



RAYAC Housing Snapshot

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

January-December 2011 Housing Statistics

The REALTORS Association of York & Adams Counties (RAYAC) reports that a total of 650 homes were sold in Adams County during 2011, a 4% increase from 2010. In York County 3,479 homes were sold during 2011, an 8% decrease from 2010. The median sales price in Adams County was \$165,000, an 8% decrease from last year. The median sale price in York County was \$142,907, a 7% decrease from 2010.

“While we would have liked to see more positive year-end numbers, we are extremely optimistic for 2012. Rates have continued to decline even further, affordability is at an all-time high and rents are rising. At some point the public will recognize that is the perfect opportunity to buy a home,” says John LeCates, RAYAC’s 2012 president.

RAYAC MLS Statistics by School District 2010-2011 (January 1-December 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	\$149,950	\$169,950	-12%	94	90	4%
Conewago Valley	\$156,495	\$170,000	-8%	178	181	-2%
Fairfield	\$185,000	\$179,500	3%	65	46	41%
Gettysburg	\$189,900	\$195,000	-3%	162	145	12%
Littlestown	\$161,500	\$190,000	-15%	96	115	-17%
Upper Adams	\$157,200	\$172,500	-9%	55	50	10%
Total Adams County	\$165,000	\$179,000	-8%	650	627	4%
York County						
Central	\$173,900	\$170,000	2%	356	421	-15%
Dallastown	\$160,475	\$175,000	-8%	387	403	-4%
Dover	\$136,675	\$146,824	-7%	252	270	-7%
Eastern	\$130,000	\$139,900	-7%	137	165	-17%
Hanover	\$131,450	\$137,000	-4%	114	111	3%
Northeastern	\$146,900	\$155,000	-5%	201	232	-13%
Northern	\$200,000	\$183,000	9%	77	89	-13%
Red Lion	\$148,000	\$157,500	-6%	313	352	-11%
South Eastern	\$174,000	\$183,000	-5%	155	117	32%
South Western	\$154,900	\$170,000	-9%	216	234	-8%
Southern	\$185,000	\$200,000	-8%	163	190	-14%
Spring Grove	\$145,000	\$162,900	-11%	205	191	7%
West Shore	\$164,560	\$175,000	-6%	124	111	12%
West York	\$127,097	\$139,900	-9%	226	246	-8%
York City	\$38,000	\$52,900	-28%	329	365	-10%
York Suburban	\$147,250	\$159,900	-8%	224	274	-18%
Total York County	\$142,907	\$153,000	-7%	3479	3771	-8%

December 2011 Housing Statistics

The REALTORS Association of York & Adams Counties (RAYAC) reports that 44 homes were sold in Adams County in December of 2011, a 7% increase from 2010. In York County 260 homes were sold in December of 2011, a 12% decrease from 2010. The median sales price in Adams County was \$168,195, a 9% decrease from last December. The median sale price in York County was \$132,950, a 13% decrease from December 2010 sales.

RAYAC MLS Statistics by School District 2010-2011 (December) 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	\$173,000	\$155,000	12%	7	3	133%
Conewago Valley	\$156,000	\$169,450	-8%	11	10	10%
Fairfield	\$178,000	\$195,000	-9%	7	2	250%
Gettysburg	\$163,500	\$226,000	-28%	12	16	-25%
Littlestown	\$155,000	\$195,000	-21%	3	7	-57%
Upper Adams	\$173,750	\$113,000	54%	4	3	33%
Total Adams County	\$168,195	\$185,000	-9%	44	41	7%
York County						
Central	\$164,750	\$177,000	-7%	32	37	-14%
Dallastown	\$164,250	\$202,500	-19%	27	32	-16%
Dover	\$125,695	\$153,000	-18%	16	25	-36%
Eastern	\$119,870	\$120,750	-1%	13	14	-7%
Hanover	\$89,750	\$139,900	-36%	6	7	-14%
Northeastern	\$117,750	\$153,000	-23%	14	14	0%
Northern	\$275,000	\$172,500	59%	3	1	200%
Red Lion	\$158,950	\$159,995	-1%	24	29	-17%
South Eastern	\$120,000	\$180,000	-33%	9	14	-36%
South Western	\$137,500	\$170,000	-19%	13	21	-38%
Southern	\$150,000	\$195,500	-23%	5	18	-72%
Spring Grove	\$175,900	\$122,450	44%	17	10	70%
West Shore	\$187,450	\$150,200	25%	8	10	-20%
West York	\$119,000	\$138,350	-14%	20	15	33%
York City	\$38,450	\$44,950	-14%	30	25	20%
York Suburban	\$150,000	\$144,900	4%	23	23	0%
Total York County	\$132,950	\$153,000	-13%	260	295	-12%