



RAYAC Housing Snapshot

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

June 2009

June Housing Statistics

The REALTORS Association of York & Adams Counties (RAYAC) reports that a total of 279 homes were sold in Adams County during the first half of 2009. In York County 1,735 homes were sold through the end of June. The median sales price in Adams County was \$195,000, a 5% decrease from last year. In York County the median sold price was \$158,900 reflecting a drop of 4%.

RAYAC President Patricia Carey stated, "While year to date figures do not show recent trends, we are encouraged that when we compare just the month of June in 2009 to June 2008 the number of home sales increased in both counties. We hope this indicates the beginning of a more positive real estate market."

RAYAC MLS Statistics by School District 2008-2009 (January 1-June 30) Comparison

<u>School District</u>	<u>2009 Median Sale Price</u>	<u>2008 Median Sale Price</u>	<u>% Change</u>	<u>2009 Number Sold</u>	<u>2008 Number Sold</u>	<u>% Change</u>
Adams County						
Bermudian Springs	\$169,900	\$204,900	-17%	43	43	0%
Conewago Valley	\$170,250	\$180,000	-5%	66	91	-27%
Fairfield	\$229,450	\$233,000	-2%	22	33	-33%
Gettysburg	\$220,000	\$228,000	-4%	67	73	-8%
Littlestown	\$197,500	\$195,000	1%	47	69	-32%
Upper Adams	\$178,325	\$172,750	3%	34	28	21%
Total Adams County	\$195,000	\$204,500	-5%	279	337	-17%
York County						
Central	\$161,950	\$182,000	-11%	172	227	-24%
Dallastown	\$174,000	\$189,000	-8%	213	205	4%
Dover	\$152,950	\$167,380	-9%	86	142	-39%
Eastern	\$139,565	\$144,500	-3%	66	76	-13%
Hanover	\$135,000	\$139,900	-4%	57	83	-31%
Northeastern	\$155,000	\$169,900	-9%	114	138	-17%
Northern	\$195,000	\$179,500	9%	49	33	48%
Red Lion	\$165,900	\$170,000	-2%	145	165	-12%
South Eastern	\$206,450	\$206,850	0%	58	63	-8%
South Western	\$180,000	\$195,000	-8%	97	132	-27%
Southern	\$224,000	\$232,000	-3%	73	60	22%
Spring Grove	\$179,900	\$178,995	1%	112	102	10%
West Shore	\$170,000	\$188,000	-10%	59	62	-5%
West York	\$147,250	\$145,900	1%	118	137	-14%
York City	\$62,000	\$67,350	-8%	181	254	-29%
York Suburban	\$153,000	\$165,000	-7%	135	135	0%
Total York County	\$158,900	\$164,900	-4%	1735	2014	-14%