



RAYAC Housing Snapshot

A year-end review of the residential real estate market in
York & Adams Counties

December 2010

2010 Year End Housing Statistics

The REALTORS Association of York & Adams Counties (RAYAC) reports that a total of 627 homes were sold in Adams County in 2010, a decrease of 3%. In York County 3,771 homes were sold in 2010, a 7% decrease from 2009. The median sales price in Adams County was \$179,000, a 3% decrease from last year. In York County the median sale price was \$153,000 reflecting a drop of only 4%.

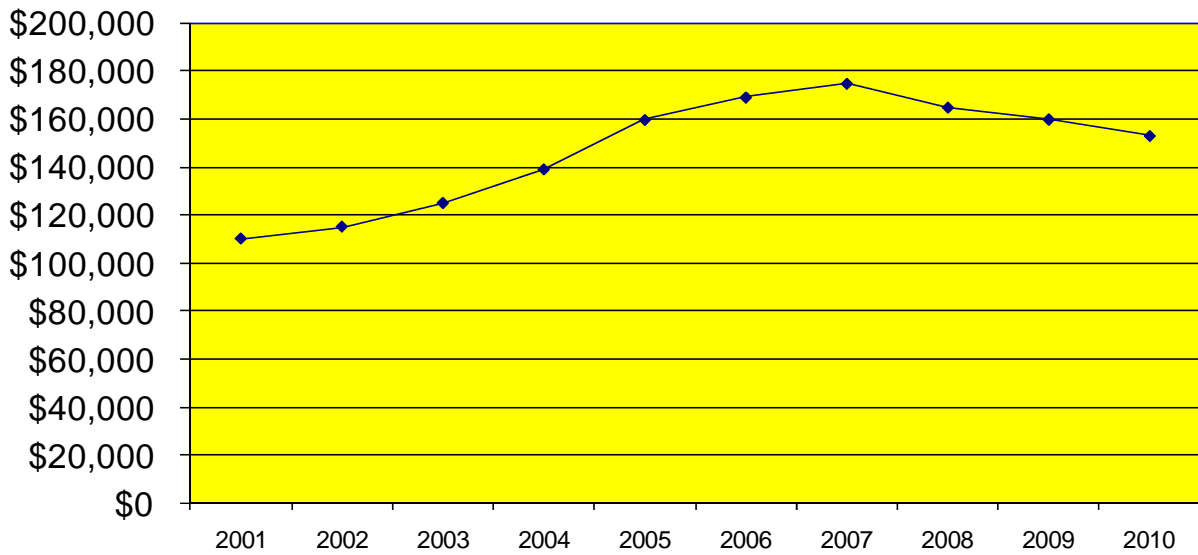
According to RAYAC President Kraig Hursh, "Real estate was a mixed bag this year. During the first half of 2010, the home buyer tax credit helped encourage sales; however, distressed sales such as foreclosures and short sales have had a negative impact on the market throughout 2010." (See page 2)

RAYAC MLS Statistics by School District						
2009-2010 (January 1-December 31) Comparison						
<u>School District</u>	<u>2010 Median Sale Price</u>	<u>2009 Median Sale Price</u>	<u>% Change</u>	<u>2010 Number Sold</u>	<u>2009 Number Sold</u>	<u>% Change</u>
Adams County						
Bermudian Springs	\$169,950	\$169,450	0%	90	86	5%
Conewago Valley	\$170,000	\$169,700	0%	181	172	5%
Fairfield	\$179,500	\$213,450	-16%	46	60	-23%
Gettysburg	\$195,000	\$220,000	-11%	145	163	-11%
Littlestown	\$190,000	\$182,000	4%	115	116	-1%
Upper Adams	\$172,500	\$178,325	-3%	50	50	0%
Total Adams County	\$179,000	\$185,000	-3%	627	647	-3%
York County						
Central	\$170,000	\$163,000	4%	421	439	-4%
Dallastown	\$175,000	\$172,900	1%	403	456	-12%
Dover	\$146,824	\$147,900	-1%	270	242	12%
Eastern	\$139,900	\$140,700	-1%	165	142	16%
Hanover	\$137,000	\$147,000	-7%	111	130	-15%
Northeastern	\$155,000	\$158,000	-2%	232	285	-19%
Northern	\$183,000	\$205,000	-11%	89	99	-10%
Red Lion	\$157,500	\$164,900	-4%	352	352	0%
South Eastern	\$183,000	\$210,000	-13%	117	143	-18%
South Western	\$170,000	\$180,000	-6%	234	238	-2%
Southern	\$200,000	\$214,500	-7%	190	176	8%
Spring Grove	\$162,900	\$176,000	-7%	191	241	-21%
West Shore	\$175,000	\$178,500	-2%	111	144	-23%
West York	\$139,900	\$144,400	-3%	246	273	-10%
York City	\$52,900	\$68,700	-23%	365	384	-5%
York Suburban	\$159,900	\$156,505	2%	274	302	-9%
Total York County	\$153,000	\$159,900	-4%	3771	4046	-7%

Homeownership Continues to be a Solid Investment

President Hursh stated, "While the 2010 statistics reflect a decrease from 2009, York County experienced a 39% increase in median sold price over 10 years and Adams County experienced a 50% increase in sold price since 2001." According to the Pennsylvania Association of REALTORS, homebuyers stay in their homes for an average of 10 years. "Given the increase in the median home sale price in both counties in the past 10 years, real estate continues to be a good long term investment."

York County Median Home Sale Price 2001-2010



Adams County Median Home Sale Price 2001-2010

