



RAYAC Housing Snapshot

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

November 2009

November Housing Statistics

The REALTORS Association of York & Adams Counties (RAYAC) reports that a total of 59 homes were sold in Adams County during the month of November of 2009 reflecting a 69% increase over November 2008. In York County 372 homes were sold in November, a 65% over November of 2008. The median sales price in Adams County was \$184,900, a 16% increase from last year. In York County the median sale price was \$156,000 reflecting a drop of only 2%.

“We are very pleased to report that comparing November 2009 to November 2008, the number of homes sold in both counties saw a significant increase of over 60%,” stated RAYAC President Patricia Carey. “We believe this increase is a result of the first time homebuyer tax credit. The first time homebuyer tax credit has been extended and expanded to include repeat homebuyers until April of 2010. We anticipate the market to continue to improve through 2010.”

**RAYAC MLS Statistics by School District
2008-2009 (November) 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	\$238,000	\$151,200	57%	3	4	-25%
Conewago Valley	\$166,500	\$157,900	5%	25	13	92%
Fairfield	\$215,000	\$297,450	-28%	9	4	125%
Gettysburg	\$188,950	\$133,000	42%	14	4	250%
Littlestown	\$171,600	\$185,000	-7%	4	7	-43%
Upper Adams	\$182,500	\$176,500	3%	4	3	33%
Total Adams County	\$184,900	\$160,000	16%	59	35	69%
York County						
Central	\$155,000	\$166,500	-7%	37	26	42%
Dallastown	\$172,000	\$180,000	-4%	35	27	30%
Dover	\$159,000	\$168,500	-6%	30	12	150%
Eastern	\$140,250	\$162,250	-14%	14	8	75%
Hanover	\$150,900	\$133,950	13%	11	6	83%
Northeastern	\$160,460	\$171,950	-7%	27	8	238%
Northern	\$210,000	\$183,500	14%	6	4	50%
Red Lion	\$154,900	\$156,500	-1%	33	23	43%
South Eastern	\$165,000	\$252,600	-35%	15	9	67%
South Western	\$179,000	\$199,900	-10%	19	9	111%
Southern	\$180,000	\$130,950	37%	15	6	150%
Spring Grove	\$166,000	\$209,950	-21%	21	14	50%
West Shore	\$195,000	\$193,466	1%	17	10	70%
West York	\$160,000	\$144,900	10%	35	17	106%
York City	\$80,000	\$44,250	81%	35	28	25%
York Suburban	\$155,000	\$148,500	4%	22	18	22%
Total York County	\$156,000	\$159,800	-2%	372	225	65%

The REALTORS Association of York & Adams Counties (RAYAC) reports that a total of 600 homes were sold in Adams County January through November of 2009. In York County 3,758 homes were sold through the end of November. 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%.

“Since June, we have continued to see positive increases in the number of homes sold in both York & Adams Counties,” stated Patricia Carey, RAYAC President. “Each month has steadily increased the number of home sales.”

RAYAC MLS Statistics by School District 2008-2009 (January 1-November 30) 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%	80	81	-1%
Conewago Valley	\$170,500	\$183,500	-7%	162	175	-7%
Fairfield	\$215,450	\$235,000	-8%	56	62	-10%
Gettysburg	\$225,000	\$222,000	1%	151	141	7%
Littlestown	\$179,900	\$185,000	-3%	103	125	-18%
Upper Adams	\$176,375	\$174,606	1%	48	66	-27%
Total Adams County	\$185,000	\$198,000	-7%	600	650	-8%
York County						
Central	\$163,075	\$186,750	-13%	408	388	5%
Dallastown	\$172,900	\$190,000	-9%	423	383	10%
Dover	\$148,900	\$165,000	-10%	224	243	-8%
Eastern	\$140,000	\$149,750	-7%	127	124	2%
Hanover	\$147,000	\$148,450	-1%	120	144	-17%
Northeastern	\$158,000	\$170,000	-7%	259	236	10%
Northern	\$205,000	\$186,000	10%	95	78	22%
Red Lion	\$164,900	\$170,000	-3%	329	281	17%
South Eastern	\$209,000	\$215,000	-3%	135	127	6%
South Western	\$180,000	\$190,000	-5%	220	233	-6%
Southern	\$217,450	\$232,500	-6%	164	118	39%
Spring Grove	\$179,800	\$179,900	0%	221	191	16%
West Shore	\$180,000	\$169,200	6%	133	144	-8%
West York	\$143,650	\$147,000	-2%	258	257	0%
York City	\$69,000	\$68,000	1%	357	433	-18%
York Suburban	\$157,000	\$160,000	-2%	285	248	15%
Total York County	\$159,900	\$165,000	-3%	3758	3628	4%