



RAYAC Housing Snapshot

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

February 2010

Number of Home Sales Continue to Rise

The REALTORS Association of York & Adams Counties (RAYAC) reports that a total of 64 homes were sold in Adams County in the first two months of 2010, an increase of 16%. In York County 396 homes were sold in January and February, a 3% increase from 2009. The median sales price in Adams County was \$174,500, a 6% decrease from last year. In York County the median sale price was \$150,000 reflecting an increase of 1%.

“The continued rise in the number of home sales in both counties is encouraging,” stated Kraig Hursh RAYAC President.

“We are hopeful that this trend continues through late spring as buyers take advantage of the soon-to-be expiring tax credit,” stated Hursh. A contract needs to be in place by April 30th for buyers to claim the home buyer tax credit and settlement needs to occur by July 1, 2010.

RAYAC MLS Statistics by School District						
2009-2010 (January 1-February 28) Comparison						
School District	2010 Median Sale Price	2009 Median Sale Price	% Change	2010 Number Sold	2009 Number Sold	% Change
Adams County						
Bermudian Springs	\$175,000	\$169,900	3%	7	7	0%
Conewago Valley	\$145,000	\$165,000	-12%	21	11	91%
Fairfield	\$264,000	\$235,000	12%	6	5	20%
Gettysburg	\$152,500	\$220,000	-31%	13	15	-13%
Littlestown	\$183,000	\$169,000	8%	14	12	17%
Upper Adams	\$151,000	\$168,000	-10%	3	5	-40%
Total Adams County	\$174,500	\$185,000	-6%	64	55	16%
York County						
Central	\$150,950	\$148,250	2%	42	36	17%
Dallastown	\$189,500	\$170,000	11%	40	29	38%
Dover	\$154,000	\$152,950	1%	27	20	35%
Eastern	\$126,000	\$124,950	1%	16	18	-11%
Hanover	\$110,000	\$127,500	-14%	14	16	-13%
Northeastern	\$131,750	\$155,000	-15%	19	29	-34%
Northern	\$233,000	\$220,000	6%	10	9	11%
Red Lion	\$146,500	\$157,750	-7%	27	32	-16%
South Eastern	\$197,450	\$231,125	-15%	14	16	-13%
South Western	\$217,200	\$186,125	17%	24	18	33%
Southern	\$212,500	\$225,000	-6%	11	13	-15%
Spring Grove	\$144,228	\$168,500	-14%	17	41	-59%
West Shore	\$159,900	\$169,900	-6%	11	9	22%
West York	\$135,000	\$149,900	-10%	25	17	47%
York City	\$35,404	\$47,500	-25%	63	51	24%
York Suburban	\$159,450	\$155,425	3%	36	30	20%
Total York County	\$150,000	\$148,950	1%	396	384	3%