



RAYAC Housing Snapshot

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

June 2010

Number of Home Sales Rise in York & Adams

The REALTORS Association of York & Adams Counties (RAYAC) reports that a total of 326 homes were sold in Adams County in the first half of 2010, an increase of 17% over 2009 sales. In York County 2049 homes were sold through the end of June, an 18% increase over last year. The median sales price in Adams County was \$183,700, a 6% decrease from last year. In York County the median sale price was

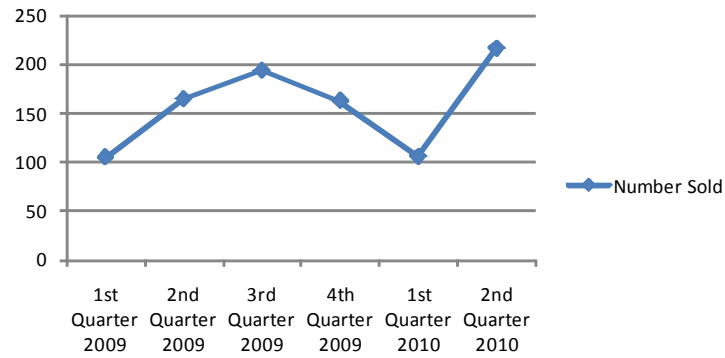
\$150,000 reflecting a decrease of 6%.

“As we expected the number of home sales continued to rise in both York and Adams Counties,” stated Kraig Hursh RAYAC President. Hursh added, “We believe this is a reflection of buyers taking advantage of the homebuyer tax credit. We hope that buyers take advantage of record low mortgage interest rates and a variety of choice in the housing inventory in both York and Adams Counties this summer.” See additional charts on second page.

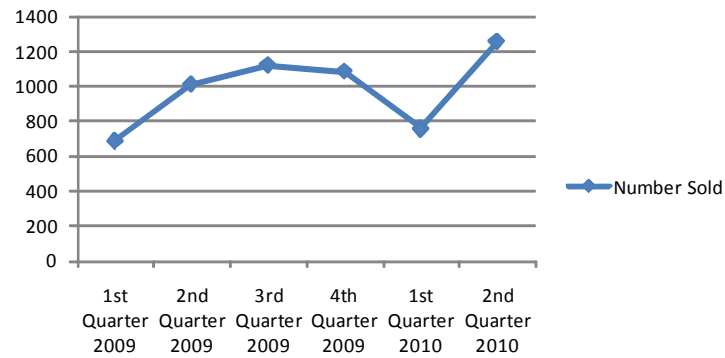
RAYAC MLS Statistics by School District 2009-2010 (January 1-June 30) Comparison

<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	\$189,000	\$169,900	11%	47	43	9%
Conewago Valley	\$172,900	\$170,250	2%	102	66	55%
Fairfield	\$175,000	\$229,450	-24%	31	22	41%
Gettysburg	\$211,000	\$220,000	-4%	71	67	6%
Littlestown	\$187,450	\$197,500	-5%	50	47	6%
Upper Adams	\$179,000	\$178,325	0%	25	34	-26%
Total Adams County	\$183,700	\$195,000	-6%	326	279	17%
York County						
Central	\$159,900	\$161,950	-1%	232	172	35%
Dallastown	\$178,950	\$174,000	3%	224	213	5%
Dover	\$139,900	\$152,950	-9%	140	86	63%
Eastern	\$132,950	\$139,565	-5%	78	66	18%
Hanover	\$137,900	\$135,000	2%	71	57	25%
Northeastern	\$148,374	\$155,000	-4%	137	114	20%
Northern	\$172,950	\$195,000	-11%	54	49	10%
Red Lion	\$149,950	\$165,900	-10%	178	145	23%
South Eastern	\$190,000	\$206,450	-8%	65	58	12%
South Western	\$170,000	\$180,000	-6%	119	97	23%
Southern	\$195,000	\$224,000	-13%	85	73	16%
Spring Grove	\$168,950	\$179,900	-6%	104	112	-7%
West Shore	\$162,450	\$170,000	-4%	58	59	-2%
West York	\$144,050	\$147,250	-2%	128	118	8%
York City	\$58,950	\$62,000	-5%	222	181	23%
York Suburban	\$163,900	\$153,000	7%	154	135	14%
Total York County	\$150,000	\$158,900	-6%	2049	1735	18%

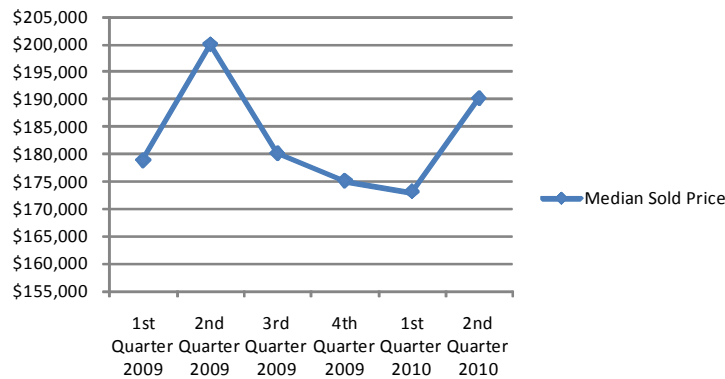
Adams County Number of Homesales



York County Number of Homesales



Adams County Median Home Sale Price



York County Median Home Sale Price

