



RAYAC Housing Snapshot

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

February 2011

February 2011 Housing Statistics

The REALTORS Association of York & Adams Counties (RAYAC) reports that a total of 72 homes were sold in Adams County in the first two months of 2011, an increase of 13%. In York County 402 homes were sold in January and February 2011, a 2% increase from 2010. The median sales price in Adams County was \$153,450, a 12% decrease from last year. The median sale price in York County was \$135,750, a 10%

decrease from 2010 sales. The decrease in median sales price does not mean your property value has decreased by the same percentage. It is a reflection of the homes which sold in this time frame. Over 30% of the homes sold in both counties in the first two months were distressed sales. Distressed sales are bank owned, government owned properties and short sales. Short sales occur when the sold price of the home does not cover the costs of the mortgage on the property and the bank agrees to take a loss rather than going through the foreclosure process.

“We are working through an inventory of distressed properties which is a good thing. When we wash them out of the market we will return to a more balanced picture,” stated Marty Sowa, President of RAYAC. “Both counties have experienced an increase in the number of homes sold in 2011, a positive trend we hope will continue.”

RAYAC MLS Statistics by School District						
2010-2011 (January 1-February 28) 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	\$154,900	\$175,000	-11%	7	7	0%
Conewago Valley	\$130,000	\$145,000	-10%	23	21	10%
Fairfield	\$186,500	\$264,000	-29%	8	6	33%
Gettysburg	\$193,000	\$152,500	27%	20	13	54%
Littlestown	\$153,450	\$183,000	-16%	8	14	-43%
Upper Adams	\$75,500	\$151,000	-50%	6	3	100%
Total Adams County	\$153,450	\$174,500	-12%	72	64	13%
York County						
Central	\$143,450	\$150,950	-5%	42	42	0%
Dallastown	\$165,000	\$189,500	-13%	46	40	15%
Dover	\$119,500	\$154,000	-22%	24	27	-11%
Eastern	\$125,000	\$126,000	-1%	11	16	-31%
Hanover	\$126,500	\$110,000	15%	9	14	-36%
Northeastern	\$120,950	\$131,750	-8%	28	19	47%
Northern	\$241,750	\$233,000	4%	10	10	0%
Red Lion	\$127,200	\$146,500	-13%	35	27	30%
South Eastern	\$187,500	\$197,450	-5%	18	14	29%
South Western	\$150,000	\$217,200	-31%	21	24	-13%
Southern	\$183,950	\$212,500	-13%	18	11	64%
Spring Grove	\$144,097	\$144,228	0%	27	17	59%
West Shore	\$146,500	\$159,900	-8%	12	11	9%
West York	\$132,000	\$135,000	-2%	31	25	24%
York City	\$36,500	\$35,404	3%	47	63	-25%
York Suburban	\$169,900	\$159,450	7%	23	36	-36%
Total York County	\$135,750	\$150,000	-10%	402	396	2%