

2007

York County

Real Estate Market Report

Prepared by:



901 Smile Way
York, PA 17401
Phone: (717) 843-7891
Fax: (717) 854-0720
www.rayac.com

2007 York County Real Estate Market Report

The REALTORS® Association of York & Adams Counties (RAYAC) represents over 1,300 REALTOR® members who work for the best interest of consumers - home buyers and sellers - and advocate for private property rights. RAYAC members also include commercial REALTORS, property managers and appraisers.

This annual report provides an overview of York County as well as providing housing trends for each of the sixteen school districts. The data was derived from the Multiple Listing Service of the REALTORS® Association of York & Adams Counties. The statistics do not represent every real estate transaction in the County. It does not include private real estate transactions or new construction that did not involve a REALTOR®.

Housing continues to be a significant economic sector within our community. It is the source of direct employment for a variety of trades and professions such as construction, finance and insurance. Housing sales also create a huge and often unrecognized impact on the larger economy because it unleashes additional spending as buyers make their house a home to reflect their tastes and interests. It represents well over a billion dollars in economic stimulus right here in York County.

Thank you for reading this report and please contact RAYAC with any questions you might have.



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York, PA 17404
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Fax: (717) 854-0720
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York County Housing Market

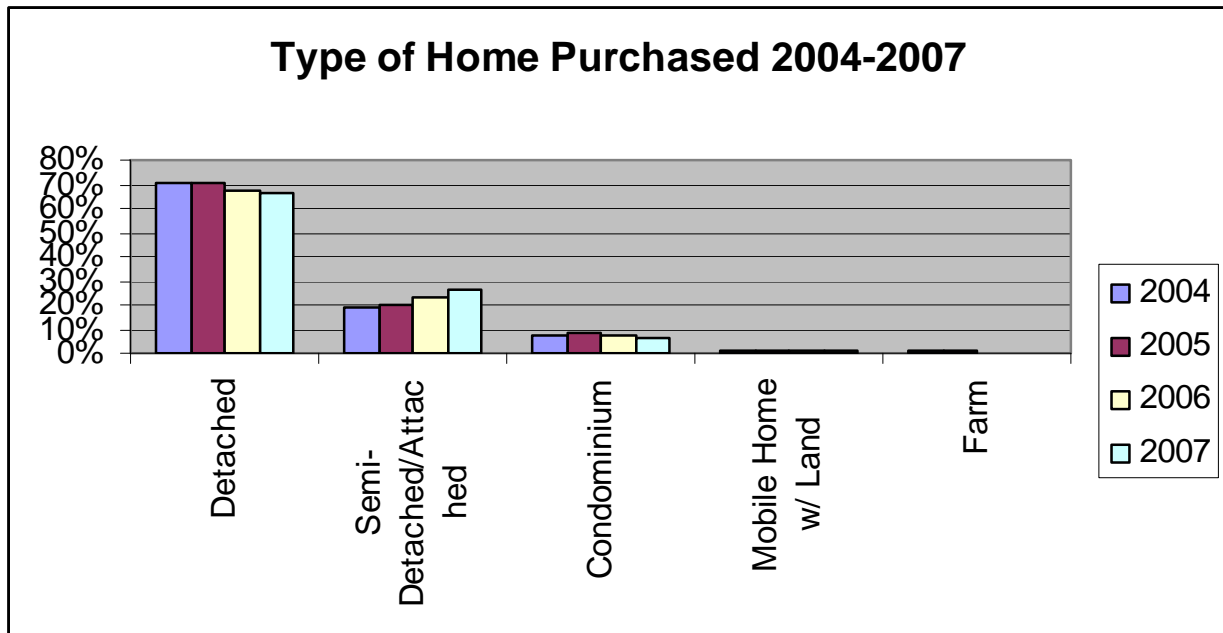
<u>School District</u>	<u>2007 Median Sale Price</u>	<u>2006 Median Sale Price</u>	<u>2005 Median Sale Price</u>	<u>2004 Median Sale Price</u>	<u>% Change from 2006 to 2007</u>	<u>% Change from 2005 to 2007</u>	<u>% Change from 2004 to 2007</u>
York County							
Central	\$184,900	\$184,900	\$180,000	\$153,000	0%	3%	21%
Dallastown	\$199,900	\$199,900	\$184,950	\$162,950	0%	8%	23%
Dover	\$176,550	\$161,300	\$147,000	\$129,150	9%	20%	37%
Eastern	\$155,450	\$153,400	\$129,900	\$118,500	1%	20%	31%
Hanover	\$160,400	\$159,950	\$144,000	\$135,000	0%	11%	19%
Northeastern	\$183,900	\$178,250	\$162,500	\$141,100	3%	13%	30%
Northern	\$239,900	\$189,900	\$161,500	\$132,500	26%	49%	81%
Red Lion	\$192,900	\$174,950	\$172,900	\$159,250	10%	12%	21%
South Eastern	\$224,900	\$235,950	\$210,000	\$171,500	-5%	7%	31%
South Western	\$199,402	\$190,100	\$180,000	\$149,474	5%	11%	33%
Southern	\$245,000	\$257,000	\$248,000	\$182,250	-5%	-1%	34%
Spring Grove	\$192,750	\$190,580	\$174,900	\$159,950	1%	10%	21%
West Shore	\$185,000	\$170,950	\$154,900	\$144,900	8%	19%	28%
West York	\$149,900	\$140,000	\$133,900	\$124,600	7%	12%	20%
York City	\$69,900	\$63,000	\$55,000	\$51,500	11%	27%	36%
York Suburban	\$169,900	\$160,000	\$144,950	\$129,900	6%	17%	31%
Total York County	\$174,900	\$169,000	\$159,500	\$139,000	3%	10%	26%

