



# RAYAC Housing Snapshot

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

May 2009

## May Housing Statistics

The REALTORS Association of York & Adams Counties (RAYAC) reports that a total of 206 homes were sold in Adams County during the first five months of 2009. In York County 1,331 homes were sold through the end of May. The median sales price in Adams County was \$192,519, a 4 percent decrease from last year. In York County, the median sales price was \$155,000, a 3 percent decrease from 2008. In York County, however, the median for this May compared to May of 2008, shows stability may have been achieved.

“This is basically the same market report that we have seen over the past couple of months. Real estate sales and the median sales price continue to remain at the same level,” said RAYAC President Patricia Carey.

RAYAC wants to clear a misperception regarding median sales price and home values. The median sales price only reflects the dollar amount of homes that sold during the specified timeframe. It is not equal to the median home value of all properties in the two-county area. “Consumers shouldn’t think their home values decreased the same percentage as the sold properties. The median sale price reflects the middle dollar amount where half of the properties sold above that figure and half sold below that,” explained Carey. “Our statistics also include many foreclosures and short sales which tend to pull down the median price,” Carey stated. A short sale is defined as a sale in which the proceeds are not sufficient to satisfy all of the liens against the property.

According to Carey, REALTORS remain optimistic about the housing market in our area. “For prospective buyers, now is the time to act because the market will almost certainly be going up over the next year,” she added.

| RAYAC MLS Statistics by School District<br>2008-2009 (January 1-May 31) Comparison |                              |                              |            |                        |                        |             |
|--|------------------------------|------------------------------|------------|------------------------|------------------------|-------------|
| School District  | 2009<br>Median<br>Sale Price | 2008<br>Median<br>Sale Price | % Change   | 2009<br>Number<br>Sold | 2008<br>Number<br>Sold | % Change    |
| <b>Adams County</b>  |                              |                              |            |                        |                        |             |
| Bermudian Springs  | \$165,000                    | \$211,750                    | -22%       | 37                     | 34                     | 9%          |
| Conewago Valley  | \$163,250                    | \$175,900                    | -7%        | 42                     | 70                     | -40%        |
| Fairfield  | \$217,500                    | \$225,000                    | -3%        | 15                     | 27                     | -44%        |
| Gettysburg   | \$220,000                    | \$228,000                    | -4%        | 52                     | 57                     | -9%         |
| Littlestown  | \$198,950                    | \$197,500                    | 1%         | 36                     | 58                     | -38%        |
| Upper Adams  | \$190,000                    | \$178,000                    | 7%         | 24                     | 25                     | -4%         |
| <b>Total Adams<br/>County</b>  | <b>\$192,519</b>             | <b>\$200,000</b>             | <b>-4%</b> | <b>206</b>             | <b>271</b>             | <b>-24%</b> |
| <b>York County</b>   |                              |                              |            |                        |                        |             |
| Central  | \$159,900                    | \$180,000                    | -11%       | 136                    | 180                    | -24%        |
| Dallastown   | \$175,000                    | \$185,000                    | -5%        | 160                    | 162                    | -1%         |
| Dover  | \$147,775                    | \$167,500                    | -12%       | 63                     | 107                    | -41%        |
| Eastern  | \$140,000                    | \$144,500                    | -3%        | 55                     | 60                     | -8%         |
| Hanover  | \$135,000                    | \$138,200                    | -2%        | 49                     | 72                     | -32%        |
| Northeastern   | \$155,000                    | \$168,200                    | -8%        | 95                     | 118                    | -19%        |
| Northern   | \$195,000                    | \$177,250                    | 10%        | 39                     | 28                     | 39%         |
| Red Lion   | \$165,450                    | \$170,000                    | -3%        | 108                    | 137                    | -21%        |
| South Eastern  | \$195,000                    | \$207,925                    | -6%        | 40                     | 50                     | -20%        |
| South Western  | \$185,000                    | \$189,900                    | -3%        | 72                     | 111                    | -35%        |
| Southern   | \$221,950                    | \$227,300                    | -2%        | 50                     | 49                     | 2%          |
| Spring Grove   | \$177,950                    | \$184,950                    | -4%        | 84                     | 72                     | 17%         |
| West Shore   | \$174,000                    | \$179,200                    | -3%        | 40                     | 50                     | -20%        |
| West York  | \$142,500                    | \$143,000                    | 0%         | 88                     | 121                    | -27%        |
| York City  | \$48,750                     | \$67,950                     | -28%       | 146                    | 214                    | -32%        |
| York Suburban  | \$152,500                    | \$169,900                    | -10%       | 106                    | 103                    | 3%          |
| <b>Total York County</b>   | <b>\$155,000</b>             | <b>\$160,000</b>             | <b>-3%</b> | <b>1331</b>            | <b>1634</b>            | <b>-19%</b> |