



RAYAC Housing Snapshot

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

May 2010

Number of Home Sales on the Rise in York & Adams

The REALTORS Association of York & Adams Counties (RAYAC) reports that a total of 241 homes were sold in Adams County in the first five months of 2010, an increase of 17% over 2009 sales. In York County 1,562 homes were sold through the end of May, a 17% increase over last year. The median sales price in Adams County was \$180,000, a 7% decrease from last year. In York County the median sale price was

\$149,000 reflecting a decrease of 4%.

“Home sales have been higher than year-ago levels for 11 straight months in York County,” stated Kraig Hursh RAYAC President. Hursh added, “The upswing in May sales was expected because of the tax credit, and the pace should remain elevated in June. Since the tax credit has expired other factors are supporting the market now. There is a return of buyer confidence with an increase in home sales, and mortgage interest rates that remain historically low.”

RAYAC MLS Statistics by School District 2009-2010 (January 1-May 31) 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 | \$200,000 | \$165,000 | 21% | 35 | 37 | -5% |
| Conewago Valley | \$172,450 | \$163,250 | 6% | 82 | 42 | 95% |
| Fairfield | \$175,000 | \$217,500 | -20% | 21 | 15 | 40% |
| Gettysburg | \$195,000 | \$220,000 | -11% | 43 | 52 | -17% |
| Littlestown | \$184,900 | \$198,950 | -7% | 39 | 36 | 8% |
| Upper Adams | \$180,000 | \$190,000 | -5% | 21 | 24 | -13% |
| Total Adams County | \$180,000 | \$192,519 | -7% | 241 | 206 | 17% |
| York County | | | | | | |
| Central | \$156,900 | \$159,900 | -2% | 173 | 136 | 27% |
| Dallastown | \$179,900 | \$175,000 | 3% | 174 | 160 | 9% |
| Dover | \$139,900 | \$147,775 | -5% | 103 | 63 | 63% |
| Eastern | \$132,500 | \$140,000 | -5% | 65 | 55 | 18% |
| Hanover | \$139,000 | \$135,000 | 3% | 57 | 49 | 16% |
| Northeastern | \$144,900 | \$155,000 | -7% | 99 | 95 | 4% |
| Northern | \$174,900 | \$195,000 | -10% | 39 | 39 | 0% |
| Red Lion | \$145,000 | \$165,450 | -12% | 138 | 108 | 28% |
| South Eastern | \$197,450 | \$195,000 | 1% | 46 | 40 | 15% |
| South Western | \$166,450 | \$185,000 | -10% | 88 | 72 | 22% |
| Southern | \$210,750 | \$221,950 | -5% | 64 | 50 | 28% |
| Spring Grove | \$170,950 | \$177,950 | -4% | 82 | 84 | -2% |
| West Shore | \$158,700 | \$174,000 | -9% | 46 | 40 | 15% |
| West York | \$136,000 | \$142,500 | -5% | 97 | 88 | 10% |
| York City | \$51,900 | \$48,750 | 6% | 171 | 146 | 17% |
| York Suburban | \$159,450 | \$152,500 | 5% | 120 | 106 | 13% |
| Total York County | \$149,000 | \$155,000 | -4% | 1562 | 1331 | 17% |