<u>School District</u>	<u>2007 Number Sold</u>	<u>2006 Number Sold</u>	<u>2005 Number Sold</u>	<u>2004 Number Sold</u>	<u>% Change from 2006 to 2007</u>	<u>% Change from 2005 to 2007</u>	<u>% Change from 2004 to 2007</u>
York County							
Central	557	639	725	665	-13%	-23%	-16%
Dallastown	519	650	750	672	-20%	-31%	-23%
Dover	428	458	446	355	-7%	-4%	21%
Eastern	172	226	214	203	-24%	-20%	-15%
Hanover	178	196	237	260	-9%	-25%	-32%
Northeastern	349	380	464	389	-8%	-25%	-10%
Northern	91	93	62	34	-2%	47%	168%
Red Lion	405	492	599	546	-18%	-32%	-26%
South Eastern	197	224	234	223	-12%	-16%	-12%
South Western	313	393	461	484	-20%	-32%	-35%
Southern	261	255	297	280	2%	-12%	-7%
Spring Grove	364	320	279	260	14%	30%	40%
West Shore	125	102	93	46	23%	34%	172%
West York	310	390	412	451	-21%	-25%	-31%
York City	700	729	630	594	-4%	11%	18%
York Suburban	322	355	376	341	-9%	-14%	-6%
Total York County	5291	5,902	6,279	5,806	-10%	-16%	-9%

York County Housing Market

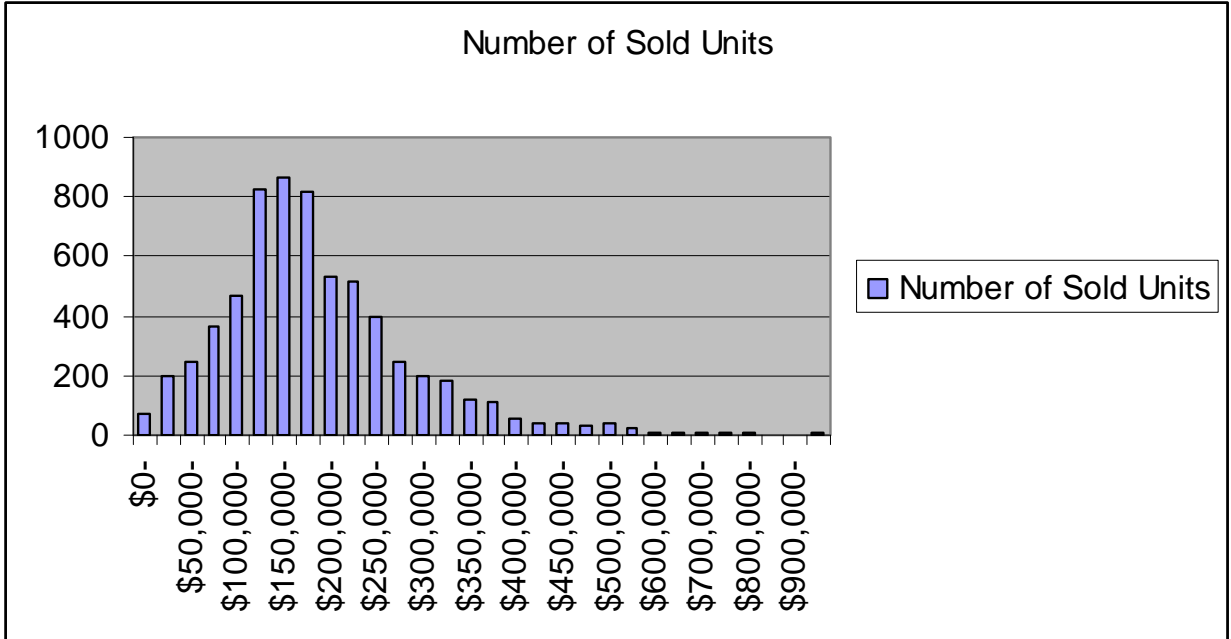
REALTORS in 2007 sold 5,291 homes for a total dollar volume of \$1,027,194,234 in York County. This reflects an overall decrease in the number sold down by 10% from 2006. This also reflects an 8% decrease in dollar volume sold from 2006. The median home sale price increased by 3% over 2006 sales to \$174,900.

While numbers of home sales are down in York County, the local real estate market has fared better than the national statistics. The National Association of REALTORS reported an overall 13% decrease in number of home sales and a median sold price decrease of 1.4% from 2007 to 2006 nationally.

