-10%	95	104	-9%
South Eastern	\$175,000	\$199,900	-12%	41	35	17%
South Western	\$153,950	\$175,200	-12%	52	64	-19%
Southern	\$183,950	\$199,900	-8%	42	49	-14%
Spring Grove	\$138,400	\$165,000	-16%	60	61	-2%
West Shore	\$140,000	\$167,250	-16%	27	34	-21%
West York	\$130,600	\$138,438	-6%	74	72	3%
York City	\$38,500	\$50,000	-23%	113	130	-13%
York Suburban	\$162,500	\$159,450	2%	61	82	-26%
Total York County	\$137,385	\$149,900	-8%	996	1132	-12%