



RAYAC Housing Snapshot

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

June 2011 Housing Statistics

The REALTORS Association of York & Adams Counties (RAYAC) reports that a total of 320 homes were sold in Adams County in the first half of 2011, a decrease of 2%. In York County 1,680 homes were sold in the first six months of 2011, an 18% decrease from 2010. The median sales price in Adams County was \$159,500, a 13% decrease from last year. The median sale price in York County was \$140,000, a 7% decrease from 2010 sales.

“The market is being constrained by the lending community and distressed home sales selling at discounts,” stated Marty Sowa, President of RAYAC. “We are hopeful that the price decline could be diminishing as buyers recognize great bargains, along with the highest affordability conditions in 40 years. A number of proposals being considered in Washington could further jeopardize the housing recovery. We’re concerned about the flow of available mortgage money. We need a return to responsible lending practices with common sense guidelines.”

RAYAC MLS Statistics by School District 2010-2011 (January 1-June 30) 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	\$132,500	\$189,000	-30%	39	47	-17%
Conewago Valley	\$157,245	\$172,900	-9%	94	102	-8%
Fairfield	\$181,500	\$175,000	4%	36	31	16%
Gettysburg	\$175,000	\$211,000	-17%	71	71	0%
Littlestown	\$160,000	\$187,450	-15%	49	50	-2%
Upper Adams	\$145,000	\$179,000	-19%	31	25	24%
Total Adams County	\$159,500	\$183,700	-13%	320	326	-2%
York County						
Central	\$155,000	\$159,900	-3%	171	232	-26%
Dallastown	\$155,000	\$178,950	-13%	181	224	-19%
Dover	\$136,350	\$139,900	-3%	123	140	-12%
Eastern	\$142,907	\$132,950	7%	57	78	-27%
Hanover	\$135,000	\$137,900	-2%	59	71	-17%
Northeastern	\$145,000	\$148,374	-2%	97	137	-29%
Northern	\$204,500	\$172,950	18%	32	54	-41%
Red Lion	\$131,900	\$149,950	-12%	162	178	-9%
South Eastern	\$175,000	\$190,000	-8%	78	65	20%
South Western	\$153,500	\$170,000	-10%	97	119	-18%
Southern	\$185,000	\$195,000	-5%	82	85	-4%
Spring Grove	\$143,048	\$168,950	-15%	102	104	-2%
West Shore	\$164,900	\$162,450	2%	51	58	-12%
West York	\$129,900	\$144,050	-10%	107	128	-16%
York City	\$36,500	\$58,950	-38%	171	222	-23%
York Suburban	\$143,500	\$163,900	-12%	110	154	-29%
Total York County	\$140,000	\$150,000	-7%	1680	2049	-18%