



RAYAC Housing Snapshot

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

September 2009

September Housing Statistics

The REALTORS Association of York & Adams Counties (RAYAC) reports that a total of 479 homes were sold in Adams County during the first nine months of 2009. In York County 2,906 homes were sold through the end of September. The median sales price in Adams County was \$189,900, a 5% decrease from last year. In York County the median sold price was \$159,900 reflecting a drop of only 3%.

“Despite a year to date decrease of 3% in the number sold, we are optimistic because York County has shown an increase for the last four months compared to the same time period last year.” said RAYAC President Patricia Carey. “We believe a large portion of the home sale increases is a reflection of first time homebuyers taking advantage of the tax credit which is set to expire on November 30, 2009.”

RAYAC MLS Statistics by School District 2008-2009 (January 1-September 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	\$170,500	\$200,700	-15%	68	72	-6%
Conewago Valley	\$169,900	\$184,950	-8%	113	144	-22%
Fairfield	\$212,000	\$234,000	-9%	39	50	-22%
Gettysburg	\$230,000	\$223,000	3%	130	124	5%
Littlestown	\$184,500	\$188,000	-2%	86	104	-17%
Upper Adams	\$176,750	\$175,500	1%	43	57	-25%
Total Adams County	\$189,900	\$200,000	-5%	479	551	-13%
York County						
Central	\$166,400	\$185,000	-10%	308	328	-6%
Dallastown	\$175,900	\$191,400	-8%	331	328	1%
Dover	\$149,950	\$165,900	-10%	162	211	-23%
Eastern	\$139,900	\$150,000	-7%	99	109	-9%
Hanover	\$147,000	\$149,000	-1%	92	126	-27%
Northeastern	\$155,000	\$169,900	-9%	193	203	-5%
Northern	\$205,000	\$186,000	10%	79	64	23%
Red Lion	\$167,000	\$170,500	-2%	271	244	11%
South Eastern	\$212,000	\$211,000	0%	103	110	-6%
South Western	\$179,000	\$189,450	-6%	169	202	-16%
Southern	\$224,000	\$235,000	-5%	123	95	29%
Spring Grove	\$179,900	\$178,000	1%	169	155	9%
West Shore	\$178,000	\$167,500	6%	105	121	-13%
West York	\$142,500	\$150,000	-5%	192	215	-11%
York City	\$65,900	\$69,900	-6%	278	366	-24%
York Suburban	\$158,750	\$164,900	-4%	232	208	12%
Total York County	\$159,900	\$165,000	-3%	2906	3085	-6%