



RAYAC Housing Snapshot

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

Third Quarter 2011 Housing Statistics

The REALTORS Association of York & Adams Counties (RAYAC) reports that a total of 493 homes were sold in Adams County through September of 2011, a 1% increase from 2010. In York County 2,655 homes were sold in the first nine months of 2011, a 10% decrease from 2010. The median sales price in Adams County was \$179,950, a 9% decrease from last year. The median sale price in York County was \$152,500, a 5% decrease from 2010. On an optimistic note, we have seen a positive trend in the number of homes sold since late spring 2011. (See page 2.)

“Although our economic growth is expected to remain positive, uncertainty about the world’s economy is creating some consumer hesitation,” stated Marty Sowa RAYAC President. “We need to remove any road blocks to the housing recovery so people who are trying to take advantage of excellent housing affordability conditions can purchase a home.”

RAYAC MLS Statistics by School District 2010-2011 (January 1-September 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 | \$135,000 | \$174,000 | -22% | 71 | 71 | 0% |
| Conewago Valley | \$155,000 | \$169,950 | -9% | 133 | 148 | -10% |
| Fairfield | \$185,000 | \$182,750 | 1% | 50 | 36 | 39% |
| Gettysburg | \$189,900 | \$205,000 | -7% | 125 | 111 | 13% |
| Littlestown | \$158,700 | \$190,000 | -16% | 78 | 86 | -9% |
| Upper Adams | \$139,750 | \$176,000 | -21% | 36 | 36 | 0% |
| Total Adams County | \$164,000 | \$179,950 | -9% | 493 | 488 | 1% |

| | | | | | | |
|--------------------------|-----------|-----------|------|------|------|------|
| York County | | | | | | |
| Central | \$172,450 | \$170,000 | 1% | 265 | 331 | -20% |
| Dallastown | \$159,900 | \$175,000 | -9% | 293 | 310 | -5% |
| Dover | \$138,000 | \$144,950 | -5% | 187 | 198 | -6% |
| Eastern | \$132,375 | \$135,000 | -2% | 102 | 119 | -14% |
| Hanover | \$133,797 | \$137,000 | -2% | 95 | 97 | -2% |
| Northeastern | \$147,000 | \$155,000 | -5% | 148 | 193 | -23% |
| Northern | \$195,000 | \$185,000 | 5% | 61 | 75 | -19% |
| Red Lion | \$142,500 | \$154,900 | -8% | 248 | 283 | -12% |
| South Eastern | \$179,000 | \$185,000 | -3% | 125 | 89 | 40% |
| South Western | \$155,000 | \$171,288 | -10% | 170 | 182 | -7% |
| Southern | \$186,750 | \$199,900 | -7% | 132 | 139 | -5% |
| Spring Grove | \$144,498 | \$163,000 | -11% | 146 | 153 | -5% |
| West Shore | \$159,900 | \$180,000 | -11% | 93 | 81 | 15% |
| West York | \$128,825 | \$139,900 | -8% | 170 | 179 | -5% |
| York City | \$40,000 | \$55,000 | -27% | 253 | 304 | -17% |
| York Suburban | \$147,000 | \$162,450 | -10% | 167 | 210 | -20% |
| Total York County | \$144,900 | \$152,500 | -5% | 2655 | 2943 | -10% |

September 2011 Housing Statistics

The REALTORS Association of York & Adams Counties (RAYAC) reports that 53 homes were sold in Adams County in September of 2011, a 6% increase from 2010. In York County 291 homes were sold in September of 2011, an 11% increase from 2010. The median sales price in Adams County was \$168,500, a 4% decrease from last September. The median sale price in York County was \$149,900, a 7% decrease from September 2010 sales.

RAYAC MLS Statistics by School District 2010-2011 (September) 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 | \$149,900 | \$139,000 | 8% | 7 | 9 | -22% |
| Conewago Valley | \$136,500 | \$168,200 | -19% | 9 | 12 | -25% |
| Fairfield | \$169,000 | \$209,500 | -19% | 6 | 2 | 200% |
| Gettysburg | \$195,700 | \$205,000 | -5% | 16 | 13 | 23% |
| Littlestown | \$155,000 | \$184,950 | -16% | 11 | 12 | -8% |
| Upper Adams | \$155,950 | \$107,250 | 45% | 4 | 2 | 100% |
| Total Adams County | \$168,500 | \$175,000 | -4% | 53 | 50 | 6% |
| York County | | | | | | |
| Central | \$132,500 | \$195,000 | -32% | 27 | 37 | -27% |
| Dallastown | \$165,000 | \$178,400 | -8% | 39 | 23 | 70% |
| Dover | \$139,900 | \$141,900 | -1% | 25 | 21 | 19% |
| Eastern | \$138,175 | \$126,000 | 10% | 12 | 13 | -8% |
| Hanover | \$137,000 | \$121,500 | 13% | 9 | 8 | 13% |
| Northeastern | \$162,500 | \$162,500 | 0% | 14 | 22 | -36% |
| Northern | \$219,950 | \$269,950 | -19% | 4 | 6 | -33% |
| Red Lion | \$154,450 | \$154,900 | 0% | 24 | 33 | -27% |
| South Eastern | \$207,000 | \$173,500 | 19% | 17 | 4 | 325% |
| South Western | \$171,350 | \$179,900 | -5% | 24 | 19 | 26% |
| Southern | \$186,500 | \$194,900 | -4% | 19 | 11 | 73% |
| Spring Grove | \$155,000 | \$165,000 | -6% | 15 | 11 | 36% |
| West Shore | \$142,450 | \$205,750 | -31% | 10 | 4 | 150% |
| West York | \$119,000 | \$140,990 | -16% | 23 | 15 | 53% |
| York City | \$26,000 | \$50,000 | -48% | 20 | 22 | -9% |
| York Suburban | \$129,000 | \$164,750 | -22% | 9 | 14 | -36% |
| Total York County | \$149,900 | \$161,000 | -7% | 291 | 263 | 11% |