



RAYAC Housing Snapshot

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

October 2011 Housing Statistics

The REALTORS Association of York & Adams Counties (RAYAC) reports that a total of 553 homes were sold in Adams County through October of 2011, a 4% increase from 2010. In York County 2,942 homes were sold in the first ten months of 2011, a 9% decrease from 2010. The median sales price in Adams County was \$164,900, an 8% decrease from last year. The median sale price in York County was \$144,500, a 5% decrease from 2010.

“The housing recovery is continuing in both York and Adams counties,” stated Marty Sowa RAYAC President. “We have seen a significant decrease in the amount of unsold housing inventory in the last 30 days. If this trend continues we will see further improvement in the housing market. Adams County has also experienced positive increases in both median sales price and number of homes sold in the month of October.”

RAYAC MLS Statistics by School District						
2010-2011 (January 1-October 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>
Adams County						
Bermudian Springs	\$145,500	\$170,722	-15%	81	77	5%
Conewago Valley	\$156,495	\$168,900	-7%	148	160	-8%
Fairfield	\$184,000	\$179,000	3%	54	39	38%
Gettysburg	\$190,000	\$199,500	-5%	139	117	19%
Littlestown	\$160,000	\$190,000	-16%	85	98	-13%
Upper Adams	\$155,000	\$175,000	-11%	46	42	10%
Total Adams County	\$164,900	\$179,000	-8%	553	533	4%
York County						
Central	\$174,900	\$170,000	3%	303	360	-16%
Dallastown	\$159,900	\$175,000	-9%	325	338	-4%
Dover	\$138,950	\$146,000	-5%	210	225	-7%
Eastern	\$130,000	\$140,000	-7%	111	143	-22%
Hanover	\$133,348	\$136,000	-2%	102	104	-2%
Northeastern	\$149,150	\$155,000	-4%	166	201	-17%
Northern	\$200,000	\$188,500	6%	71	80	-11%
Red Lion	\$145,000	\$155,000	-6%	267	303	-12%
South Eastern	\$175,000	\$192,000	-9%	135	97	39%
South Western	\$155,000	\$171,288	-10%	187	198	-6%
Southern	\$185,750	\$195,000	-5%	146	153	-5%
Spring Grove	\$143,548	\$164,000	-12%	168	171	-2%
West Shore	\$164,560	\$182,450	-10%	104	92	13%
West York	\$128,825	\$139,900	-8%	184	208	-12%
York City	\$38,700	\$55,000	-30%	274	325	-16%
York Suburban	\$147,000	\$162,000	-9%	189	231	-18%
Total York County	\$144,500	\$152,900	-5%	2942	3229	-9%

October 2011 Housing Statistics

The REALTORS Association of York & Adams Counties (RAYAC) reports that 55 homes were sold in Adams County in October of 2011, a 28% increase from 2010. In York County 262 homes were sold in September of 2011, a 0% increase from 2010. The median sales price in Adams County was \$168,645, a 10% increase from last October. The median sale price in York County was \$140,000, a 13% decrease from October 2010 sales.

RAYAC MLS Statistics by School District 2010-2011 (October) 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	\$166,950	\$135,198	23%	10	6	67%
Conewago Valley	\$179,050	\$157,490	14%	14	11	27%
Fairfield	\$150,000	\$142,000	6%	4	3	33%
Gettysburg	\$190,000	\$176,250	8%	14	6	133%
Littlestown	\$160,000	\$250,000	-36%	6	11	-45%
Upper Adams	\$160,000	\$143,950	11%	7	6	17%
Total Adams County	\$168,645	\$154,000	10%	55	43	28%
York County						
Central	\$139,000	\$179,950	-23%	33	28	18%
Dallastown	\$169,000	\$189,900	-11%	31	23	35%
Dover	\$140,000	\$146,000	-4%	23	25	-8%
Eastern	\$111,950	\$170,950	-35%	8	24	-67%
Hanover	\$133,950	\$106,000	26%	8	7	14%
Northeastern	\$152,450	\$163,700	-7%	16	8	100%
Northern	\$178,250	\$271,500	-34%	4	2	100%
Red Lion	\$150,000	\$160,000	-6%	19	19	0%
South Eastern	\$154,900	\$212,000	-27%	9	7	29%
South Western	\$150,000	\$180,450	-17%	17	14	21%
Southern	\$170,000	\$177,500	-4%	12	14	-14%
Spring Grove	\$140,000	\$177,750	-21%	19	16	19%
West Shore	\$140,000	\$174,400	-20%	7	8	-13%
West York	\$139,000	\$136,000	2%	15	28	-46%
York City	\$34,000	\$49,950	-32%	19	20	-5%
York Suburban	\$149,070	\$154,950	-4%	22	20	10%
Total York County	\$140,000	\$160,000	-13%	262	263	0%