



RAYAC Housing Snapshot

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

August 2011 Housing Statistics

The REALTORS Association of York & Adams Counties (RAYAC) reports that a total of 437 homes were sold in Adams County through August of 2011, the same amount of homes sold in the same time period in 2010. In York County 2,333 homes were sold in the eight months of 2011, an 11% decrease from 2010. The median sales price in Adams County was \$163,000, an 11% decrease from last year. The median sale price in York County was \$142,500, a 5% decrease from 2010 sales.

“There is a tug and pull on the market with historically favorable affordability conditions on one hand, but on the other banks are denying loans to many creditworthy potential buyers, and are offering mortgages only to the most qualified buyers,” stated Marty Sowa RAYAC President. “Those buyers who have been denied financing represent the difference between an uneven recovery and a much more robust housing market that will stimulate the economy and create jobs.”

**RAYAC MLS Statistics by School District
2010-2011 (January 1-August 31) Comparison**

<u>School District</u>	<u>2011 Median Sale Price</u>	<u>2010 Median Sale Price</u>	<u>% Change</u>	<u>2011 Number Sold</u>	<u>2010 Number Sold</u>	<u>% Change</u>
Adams County						
Bermudian Springs	\$140,250	\$177,500	-21%	62	62	0%
Conewago Valley	\$155,745	\$170,950	-9%	124	136	-9%
Fairfield	\$185,000	\$180,750	2%	44	34	29%
Gettysburg	\$185,000	\$210,000	-12%	109	99	10%
Littlestown	\$161,500	\$190,000	-15%	66	72	-8%
Upper Adams	\$139,750	\$176,000	-21%	32	34	-6%
Total Adams County	\$163,000	\$182,500	-11%	437	437	0%
York County						
Central	\$176,500	\$165,000	7%	235	292	-20%
Dallastown	\$159,000	\$175,000	-9%	253	283	-11%
Dover	\$138,000	\$147,647	-7%	159	175	-9%
Eastern	\$131,950	\$138,400	-5%	90	104	-13%
Hanover	\$132,848	\$137,900	-4%	86	87	-1%
Northeastern	\$145,000	\$154,950	-6%	132	170	-22%
Northern	\$175,000	\$183,000	-4%	53	69	-23%
Red Lion	\$139,900	\$154,450	-9%	222	242	-8%
South Eastern	\$174,549	\$185,000	-6%	104	83	25%
South Western	\$154,950	\$169,500	-9%	146	160	-9%
Southern	\$185,000	\$195,000	-5%	111	119	-7%
Spring Grove	\$143,048	\$162,950	-12%	130	140	-7%
West Shore	\$160,860	\$169,500	-5%	78	71	10%
West York	\$129,900	\$139,900	-7%	144	164	-12%
York City	\$43,090	\$55,000	-22%	232	277	-16%
York Suburban	\$148,250	\$162,000	-8%	158	196	-19%
Total York County	\$142,500	\$150,000	-5%	2333	2632	-11%