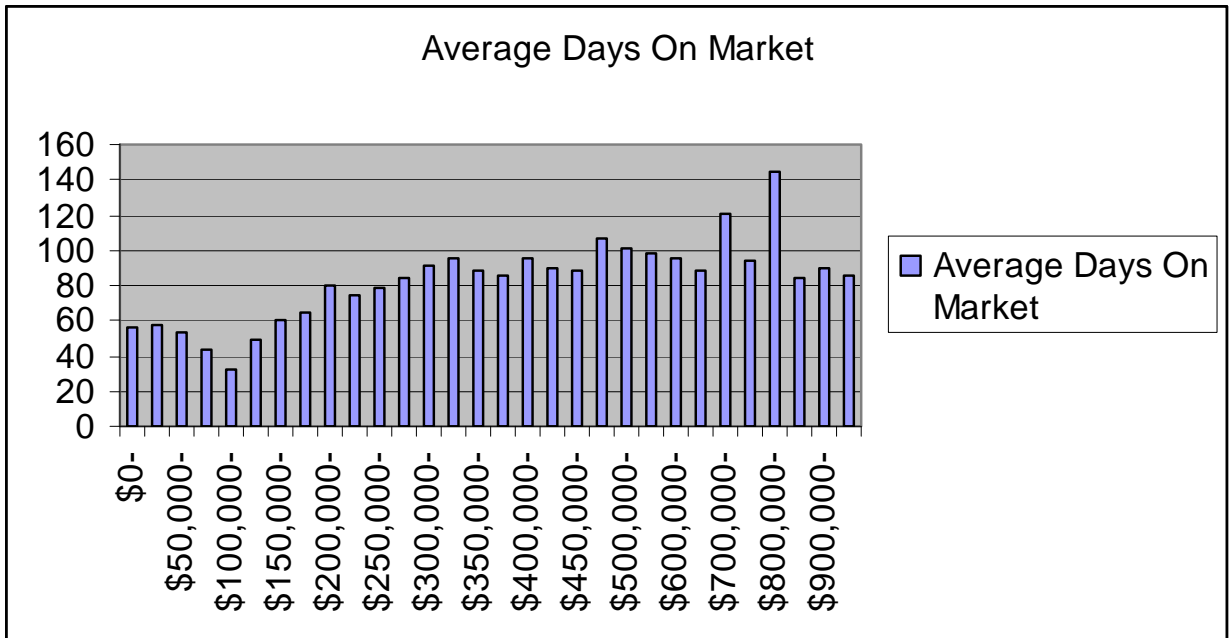


The most popular home purchased in York County remains single family detached with 66% of the market. However this number has decreased compared to 2004 when 71% of the homes purchased in York County were single family detached. Semi-detached/Attached and condominiums are capturing more of the sold market at 32% up from 26% in 2004.

York County



In 2007 47% of the homes sold between \$100,000 - \$200,000.
 38% of the homes sold were priced over \$200,000.

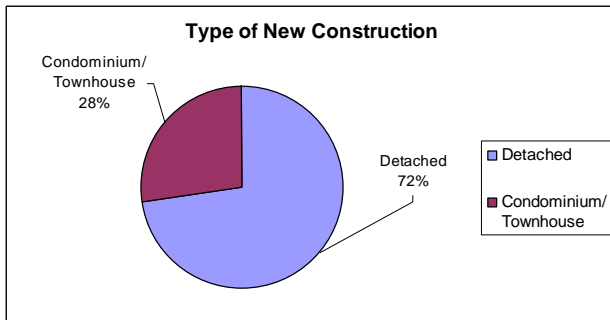


The Average Days on Market for York County was 61 days in 2007, up from 51 days in 2006.

York County: New Home Sale Construction

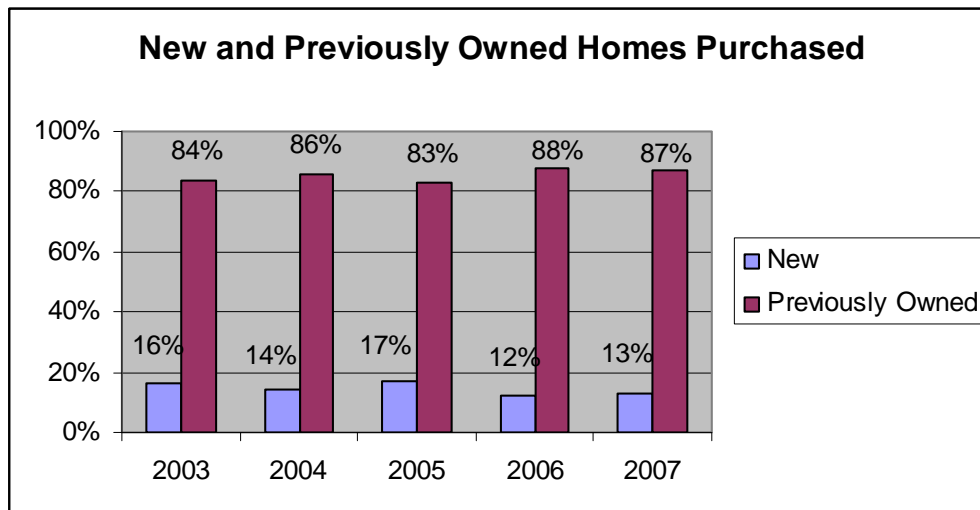
New home construction sales information was taken from the York County Tax Records. The RAYAC Multi-List System only captures a part of the new construction market, i.e. transactions in which a REALTOR was involved. The numbers from the York County Tax Records reflect a more accurate picture of the home sales of the new construction market.

Type	Number Sold	Median Sold Price	Median Finished Square Ft	\$/Square Ft	Median Acentage
Detached	1080	\$ 305,000	2610	\$ 116.73	0.3398
Condominium/ Townhouse	410	\$ 174,760	1600	\$ 111.84	0.0294



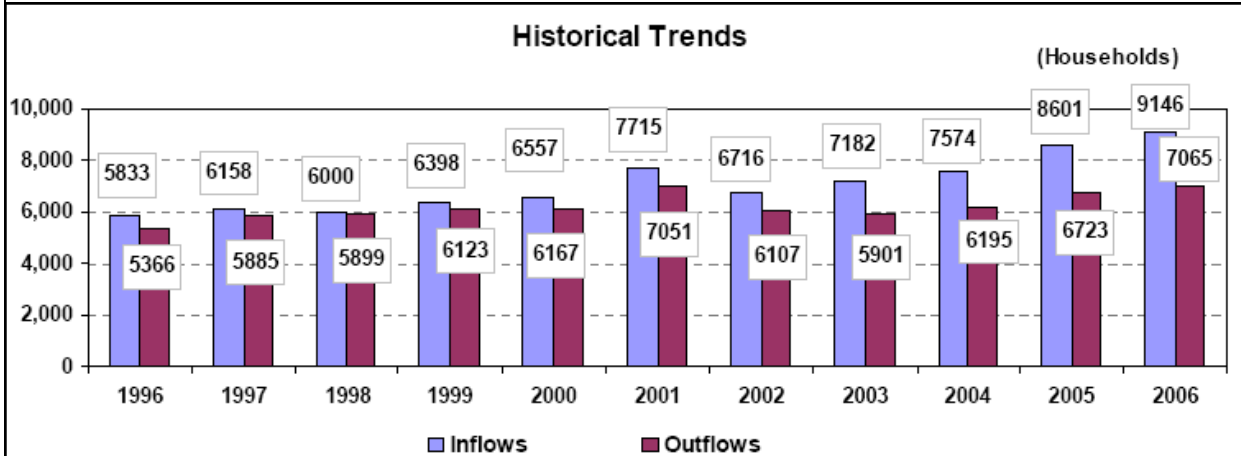
York County Number of New Home Sales by School District

