



# RAYAC Housing Snapshot

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

## March 2011 Housing Statistics

The REALTORS Association of York & Adams Counties (RAYAC) reports that a total of 123 homes were sold in Adams County in the first quarter of 2011, an increase of 17%. In York County 693 homes were sold in the first three months of 2011, a 10% decrease from 2010. The median sales price in Adams County was \$151,990, a 12% decrease from last year. The median sale price in York County was \$132,900, a 10%

decrease from 2010 sales.

“Home sales are being constrained by a tight credit market and consumer uncertainty,” stated Marty Sowa, President of RAYAC. “Housing affordability conditions have been at record levels and the economy has been improving. As the job market improves buyers will be more inclined to take advantage of the best home buying opportunity in our lifetime.”

RAYAC is pleased to be partnering with the York County Chamber of Commerce’s Economics Club to host Dr. Lawrence Yun, Chief Economist for the National Association of REALTORS. Dr. Yun has been named by USA Today as one of the top 10 forecasters in the country. Dr. Yun will be the keynote speaker at the Economics Club breakfast on Tuesday, April 26th at 7:00 AM at the Yorktowne Hotel. To register for the event please visit [http://events.yorkchamber.com/sbaweb/events/events.asp?details=true&cale\\_id=2483&month=4/11/2011](http://events.yorkchamber.com/sbaweb/events/events.asp?details=true&cale_id=2483&month=4/11/2011)

**RAYAC MLS Statistics by School District  
2010-2011 (January 1-March 31) Comparison**

<u>School District</u>	<u>2011 Median Sale Price</u>	<u>2010 Median Sale Price</u>	<u>% Change</u>	<u>2011 Number Sold</u>	<u>2010 Number Sold</u>	<u>% Change</u>
<b>Adams County</b>						
Bermudian Springs	\$130,000	\$182,000	-29%	17	16	6%
Conewago Valley	\$153,900	\$151,945	1%	37	34	9%
Fairfield	\$183,000	\$173,000	6%	13	9	44%
Gettysburg	\$159,750	\$202,500	-21%	34	20	70%
Littlestown	\$151,975	\$183,000	-17%	12	18	-33%
Upper Adams	\$104,600	\$153,000	-32%	10	8	25%
<b>Total Adams County</b>	\$151,990	\$173,000	-12%	123	105	17%
<b>York County</b>						
Central	\$142,000	\$157,500	-10%	65	80	-19%
Dallastown	\$159,738	\$180,603	-12%	72	86	-16%
Dover	\$129,000	\$139,900	-8%	50	53	-6%
Eastern	\$125,000	\$129,900	-4%	23	33	-30%
Hanover	\$131,000	\$134,500	-3%	21	28	-25%
Northeastern	\$122,235	\$136,500	-10%	43	43	0%
Northern	\$224,950	\$204,950	10%	18	18	0%
Red Lion	\$127,000	\$148,200	-14%	67	64	5%
South Eastern	\$158,500	\$199,900	-21%	28	23	22%
South Western	\$152,900	\$179,950	-15%	41	46	-11%
Southern	\$179,900	\$220,750	-19%	31	22	41%
Spring Grove	\$138,900	\$150,000	-7%	41	35	17%
West Shore	\$146,500	\$134,500	9%	20	22	-9%
West York	\$131,200	\$150,450	-13%	49	48	2%
York City	\$37,000	\$38,900	-5%	85	94	-10%
York Suburban	\$165,000	\$159,450	3%	39	62	-37%
<b>Total York County</b>	\$132,900	\$148,000	-10%	693	757	-8%