



RAYAC Housing Snapshot

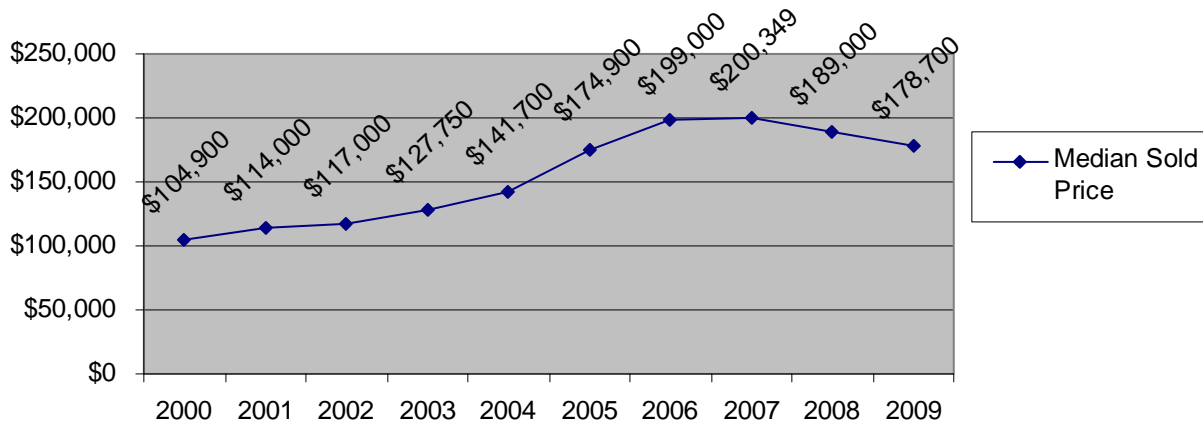
A monthly review of the residential real estate market in York & Adams Counties

March 2009

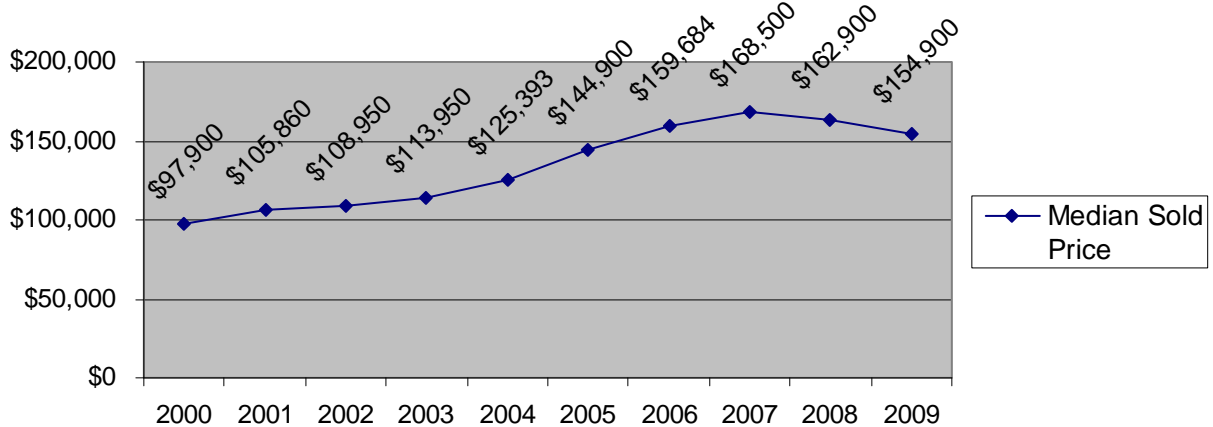
First Quarter: Home Sale Prices Have Appreciated Over 10 Years

In the past 10 years in Adams County the median sold price increased 70%. In York County the median sold price increased 58% in 10 years. According to the Pennsylvania Association of REALTORS, the average homebuyer in Pennsylvania remains in their home an average of 10 years meaning that individuals and families see real estate as a long term investment. The increase in median sold price over a 10 year period is proof that real estate in York & Adams Counties is an excellent long term investment.

1st Quarter Median Sold Price Adams County



1st Quarter Median Sold Price in York County



According to the REALTORS® Association of York & Adams Counties, in the first quarter of 2009 a total of 104 homes sold in Adams County, a 22% decrease from the 134 homes sold in the first quarter of 2008. The Adams County median sale price for the first quarter is \$178,700 only a 5% decrease from the first quarter in 2008. The median sale price is where half of the properties sold above that number, and half sold below.

In York County 687 homes sold in the first quarter of 2009, a decrease of 23% compared to the first quarter 2008 sales. The first quarter median sold price in York County was \$154,900 only a 5% decrease compared to 2008 sales.

“With the arrival of spring we are hearing reports that the phones are ringing more, open house traffic is up and offers are being made,” said RAYAC President Patricia Carey. “A surplus in housing inventory, mortgage rates at levels that haven’t been offered since 1956, and a strong local lending market, combined with a first-time home buyer tax credit make it an incredible time to purchase a home.”

**RAYAC MLS Statistics by School District
2008-2009 (January 1-March 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	\$164,200	\$209,000	-21%	18	17	6%
Conewago Valley	\$153,750	\$175,900	-13%	24	39	-38%
Fairfield	\$249,900	\$224,900	11%	7	13	-46%
Gettysburg	\$212,500	\$228,000	-7%	28	29	-3%
Littlestown	\$169,000	\$172,000	-2%	18	24	-25%
Upper Adams	\$175,000	\$188,750	-7%	9	12	-25%
Total Adams County	\$178,700	\$189,000	-5%	104	134	-22%
York County						
Central	\$155,000	\$199,500	-22%	67	104	-36%
Dallastown	\$179,000	\$185,000	-3%	74	79	-6%
Dover	\$145,000	\$173,000	-16%	35	57	-39%
Eastern	\$132,574	\$143,950	-8%	31	38	-18%
Hanover	\$135,000	\$138,900	-3%	26	43	-40%
Northeastern	\$153,400	\$178,000	-14%	51	64	-20%
Northern	\$230,000	\$185,000	24%	15	13	15%
Red Lion	\$167,000	\$178,000	-6%	59	76	-22%
South Eastern	\$217,650	\$207,925	5%	26	30	-13%
South Western	\$192,125	\$199,900	-4%	36	64	-44%
Southern	\$221,950	\$225,500	-2%	22	26	-15%
Spring Grove	\$177,450	\$171,650	3%	54	36	50%
West Shore	\$164,950	\$171,250	-4%	14	28	-50%
West York	\$143,900	\$148,900	-3%	45	63	-29%
York City	\$47,200	\$71,000	-34%	78	117	-33%
York Suburban	\$157,475	\$159,900	-2%	54	55	-2%
Total York County	\$154,900	\$162,900	-5%	687	893	-23%