



RAYAC Housing Snapshot

*A year-end review of the residential real estate market in
York & Adams Counties*

March 2010

Home Buyer Tax Credit Expiring Soon

The REALTORS Association of York & Adams Counties (RAYAC) reports that a total of 105 homes were sold in Adams County in the first three months of 2010, an increase of 1%. In York County 757 homes were sold in the first quarter, a 10% increase from 2009. The median sales price in Adams County was \$173,000, a 3% decrease from last year. In York County the median sale price was \$148,000 reflecting a decrease of 4%.

“Home sales have been higher than year-ago levels for nine straight months in York County,” stated Kraig Hursh RAYAC President “Prices have been more stable in recent months. Distressed sales such as short sales and banked owned property sales which generally sell at a discount, accounted for 17% of homes sales in Adams County and 16% of home sales in York County.”

“Buyers have less than three weeks to take advantage of the homebuyer tax credit ,” stated Hursh. A contract needs to be in place by April 30th for buyers to claim the home buyer tax credit and settlement needs to occur by July 1, 2010.

RAYAC MLS Statistics by School District 2009-2010 (January 1-March 31) Comparison						
School District	2010 Median Sale Price	2009 Median Sale Price	% Change	2010 Number Sold	2009 Number Sold	% Change
Adams County						
Bermudian Springs	\$182,000	\$164,200	11%	16	18	-11%
Conewago Valley	\$151,945	\$153,750	-1%	34	24	42%
Fairfield	\$173,000	\$249,900	-31%	9	7	29%
Gettysburg	\$202,500	\$212,500	-5%	20	28	-29%
Littlestown	\$183,000	\$169,000	8%	18	18	0%
Upper Adams	\$153,000	\$175,000	-13%	8	9	-11%
Total Adams County	\$173,000	\$178,700	-3%	105	104	1%
York County						
Central	\$157,500	\$155,000	2%	80	67	19%
Dallastown	\$180,603	\$179,000	1%	86	74	16%
Dover	\$139,900	\$145,000	-4%	53	35	51%
Eastern	\$129,900	\$132,574	-2%	33	31	6%
Hanover	\$134,500	\$135,000	0%	28	26	8%
Northeastern	\$136,500	\$153,400	-11%	43	51	-16%
Northern	\$204,950	\$230,000	-11%	18	15	20%
Red Lion	\$148,200	\$167,000	-11%	64	59	8%
South Eastern	\$199,900	\$217,650	-8%	23	26	-12%
South Western	\$179,950	\$192,125	-6%	46	36	28%
Southern	\$220,750	\$221,950	-1%	22	22	0%
Spring Grove	\$150,000	\$177,450	-15%	35	54	-35%
West Shore	\$134,500	\$164,950	-18%	22	14	57%
West York	\$150,450	\$143,900	5%	48	45	7%
York City	\$38,900	\$47,200	-18%	94	78	21%
York Suburban	\$159,450	\$157,475	1%	62	54	15%
Total York County	\$148,000	\$154,900	-4%	757	687	10%