



RAYAC Housing Snapshot

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

July 2009

July Housing Statistics

The REALTORS Association of York & Adams Counties (RAYAC) reports that a total of 349 homes were sold in Adams County during the first seven months of 2009. In York County 2,138 homes were sold through the end of July. The median sales price in Adams County was \$190,500, a 7% decrease from last year. In York County the median sold price was \$159,900 reflecting a drop of 3%.

RAYAC President Patricia Carey stated, "In the month of July 68% of the homes that sold in York County were priced under \$200,000. This number could indicate that first time homebuyers are driving the market. This could be lowering the median sold price due to the number of homes sold in that price range." The median home sale price is the middle dollar amount where half of the properties sold above that figure and half sold below. While the year to date statistics do not reflect this, Carey was optimistic that for two consecutive months the number of homes sold in York County has slightly increased.

**RAYAC MLS Statistics by School District
2008-2009 (January 1-July 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	\$165,000	\$204,950	-19%	51	56	-9%
Conewago Valley	\$169,700	\$183,500	-8%	86	107	-20%
Fairfield	\$223,250	\$225,000	-1%	32	40	-20%
Gettysburg	\$227,750	\$225,000	1%	82	93	-12%
Littlestown	\$185,000	\$192,321	-4%	59	87	-32%
Upper Adams	\$179,900	\$180,000	0%	39	37	5%
Total Adams County	\$190,500	\$204,900	-7%	349	420	-17%
York County						
Central	\$165,000	\$185,000	-11%	215	263	-18%
Dallastown	\$175,000	\$190,000	-8%	249	239	4%
Dover	\$154,950	\$167,700	-8%	116	168	-31%
Eastern	\$140,000	\$149,500	-6%	80	85	-6%
Hanover	\$139,950	\$146,250	-4%	68	98	-31%
Northeastern	\$155,000	\$169,950	-9%	150	158	-5%
Northern	\$205,250	\$182,450	12%	68	48	42%
Red Lion	\$165,000	\$165,200	0%	182	194	-6%
South Eastern	\$213,000	\$207,925	2%	79	80	-1%
South Western	\$176,000	\$191,900	-8%	113	163	-31%
Southern	\$219,900	\$235,000	-6%	92	71	30%
Spring Grove	\$180,650	\$176,495	2%	130	118	10%
West Shore	\$175,125	\$175,900	0%	68	83	-18%
West York	\$142,500	\$145,950	-2%	147	162	-9%
York City	\$63,250	\$67,900	-7%	208	289	-28%
York Suburban	\$155,000	\$168,900	-8%	165	169	-2%
Total York County	\$159,900	\$165,000	-3%	2138	2388	-10%