



# RAYAC Housing Snapshot

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

January 2011

## January 2011 Housing Statistics

The REALTORS Association of York & Adams Counties (RAYAC) reports that a total of 31 homes were sold in Adams County in January 2011, a decrease of 8%. In York County 201 homes were sold in January 2011, a 9% increase from 2010. The median sales price in Adams County was \$160,000, an 8% decrease from last year. The median sale price in York County was \$138,900, an 8% decrease from 2010 sales.

“Modest gains in the job market and the improving economy are creating a more favorable backdrop for home buyers, allowing them to take advantage of excellent housing affordability conditions,” stated Marty Sowa, President of RAYAC. “We have seen a reduction in the inventory of homes available for sale. If this positive trend continues it will help to stabilize the sale price of homes. The home sale information we are reporting today shows large fluctuations in each school district because January is typically a less active month. The small sampling makes it difficult to compare statistical trends.”

**RAYAC MLS Statistics by School District  
2010-2011 (January ) 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>
<b>Adams County</b>						
Bermudian Springs	\$132,950	\$253,750	-48%	4	4	0%
Conewago Valley	\$207,000	\$145,000	43%	7	13	-46%
Fairfield	\$190,000	\$285,000	-33%	4	3	33%
Gettysburg	\$178,000	\$148,750	20%	8	6	33%
Littlestown	\$204,950	\$173,000	18%	4	8	-50%
Upper Adams	\$107,750	\$135,500	-20%	4	2	100%
<b>Total Adams County</b>	\$160,000	\$173,000	-8%	31	36	-14%
<b>York County</b>						
Central	\$142,400	\$145,200	-2%	28	18	56%
Dallastown	\$194,000	\$191,500	1%	27	18	50%
Dover	\$119,500	\$151,900	-21%	12	17	-29%
Eastern	\$125,000	\$125,000	0%	5	7	-29%
Hanover	\$80,000	\$75,750	6%	2	8	-75%
Northeastern	\$132,900	\$151,750	-12%	15	6	150%
Northern	\$231,750	\$175,000	32%	4	4	0%
Red Lion	\$110,000	\$116,900	-6%	17	13	31%
South Eastern	\$207,450	\$182,450	14%	12	6	100%
South Western	\$150,000	\$186,000	-19%	11	9	22%
Southern	\$183,000	\$204,750	-11%	5	6	-17%
Spring Grove	\$159,900	\$180,000	-11%	14	9	56%
West Shore	\$140,000	\$158,700	-12%	7	4	75%
West York	\$162,450	\$118,000	38%	8	11	-27%
York City	\$31,750	\$27,988	13%	24	30	-20%
York Suburban	\$137,250	\$156,250	-12%	10	19	-47%
<b>Total York County</b>	\$138,900	\$151,290	-8%	201	185	9%