



RAYAC Housing Snapshot

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

January 2010

January 2010 Housing Statistics

The REALTORS Association of York & Adams Counties (RAYAC) reports that a total of 36 homes were sold in Adams County in January 2010, an increase of 33%. In York County 185 homes were sold in January 2010, a 6% increase from 2009. The median sales price in Adams County was \$173,000, a 4% decrease from last year. The median sale price in York County was \$151,290 a 2% increase over 2009 sales.

“In both York & Adams Counties the number of home sales continues to increase,” said Kraig Hursh, President of RAYAC. “We believe these increases are a product of the homebuyer tax credit, coupled with the relative stability of our local housing market.”
“However, the numbers show large fluctuations in each school district because January is typically a slow month. The small sampling makes it difficult to compare statistical trends.”

RAYAC MLS Statistics by School District 2009-2010 (January) 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	\$253,750	\$169,900	49%	4	5	-20%
Conewago Valley	\$145,000	\$165,000	-12%	13	7	86%
Fairfield	\$285,000	\$235,000	21%	3	1	200%
Gettysburg	\$148,750	\$227,500	-35%	6	8	-25%
Littlestown	\$173,000	\$150,251	15%	8	5	60%
Upper Adams	\$135,500	\$175,000	-23%	2	1	100%
Total Adams County	\$173,000	\$180,900	-4%	36	27	33%
York County						
Central	\$145,200	\$160,085	-9%	18	14	29%
Dallastown	\$191,500	\$165,000	16%	18	13	38%
Dover	\$151,900	\$183,650	-17%	17	7	143%
Eastern	\$125,000	\$119,000	5%	7	11	-36%
Hanover	\$75,750	\$127,500	-41%	8	8	0%
Northeastern	\$151,750	\$149,900	1%	6	13	-54%
Northern	\$175,000	\$290,000	-40%	4	3	33%
Red Lion	\$116,900	\$155,250	-25%	13	12	8%
South Eastern	\$182,450	\$282,500	-35%	6	7	-14%
South Western	\$186,000	\$192,125	-3%	9	10	-10%
Southern	\$204,750	\$220,000	-7%	6	8	-25%
Spring Grove	\$180,000	\$135,950	32%	9	18	-50%
West Shore	\$158,700	\$151,500	5%	4	3	33%
West York	\$118,000	\$149,900	-21%	11	9	22%
York City	\$27,988	\$42,000	-33%	30	25	20%
York Suburban	\$156,250	\$145,500	7%	19	13	46%
Total York County	\$151,290	\$148,650	2%	185	174	6%