



RAYAC Housing Snapshot

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

January-November 2011 Housing Statistics

The REALTORS Association of York & Adams Counties (RAYAC) reports that a total of 602 homes were sold in Adams County through November of 2011, a 3% increase from 2010. In York County 3,202 homes were sold in the first 11 months of 2011, a 7% decrease from 2010. The median sales price in Adams County was \$164,950, an 8% decrease from last year. The median sale price in York County was \$144,254, a 6% decrease from 2010.

“Over the past several months there have been pockets of increases in numbers of sales and sales prices, just not consistently across the two counties,” says Marty Sowa, RAYAC president. “We are pleased to see a steady decline of more than 10% in the local housing inventory which is helping to stabilize the market, along with continued low interest rates, rising rents and job creation.”

RAYAC MLS Statistics by School District 2010-2011 (January 1-November 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	\$145,500	\$169,900	-14%	87	85	2%
Conewago Valley	\$156,495	\$170,000	-8%	164	171	-4%
Fairfield	\$185,000	\$177,000	5%	58	44	32%
Gettysburg	\$190,000	\$195,000	-3%	149	129	16%
Littlestown	\$163,000	\$190,000	-14%	93	107	-13%
Upper Adams	\$155,000	\$175,000	-11%	51	47	9%
Total Adams County	\$164,950	\$179,000	-8%	602	583	3%
York County						
Central	\$174,950	\$169,950	3%	322	382	-16%
Dallastown	\$159,900	\$175,000	-9%	357	369	-3%
Dover	\$138,000	\$144,900	-5%	235	244	-4%
Eastern	\$131,925	\$139,900	-6%	124	151	-18%
Hanover	\$133,348	\$136,000	-2%	108	104	4%
Northeastern	\$148,000	\$155,000	-5%	185	217	-15%
Northern	\$195,000	\$185,000	5%	73	87	-16%
Red Lion	\$147,500	\$157,000	-6%	288	321	-10%
South Eastern	\$175,000	\$187,500	-7%	145	102	42%
South Western	\$155,000	\$169,000	-8%	203	211	-4%
Southern	\$185,000	\$200,000	-8%	158	172	-8%
Spring Grove	\$141,500	\$164,000	-14%	188	179	5%
West Shore	\$164,220	\$180,000	-9%	115	101	14%
West York	\$127,500	\$139,950	-9%	203	230	-12%
York City	\$38,000	\$55,000	-31%	297	338	-12%
York Suburban	\$146,000	\$159,900	-9%	201	249	-19%
Total York County	\$144,254	\$152,900	-6%	3202	3457	-7%

November 2011 Housing Statistics

The REALTORS Association of York & Adams Counties (RAYAC) reports that 41 homes were sold in Adams County in November of 2011, a 9% decrease from 2010. In York County 236 homes were sold in November of 2011, a 13% increase from 2010. The median sales price in Adams County was \$170,000, a 2% decrease from last November. The median sale price in York County was \$145,000, a 6% decrease from November 2010 sales.

RAYAC MLS Statistics by School District 2010-2011 (November) 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	\$137,500	\$130,000	6%	5	5	0%
Conewago Valley	\$164,995	\$185,000	-11%	14	10	40%
Fairfield	\$202,000	\$175,000	15%	4	5	-20%
Gettysburg	\$195,000	\$168,250	16%	7	12	-42%
Littlestown	\$169,900	\$195,500	-13%	7	8	-13%
Upper Adams	\$185,000	\$180,000	3%	4	5	-20%
Total Adams County	\$170,000	\$172,900	-2%	41	45	-9%
York County						
Central	\$203,450	\$160,000	27%	18	18	0%
Dallastown	\$162,000	\$174,950	-7%	32	30	7%
Dover	\$135,500	\$134,950	0%	25	16	56%
Eastern	\$139,900	\$134,900	4%	13	7	86%
Hanover	\$119,950	\$0	0%	6	0	0%
Northeastern	\$132,000	\$156,145	-15%	15	14	7%
Northern	\$80,300	\$143,000	-44%	1	5	-80%
Red Lion	\$155,000	\$164,950	-6%	19	18	6%
South Eastern	\$155,000	\$170,000	-9%	9	5	80%
South Western	\$166,750	\$130,000	28%	14	13	8%
Southern	\$172,500	\$205,000	-16%	12	17	-29%
Spring Grove	\$134,950	\$149,000	-9%	18	8	125%
West Shore	\$129,900	\$185,950	-30%	7	8	-13%
West York	\$110,450	\$156,500	-29%	16	21	-24%
York City	\$34,000	\$32,080	6%	19	11	73%
York Suburban	\$126,000	\$150,500	-16%	12	18	-33%
Total York County	\$145,000	\$154,900	-6%	236	209	13%