



RAYAC Housing Snapshot

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

January 2012 Housing Statistics

The REALTORS Association of York & Adams Counties (RAYAC) reports that a total of 33 homes were sold in Adams County in the first month of 2012, a 6% increase from 2011. In York County 220 homes were sold in January, a 9% increase from 2011.

The median sales price in Adams County was \$130,000, a 19% decrease from last year. The median sale price in York County was \$137,100, a 1% decrease from 2011.

“We are happy to report there have been increases in the number of homes sold in Adams and York County compared to 2011,” stated John LeCates RAYAC President. “More importantly, we’re seeing a consistent trend of declining inventory, which means supply and demand conditions are becoming more balanced, which will help to stabilize home prices. We are cautiously optimistic for the 2012 housing market. There still might be some bumps in the road to the housing recovery but the destination is clear.”

RAYAC MLS Statistics by School District

2011-2012 (January) Comparison

<u>School District</u>	<u>2012 Median Sale Price</u>	<u>2011 Median Sale Price</u>	<u>% Change</u>	<u>2012 Number Sold</u>	<u>2011 Number Sold</u>	<u>% Change</u>
Adams County						
Bermudian Springs	\$135,000	\$132,950	2%	7	4	75%
Conewago Valley	\$125,000	\$207,000	-40%	10	7	43%
Fairfield	\$130,000	\$190,000	-32%	1	4	-75%
Gettysburg	\$125,000	\$178,000	-30%	5	8	-38%
Littlestown	\$136,000	\$204,950	-34%	9	4	125%
Upper Adams	\$156,000	\$107,750	45%	1	4	-75%
Total Adams County	\$130,000	\$160,000	-19%	33	31	6%
York County						
Central	\$141,900	\$142,400	0%	22	28	-21%
Dallastown	\$142,541	\$194,000	-27%	23	27	-15%
Dover	\$174,900	\$119,500	46%	17	12	42%
Eastern	\$115,000	\$125,000	-8%	9	5	80%
Hanover	\$118,000	\$80,000	48%	13	2	550%
Northeastern	\$145,590	\$132,900	10%	11	15	-27%
Northern	\$185,950	\$231,750	-20%	4	4	0%
Red Lion	\$156,000	\$110,000	42%	19	17	12%
South Eastern	\$159,000	\$207,450	-23%	7	12	-42%
South Western	\$155,000	\$150,000	3%	19	11	73%
Southern	\$140,000	\$183,000	-23%	7	5	40%
Spring Grove	\$136,600	\$159,900	-15%	26	14	86%
West Shore	\$104,700	\$140,000	-25%	4	7	-43%
West York	\$126,000	\$162,450	-22%	9	8	13%
York City	\$21,800	\$31,750	-31%	18	24	-25%
York Suburban	\$141,000	\$137,250	3%	12	10	20%
Total York County	\$137,100	\$138,900	-1%	220	201	9%