



RAYAC Housing Snapshot

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

December 2009

2009 Housing Statistics

The REALTORS Association of York & Adams Counties (RAYAC) reports that a total of 647 homes were sold in Adams County in 2009, a decrease of 7%. In York County 4,046 homes were sold in 2009, a 4% increase from 2008. The median sales price in Adams County was \$185,000, a 7% decrease from last year. In York County the median sale price was \$159,900 reflecting a drop of only 3%. "Starting in June, each

month we have continued to see positive increases in the number of homes sold in both York & Adams Counties," stated Kraig Hursh, 2010 RAYAC President.

RAYAC MLS Statistics by School District 2008-2009 (January 1-December 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>
Adams County						
Bermudian Springs	\$169,450	\$199,900	-15%	86	85	1%
Conewago Valley	\$169,700	\$184,200	-8%	172	188	-9%
Fairfield	\$213,450	\$235,000	-9%	60	65	-8%
Gettysburg	\$220,000	\$214,950	2%	163	152	7%
Littlestown	\$182,000	\$188,000	-3%	116	131	-11%
Upper Adams	\$178,325	\$175,500	2%	50	71	-30%
Total Adams County	\$185,000	\$198,451	-7%	647	692	-7%

York County						
Central	\$163,000	\$185,000	-12%	439	401	9%
Dallastown	\$172,900	\$190,000	-9%	456	403	13%
Dover	\$147,900	\$164,000	-10%	242	265	-9%
Eastern	\$140,700	\$148,750	-5%	142	130	9%
Hanover	\$147,000	\$148,000	-1%	130	153	-15%
Northeastern	\$158,000	\$169,900	-7%	285	255	12%
Northern	\$205,000	\$188,000	9%	99	84	18%
Red Lion	\$164,900	\$170,000	-3%	352	303	16%
South Eastern	\$210,000	\$213,750	-2%	143	136	5%
South Western	\$180,000	\$195,000	-8%	238	246	-3%
Southern	\$214,500	\$229,000	-6%	176	128	38%
Spring Grove	\$176,000	\$174,950	1%	241	212	14%
West Shore	\$178,500	\$168,900	6%	144	157	-8%
West York	\$144,400	\$147,000	-2%	273	271	1%
York City	\$68,700	\$68,000	1%	384	467	-18%
York Suburban	\$156,505	\$160,000	-2%	302	275	10%
Total York County	\$159,900	\$164,900	-3%	4046	3886	4%