Central	145
Dallastown	134
Dover	168
Eastern	23
Hanover	7
Northeastern	155
Northern	84
Red Lion	101
South Eastern	54
South Western	45
Southern	104
Spring Grove	241
West Shore	43
West York	95
York City	20
York Suburban	71
Total York County	1490



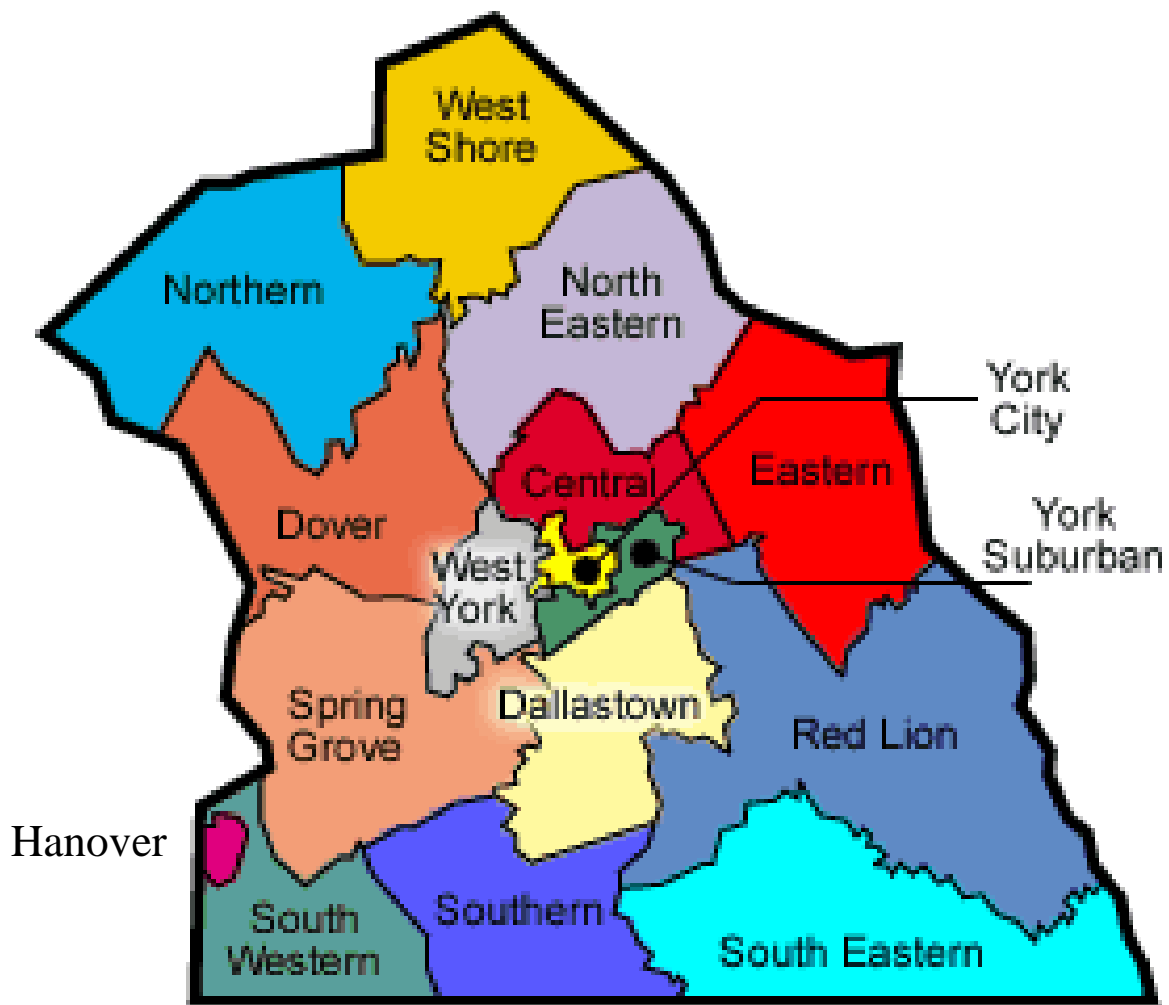
Who Is Moving Into York County?

For the year 2006, 48% of the households moving into York County were from other counties in Pennsylvania and 41% were from Maryland. The information below is provided by the National Association of REALTORS relocation report. The information pinpoints where relocation clients are moving from and where they are going, on a county-to-county basis. In addition, it highlights the median incomes of households arriving and leaving each county. Interestingly, the study also showed households moving to York County from New York, Virginia, Delaware, North Carolina, Arizona, California, Nevada, Florida, Connecticut, New Jersey, Ohio, West Virginia, Washington, South Carolina, Illinois and Hawaii.



