



RAYAC Housing Snapshot

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

January-October 2012 Housing Statistics

The REALTORS Association of York & Adams Counties (RAYAC) reports that a total of 602 homes were sold in Adams County in the first ten months of 2012, a 9% increase from 2011. In York County 3182 homes were sold in 2012, an 8% increase from 2011.

The median sales price in Adams County was \$163,500, a 1% decrease from last year. The median sales price in York County was \$142,000, a 2% decrease from 2011.

“We are pleased the number of home sales continues to rise in both counties,” stated John LeCates, RAYAC President. He added, “We are confident the increasing number of home sales will lead to further stabilization of housing prices in our community.”

RAYAC MLS Statistics by School District 2011-2012 (January 1-October 31) Comparison

<u>School District</u>	<u>2012 Median Sale Price</u>	<u>2011 Median Sale Price</u>	<u>% Change</u>	<u>2012 Number Sold</u>	<u>2011 Number Sold</u>	<u>% Change</u>
Adams County						
Bermudian Springs	\$149,000	\$145,500	2%	86	81	6%
Conewago Valley	\$149,900	\$156,495	-4%	161	148	9%
Fairfield	\$179,900	\$184,000	-2%	55	54	2%
Gettysburg	\$189,900	\$190,000	0%	151	139	9%
Littlestown	\$169,950	\$160,000	6%	104	85	22%
Upper Adams	\$134,900	\$155,000	-13%	45	46	-2%
Total Adams County	\$163,500	\$164,900	-1%	602	553	9%
York County						
Central	\$157,200	\$174,900	-10%	350	303	16%
Dallastown	\$150,000	\$159,900	-6%	341	325	5%
Dover	\$144,900	\$138,950	4%	198	210	-6%
Eastern	\$129,000	\$130,000	-1%	113	111	2%
Hanover	\$117,500	\$133,348	-12%	105	102	3%
Northeastern	\$139,900	\$149,150	-6%	209	166	26%
Northern	\$207,500	\$200,000	4%	96	71	35%
Red Lion	\$134,900	\$145,000	-7%	260	267	-3%
South Eastern	\$174,950	\$175,000	0%	136	135	1%
South Western	\$159,000	\$155,000	3%	225	187	20%
Southern	\$202,500	\$185,750	9%	146	146	0%
Spring Grove	\$141,000	\$143,548	-2%	206	168	23%
West Shore	\$159,900	\$164,560	-3%	121	104	16%
West York	\$120,950	\$128,825	-6%	238	184	29%
York City	\$35,500	\$38,700	-8%	206	274	-25%
York Suburban	\$138,450	\$147,000	-6%	232	189	23%
Total York County	\$142,000	\$144,500	-2%	3182	2942	8%

October 2012 Housing Statistics

The REALTORS Association of York & Adams Counties (RAYAC) reports that a total of 66 homes were sold in Adams County in October 2012, a 20% increase from 2011. In York County 331 homes were sold in October 2012, a 26% increase from 2011.

The median sales price in Adams County was \$164,950, a 2% decrease from last year. The median sales price in York County was \$147,500, a 5% increase from 2011.

RAYAC MLS Statistics by School District 2011-2012 (October) Comparison

<u>School District</u>	<u>2012 Median Sale Price</u>	<u>2011 Median Sale Price</u>	<u>% Change</u>	<u>2012 Number Sold</u>	<u>2011 Number Sold</u>	<u>% Change</u>
Adams County						
Bermudian Springs	\$169,450	\$166,950	1%	6	10	-40%
Conewago Valley	\$129,900	\$179,050	-27%	19	14	36%
Fairfield	\$150,650	\$150,000	0%	4	4	0%
Gettysburg	\$189,900	\$190,000	0%	21	14	50%
Littlestown	\$210,000	\$160,000	31%	13	6	117%
Upper Adams	\$120,000	\$160,000	-25%	3	7	-57%
Total Adams County	\$164,950	\$168,645	-2%	66	55	20%
York County						
Central	\$173,500	\$139,000	25%	28	33	-15%
Dallastown	\$158,500	\$169,000	-6%	30	31	-3%
Dover	\$153,900	\$140,000	10%	19	23	-17%
Eastern	\$129,950	\$111,950	16%	14	8	75%
Hanover	\$154,900	\$133,950	16%	5	8	-38%
Northeastern	\$145,750	\$152,450	-4%	20	16	25%
Northern	\$249,900	\$178,250	40%	9	4	125%
Red Lion	\$142,450	\$150,000	-5%	28	19	47%
South Eastern	\$209,000	\$154,900	35%	13	9	44%
South Western	\$159,900	\$150,000	7%	33	17	94%
Southern	\$223,950	\$170,000	32%	12	12	0%
Spring Grove	\$149,900	\$140,000	7%	24	19	26%
West Shore	\$190,000	\$140,000	36%	15	7	114%
West York	\$119,500	\$139,000	-14%	24	15	60%
York City	\$40,450	\$34,000	19%	30	19	58%
York Suburban	\$150,000	\$149,070	1%	27	22	23%
Total York County	\$147,500	\$140,000	5%	331	262	26%