



RAYAC Housing Snapshot

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

October 2009

October Housing Statistics

The REALTORS Association of York & Adams Counties (RAYAC) reports that a total of 540 homes were sold in Adams County during the first 10 months of 2009. In York County 3,343 homes were sold through the end of October. The median sales price in Adams County was \$185,950, a 7% decrease from last year. In York County the median sale price was \$159,900 reflecting a drop of only 3%. Comparing the month of October 2008 to October 2009 number of homes sold was up 38% in York County and 12% in Adams County.

“The real estate market appears to be improving. We are interested to see the impact of extending the first time homebuyer tax credit and expanding the tax credit to existing buyers,” stated Kraig Hursh, RAYAC Vice President. “This should help buyers and sellers in a variety of price ranges.”

RAYAC MLS Statistics by School District 2008-2009 (January 1-October 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	\$200,700	-16%	76	76	0%
Conewago Valley	\$171,000	\$186,500	-8%	137	159	-14%
Fairfield	\$215,900	\$234,000	-8%	47	58	-19%
Gettysburg	\$230,000	\$224,500	2%	138	136	1%
Littlestown	\$179,950	\$188,000	-4%	98	116	-16%
Upper Adams	\$176,375	\$173,711	2%	44	63	-30%
Total Adams County	\$185,950	\$200,000	-7%	540	608	-11%
York County						
Central	\$164,950	\$185,750	-11%	366	358	2%
Dallastown	\$173,250	\$190,000	-9%	384	355	8%
Dover	\$149,900	\$165,000	-9%	188	230	-18%
Eastern	\$139,900	\$149,750	-7%	111	116	-4%
Hanover	\$147,000	\$148,900	-1%	108	137	-21%
Northeastern	\$158,000	\$169,950	-7%	229	226	1%
Northern	\$205,000	\$186,000	10%	89	72	24%
Red Lion	\$165,000	\$170,000	-3%	295	257	15%
South Eastern	\$212,500	\$211,000	1%	120	118	2%
South Western	\$180,000	\$190,000	-5%	199	223	-11%
Southern	\$220,000	\$235,000	-6%	147	111	32%
Spring Grove	\$179,900	\$176,450	2%	194	176	10%
West Shore	\$179,000	\$166,700	7%	113	134	-16%
West York	\$140,500	\$147,950	-5%	220	240	-8%
York City	\$66,500	\$69,900	-5%	319	403	-21%
York Suburban	\$158,000	\$164,450	-4%	261	228	14%
Total York County	\$159,900	\$165,000	-3%	3343	3384	-1%