Inflows				Outflows		
	<i>Counties Relocating from</i>	<i># of Households</i>	<i>Income Index</i>	<i>Counties Relocating to</i>	<i># of Households</i>	<i>Income Index</i>
1	Baltimore County, MD	1139	113	Cumberland County, PA	806	77
2	Adams County, PA	799	71	Adams County, PA	668	68
3	Cumberland County, PA	783	98	Lancaster County, PA	555	80
4	Lancaster County, PA	548	78	Dauphin County, PA	475	63
5	Carroll County, MD	462	103	Baltimore County, MD	275	111
6	Dauphin County, PA	451	77	Harford County, MD	131	77
7	Harford County, MD	433	109	Carroll County, MD	107	81
8	Anne Arundel County, MD	306	115	Philadelphia County, PA	98	63
9	Baltimore City, MD	301	111	Baltimore City, MD	94	65
10	Howard County, MD	125	149	Allegheny County, PA	70	104

Real Estate Activity By School District



Central York School District

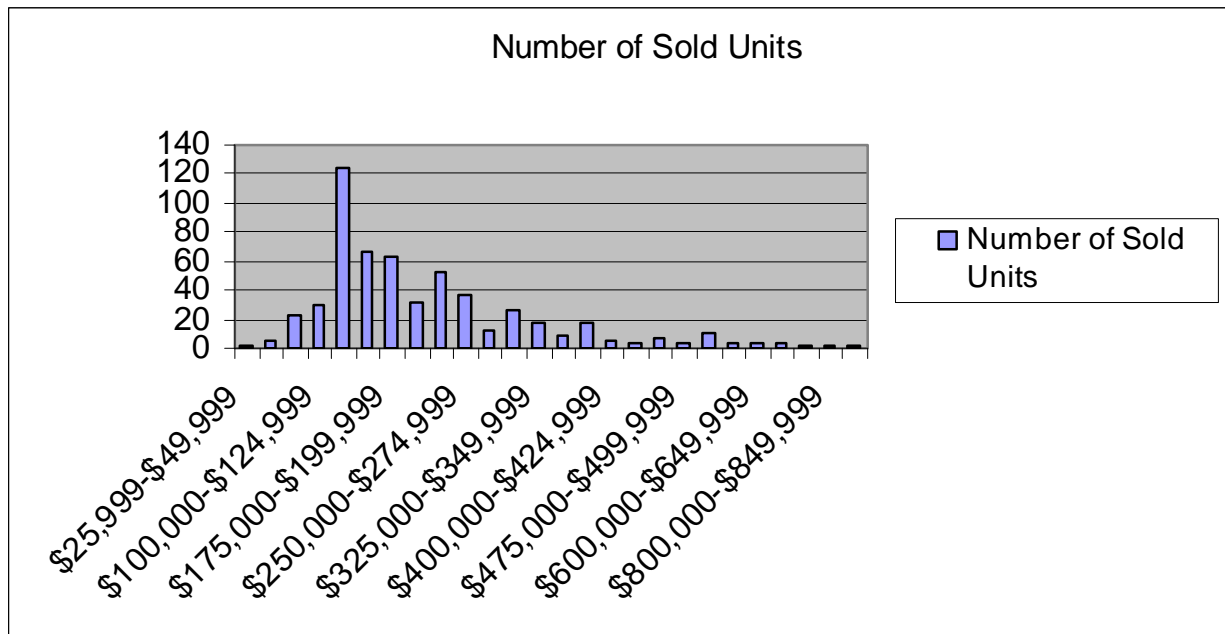
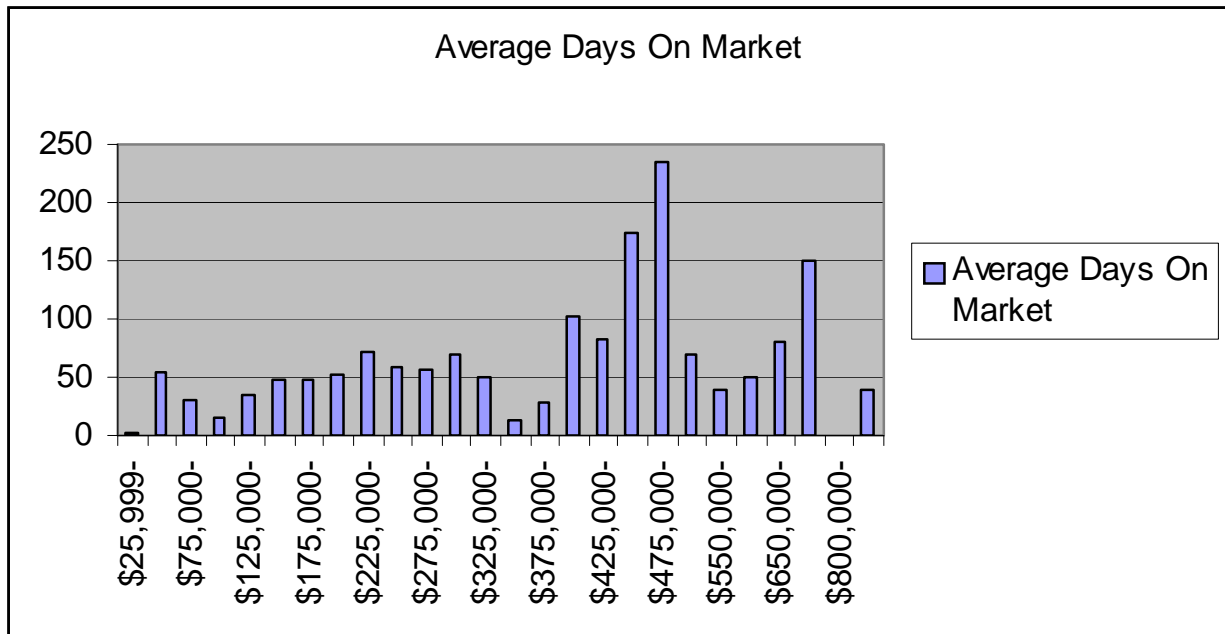
Type	No. Sold	Median Price	Average Day on Market
Detached	385	\$230,000	52
Semi-Detached/Attached	105	\$136,500	32
Farm	0	0	0
Condominium	65	\$158,000	63
Mobile Home w/ Land	2	\$86,200	16
Other	0	0	0
Grand Total	557	\$184,900	50

