



RAYAC Housing Snapshot

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

July 2011 Housing Statistics

The REALTORS Association of York & Adams Counties (RAYAC) reports that a total of 383 homes were sold in Adams County through July of 2011, the same amount of homes sold in the same time period in 2010. In York County 2,002 homes were sold in the first seven months of 2011, an 15% decrease from 2010. The median sales price in Adams County was \$163,000, a 12% decrease from last year. The median sale price in York County was \$142,000, a 5% decrease from 2010 sales.

“With record high affordability conditions and interest rates at historic lows we are encouraged by a positive trend that we see when July 2011 sales are compared to July 2010,” stated Marty Sowa RAYAC President. “Across both counties the median sales price has trended upwards since March of 2011. Tight loan standards are keeping some buyers from purchasing homes and the national economic issues could be causing hesitation among some consumers and lenders. The stabilization in median home prices, jobs and consumer confidence are keys to the recovery of our housing market.”

RAYAC MLS Statistics by School District 2010-2011 (January 1-July 31) 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	\$135,000	\$191,000	-29%	49	54	-9%
Conewago Valley	\$156,490	\$173,250	-10%	109	115	-5%
Fairfield	\$185,000	\$175,000	6%	42	32	31%
Gettysburg	\$182,500	\$195,000	-6%	90	89	1%
Littlestown	\$160,000	\$190,000	-16%	59	62	-5%
Upper Adams	\$150,000	\$176,000	-15%	34	31	10%
Total Adams County	\$163,000	\$184,900	-12%	383	383	0%
York County						
Central	\$171,175	\$164,000	4%	194	265	-27%
Dallastown	\$159,000	\$177,050	-10%	219	258	-15%
Dover	\$138,450	\$144,445	-4%	144	156	-8%
Eastern	\$131,500	\$135,000	-3%	75	91	-18%
Hanover	\$131,450	\$138,450	-5%	72	74	-3%
Northeastern	\$145,000	\$154,900	-6%	117	155	-25%
Northern	\$205,000	\$171,000	20%	41	57	-28%
Red Lion	\$139,950	\$149,900	-7%	194	215	-10%
South Eastern	\$179,000	\$184,000	-3%	91	74	23%
South Western	\$153,500	\$169,250	-9%	120	134	-10%
Southern	\$185,000	\$195,000	-5%	98	101	-3%
Spring Grove	\$144,498	\$163,900	-12%	116	123	-6%
West Shore	\$164,220	\$165,000	0%	65	65	0%
West York	\$129,900	\$139,888	-7%	123	150	-18%
York City	\$38,250	\$55,000	-30%	198	252	-21%
York Suburban	\$145,000	\$162,000	-10%	135	173	-22%
Total York County	\$142,000	\$150,000	-5%	2002	2343	-15%