



# RAYAC Housing Snapshot

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

August 2009

## August Housing Statistics

The REALTORS Association of York & Adams Counties (RAYAC) reports that a total of 420 homes were sold in Adams County during the first eight months of 2009. In York County 2,555 homes were sold through the end of July. The median sales price in Adams County was \$191,450, a 6% decrease from last year. In York County the median sold price was \$159,900 reflecting a drop of 3%.

When comparing August 2008 to August 2009, instead of decreases, Adams County numbers remained the same-63 homes sold and a median sales price of \$190,000 for both 2008 and 2009. In York County the numbers were more optimistic. The number of homes sold for the month rose from 341 in 2008 to 380 in 2009, an 11% increase. The York County median sales price decreased 3% from \$168,000 in 2008 to \$162,159 in 2009.

“We are encouraged by little steps of growth. If the number of homes that went under contract in August are any indication of future home sales, York County is rebounding,” said Patricia Carey, RAYAC President. These numbers jumped from 340 in August 2008 to 463 in August 2009, reflecting a 36% increase. Adams County remains steady at 72 for both years.

**RAYAC MLS Statistics by School District  
2008-2009 (January 1-August 31) 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	\$169,900	\$200,700	-15%	59	64	-8%
Conewago Valley	\$169,500	\$184,200	-8%	101	122	-17%
Fairfield	\$214,900	\$234,000	-8%	37	44	-16%
Gettysburg	\$230,000	\$225,000	2%	107	114	-6%
Littlestown	\$193,700	\$189,350	2%	74	96	-23%
Upper Adams	\$175,875	\$178,000	-1%	42	47	-11%
<b>Total Adams County</b>	<b>\$191,450</b>	<b>\$204,290</b>	<b>-6%</b>	<b>420</b>	<b>487</b>	<b>-14%</b>
<b>York County</b>						
Central	\$165,700	\$185,000	-10%	272	299	-9%
Dallastown	\$175,500	\$190,000	-8%	295	292	1%
Dover	\$149,900	\$166,580	-10%	144	188	-23%
Eastern	\$140,000	\$151,000	-7%	89	98	-9%
Hanover	\$144,835	\$148,000	-2%	81	113	-28%
Northeastern	\$154,950	\$169,900	-9%	176	177	-1%
Northern	\$205,000	\$188,450	9%	73	56	30%
Red Lion	\$168,400	\$170,500	-1%	228	218	5%
South Eastern	\$213,000	\$209,150	2%	91	96	-5%
South Western	\$175,500	\$189,905	-8%	143	188	-24%
Southern	\$222,500	\$235,000	-5%	110	83	33%
Spring Grove	\$179,900	\$176,495	2%	151	134	13%
West Shore	\$178,000	\$172,500	3%	91	106	-14%
West York	\$142,500	\$146,990	-3%	174	185	-6%
York City	\$64,000	\$68,000	-6%	243	327	-26%
York Suburban	\$158,750	\$164,950	-4%	194	190	2%
<b>Total York County</b>	<b>\$159,900</b>	<b>\$165,500</b>	<b>-3%</b>	<b>2555</b>	<b>2750</b>	<b>-7%</b>