Price Range	Number of Sold Units	Average Days On Market
\$25,999-\$49,999	2	2
\$50,000-\$74,999	6	55
\$75,000-\$99,999	23	31
\$100,000-\$124,999	29	16
\$125,000-\$149,999	124	34
\$150,000-\$174,999	66	47
\$175,000-\$199,999	63	47
\$200,000-\$224,999	31	52
\$225,000-\$249,999	52	72
\$250,000-\$274,999	37	59
\$275,000-\$299,999	13	56
\$300,000-\$324,999	26	70
\$325,000-\$349,999	18	50
\$350,000-\$374,999	8	12
\$375,000-\$399,999	17	29
\$400,000-\$424,999	6	103
\$425,000-\$449,999	4	83
\$450,000-\$474,999	7	173
\$475,000-\$499,999	3	235
\$500,000-\$549,999	10	69
\$550,000-\$599,999	3	39
\$600,000-\$649,999	3	50
\$650,000-\$699,999	3	80
\$750,000-\$799,999	1	151
\$800,000-\$849,999	1	0
\$900,000-\$999,998	1	40

Central York School District

In the Central York School District there were 557 homes sold in 2007 for a total dollar volume of \$124,058,796. The number of homes sold in 2007 decreased by 13% from 2006.

The median home sale price remained at \$184,900. Central York was one of the fastest selling markets in York County with an average days on market at 50 days.



Dallastown Area School District

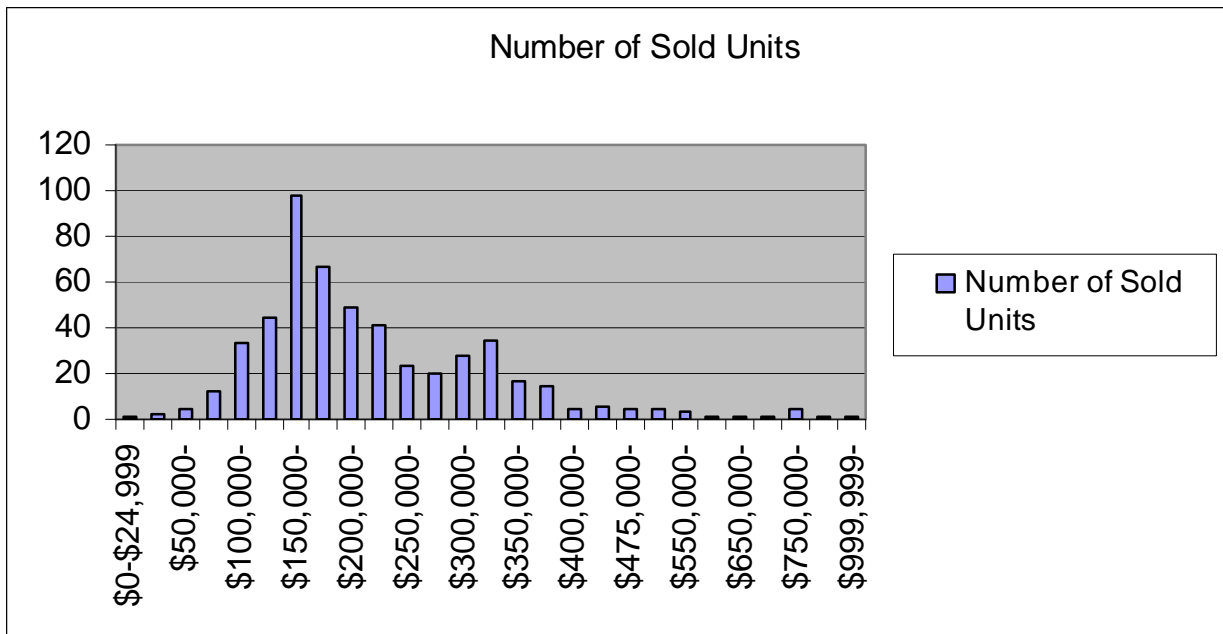
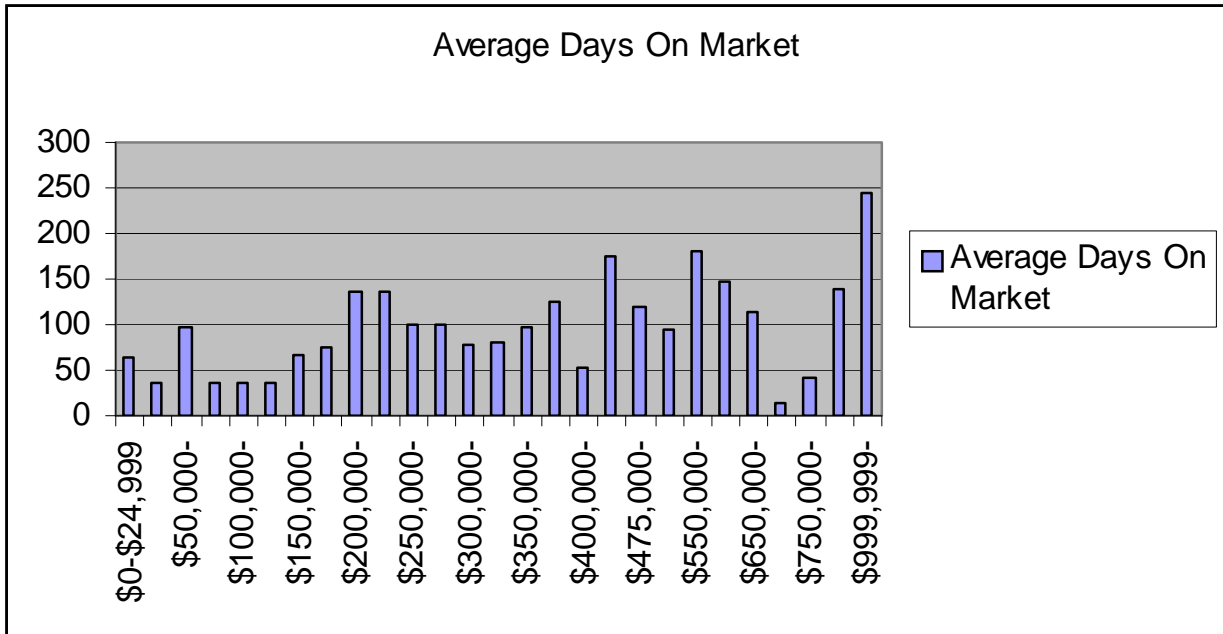
Type	No. Sold	Median Price	Average Day on Market
Detached	334	\$225,500	67
Semi-Detached/Attached	105	\$167,500	131
Farm	0	0	0
Condominium	79	\$165,054	98
Mobile Home w/ Land	1	\$80,000	158
Other	0	0	0
Grand Total	519	\$199,900	85

