



# RAYAC Housing Snapshot

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

April 2009

## *April Housing Statistics*

According to the REALTORS® Association of York & Adams Counties, in the first four months of 2009 a total of 160 homes sold in Adams County. In York County, 1001 homes sold through the end of April..

The Adams County median sale price was \$192,519 only a 6% decrease over 2008 sales. The York County median sale price was \$155,000 only a 4% decrease over 2008 sales. The median sale price is where half of the properties sold above that number, and half sold below.

“While these statistics do not show a shift in the market yet, our members are optimistic about the activity they are experiencing,” said RAYAC President Patricia Carey. In York County, the number of homes pending in April 2009 is up over pending statistics for 2008. The pending number reflects the number of homes that went under contract but have not reached settlement to date.

**RAYAC MLS Statistics by School District  
2008-2009 (January1-April 30) Comparison**

<u>School District</u>	<u>2009 Median Sale Price</u>	<u>2008 Median Sale Price</u>	<u>% Change</u>	<u>2009 Number Sold</u>	<u>2008 Number Sold</u>	<u>% Change</u>
<b>Adams County</b>						
Bermudian Springs	\$177,450	\$212,000	-16%	26	26	0%
Conewago Valley	\$155,000	\$177,450	-13%	33	56	-41%
Fairfield	\$231,500	\$225,000	3%	11	21	-48%
Gettysburg	\$222,750	\$239,950	-7%	42	46	-9%
Littlestown	\$198,000	\$200,000	-1%	33	43	-23%
Upper Adams	\$185,000	\$187,900	-2%	15	21	-29%
<b>Total Adams County</b>	\$192,519	\$204,900	-6%	160	213	-25%
<b>York County</b>						
Central	\$153,500	\$184,900	-17%	100	145	-31%
Dallastown	\$179,900	\$184,900	-3%	111	123	-10%
Dover	\$147,775	\$171,755	-14%	47	76	-38%
Eastern	\$137,000	\$145,000	-6%	43	51	-16%
Hanover	\$135,000	\$137,500	-2%	38	59	-36%
Northeastern	\$153,400	\$169,900	-10%	69	89	-22%
Northern	\$191,000	\$175,000	9%	29	19	53%
Red Lion	\$165,900	\$171,000	-3%	79	107	-26%
South Eastern	\$192,950	\$209,000	-8%	32	41	-22%
South Western	\$187,000	\$196,500	-5%	57	90	-37%
Southern	\$224,500	\$223,000	1%	36	36	0%
Spring Grove	\$182,626	\$188,500	-3%	65	50	30%
West Shore	\$168,450	\$176,700	-5%	28	42	-33%
West York	\$147,500	\$141,900	4%	69	99	-30%
York City	\$46,700	\$69,500	-33%	120	159	-25%
York Suburban	\$152,500	\$160,000	-5%	78	81	-4%
<b>Total York County</b>	\$155,000	\$161,600	-4%	1001	1267	-21%