



# RAYAC Housing Snapshot

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

## May 2011 Housing Statistics

The REALTORS Association of York & Adams Counties (RAYAC) reports that a total of 267 homes were sold in Adams County from January through the end of May, an increase of 11%. In York County 1,334 homes were sold in the first five months of 2011, a 15% decrease from 2010. The median sales price in Adams County was \$158,500, a 12% decrease from last year. The median sale price in York County was \$139,900, a 6% decrease from 2010 sales.

“Home sales continue to be constrained by a tight credit market and consumer uncertainty,” stated Marty Sowa, President of RAYAC. “Nationally statistics have shown that 15-20 percent of home sales are being held back by overly restrictive loan underwriting standards. We want to ensure that qualified buyers will be able to obtain a property after a sound credit evaluation.. With mortgage interest rates at historic lows, we need to get back to common sense lending requirements where credit worthy buyers are able to purchase homes well within their means.”

RAYAC MLS Statistics by School District						
2010-2011 (January 1-May 31) 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>
<b>Adams County</b>						
Bermudian Springs	\$130,000	\$200,000	-35%	31	35	-11%
Conewago Valley	\$159,500	\$172,450	-8%	81	82	-1%
Fairfield	\$179,950	\$175,000	3%	30	21	43%
Gettysburg	\$159,750	\$195,000	-18%	58	43	35%
Littlestown	\$161,500	\$184,900	-13%	42	39	8%
Upper Adams	\$130,000	\$180,000	-28%	25	21	19%
<b>Total Adams County</b>	\$158,500	\$180,000	-12%	267	241	11%
<b>York County</b>						
Central	\$155,000	\$156,900	-1%	137	173	-21%
Dallastown	\$154,750	\$179,900	-14%	137	174	-21%
Dover	\$130,000	\$139,900	-7%	103	103	0%
Eastern	\$139,900	\$132,500	6%	47	65	-28%
Hanover	\$135,200	\$139,000	-3%	46	57	-19%
Northeastern	\$148,450	\$144,900	2%	76	99	-23%
Northern	\$189,000	\$174,900	8%	29	39	-26%
Red Lion	\$130,900	\$145,000	-10%	124	138	-10%
South Eastern	\$174,550	\$197,450	-12%	56	46	22%
South Western	\$152,900	\$166,450	-8%	81	88	-8%
Southern	\$184,950	\$210,750	-12%	62	64	-3%
Spring Grove	\$142,000	\$170,950	-17%	79	82	-4%
West Shore	\$157,500	\$158,700	-1%	39	46	-15%
West York	\$128,125	\$136,000	-6%	92	97	-5%
York City	\$38,500	\$51,900	-26%	141	171	-18%
York Suburban	\$149,000	\$159,450	-7%	85	120	-29%
<b>Total York County</b>	\$139,900	\$149,000	-6%	1334	1562	-15%