Price Range	Number of Sold Units	Average Days On Market
\$0-\$24,999	1	63
\$25,999-\$49,999	2	35
\$50,000-\$74,999	4	97
\$75,000-\$99,999	12	36
\$100,000-\$124,999	33	35
\$125,000-\$149,999	44	36
\$150,000-\$174,999	98	67
\$175,000-\$199,999	67	76
\$200,000-\$224,999	49	136
\$225,000-\$249,999	41	135
\$250,000-\$274,999	23	99
\$275,000-\$299,999	20	101
\$300,000-\$324,999	28	78
\$325,000-\$349,999	34	80
\$350,000-\$374,999	17	96
\$375,000-\$399,999	14	124
\$400,000-\$424,999	5	52
\$425,000-\$449,999	6	176
\$475,000-\$499,999	5	120
\$500,000-\$549,999	4	95
\$550,000-\$599,999	3	181
\$600,000-\$649,999	1	148
\$650,000-\$699,999	1	113
\$700,000-\$749,999	1	14
\$750,000-\$799,999	4	42
\$850,000-\$899,999	1	138
\$999,999-\$9,999,999	1	244

Dallastown Area School District

In the Dallastown Area School District there were 519 homes sold in 2007 for a total dollar volume of \$121,520,122. The number of homes sold in 2007 decreased by 20% from 2006.

The 2007 median home sale price remained at \$199,900. Dallastown Area School District had the highest days on market in York County, reaching an average of 85 days.



Dover Area School District

Type	No. Sold	Median Price	Average Day on Market
Detached	302	\$189,894	50
Semi-Detached/Attached	100	\$138,950	61
Farm	3	\$390,000	35
Condominium	19	\$144,900	108
Mobile Home w/ Land	3	\$63,000	55
Other	1	\$121,900	25
Grand Total	428	\$176,550	55

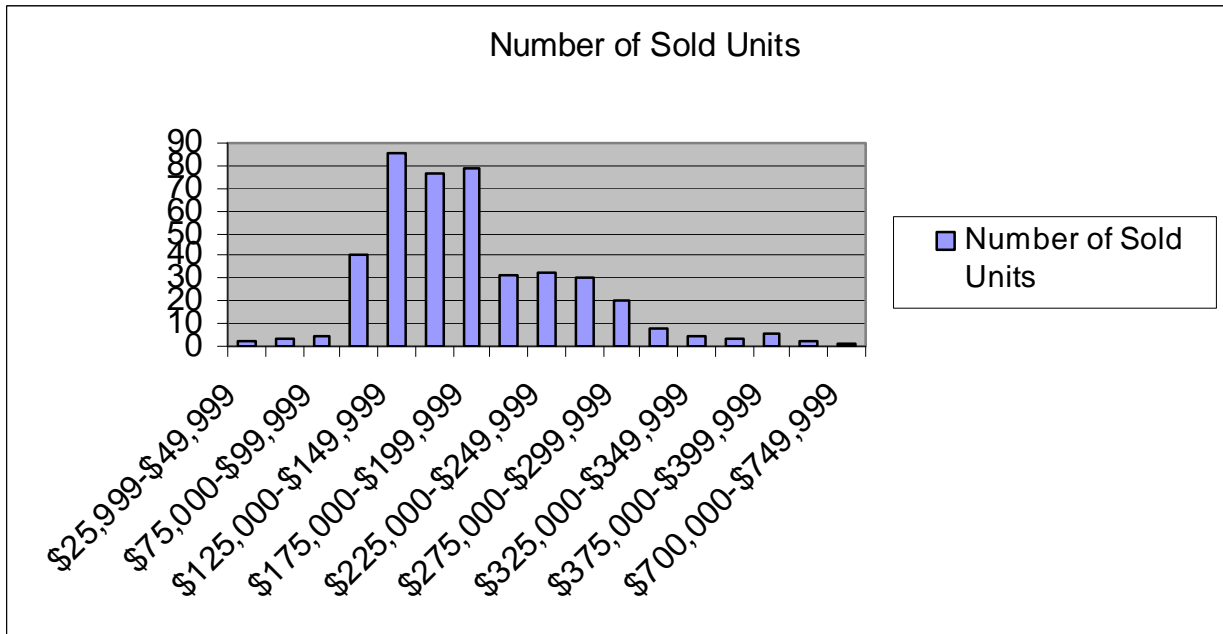
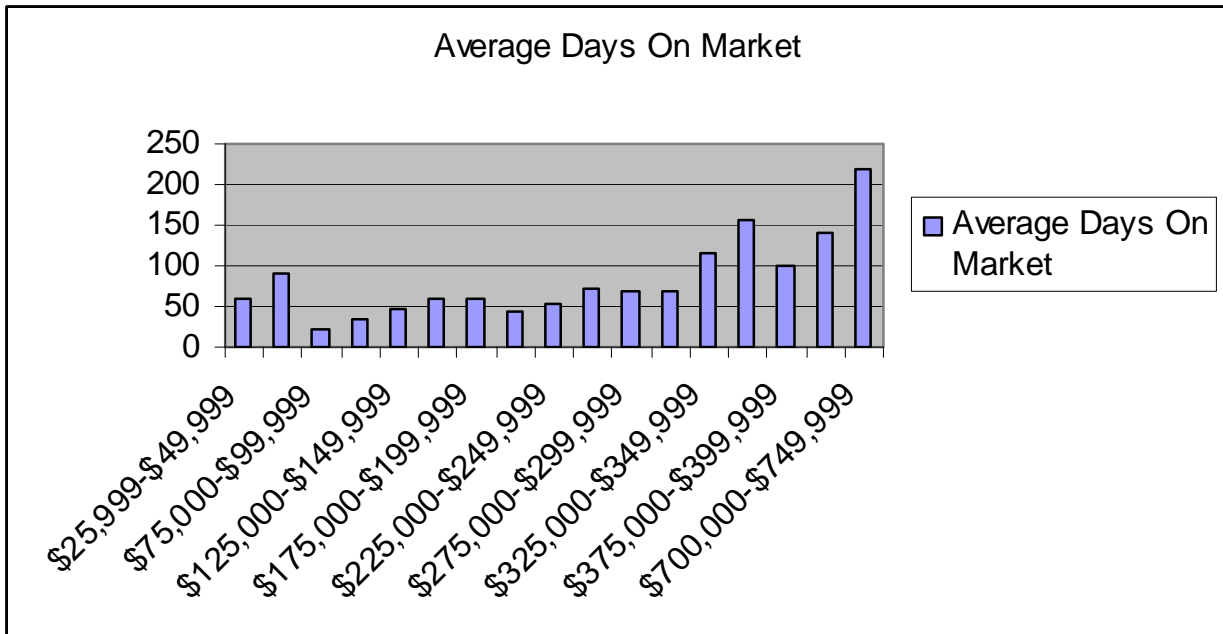
Price Range	Number of Sold Units	Average Days On Market
\$25,999-\$49,999	2	59
\$50,000-\$74,999	3	90
\$75,000-\$99,999	4	23
\$100,000-\$124,999	41	35
\$125,000-\$149,999	85	47
\$150,000-\$174,999	76	60
\$175,000-\$199,999	79	58
\$200,000-\$224,999	31	44
\$225,000-\$249,999	33	53
\$250,000-\$274,999	30	73
\$275,000-\$299,999	20	69
\$300,000-\$324,999	8	68
\$325,000-\$349,999	4	117
\$350,000-\$374,999	3	156
\$375,000-\$399,999	6	100
\$500,000-\$549,999	2	142
\$700,000-\$749,999	1	218

Dover Area School District

In the Dover Area School District there were 428 homes sold in 2007 for a total dollar volume of \$81,506,512. The number of homes sold in 2007 decreased by 7% from 2006 sales figures.

The median home sale price increased by 9% over 2006 sales, reaching \$176,550 in 2007.

The Average Days On market was 55 days.



Eastern York School District

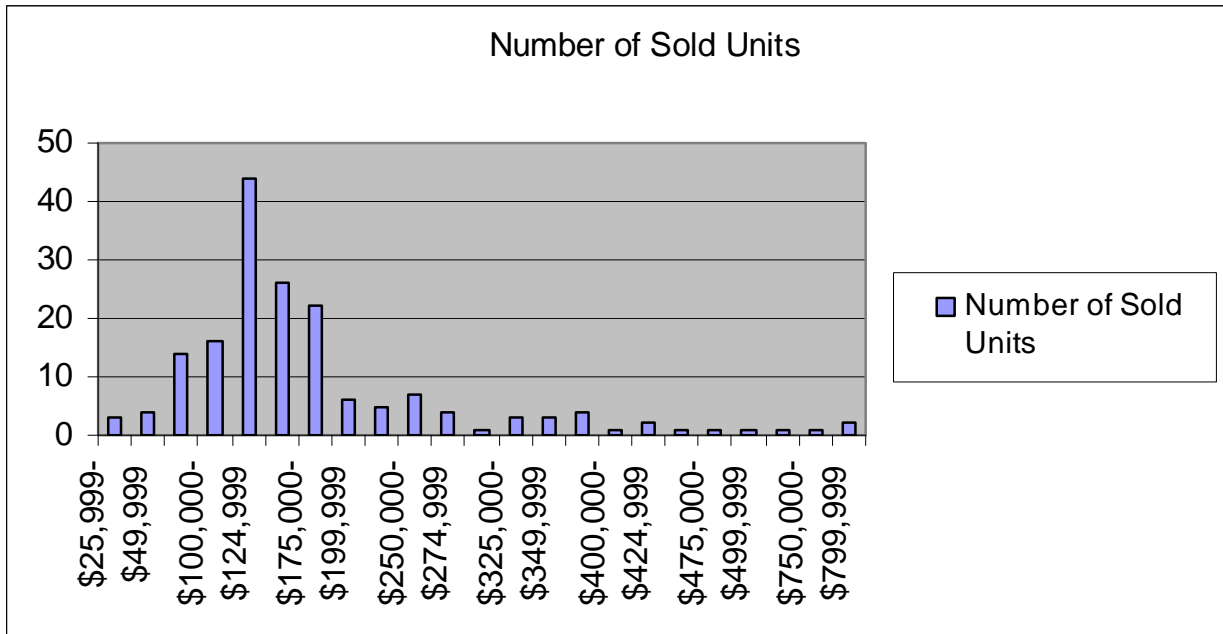
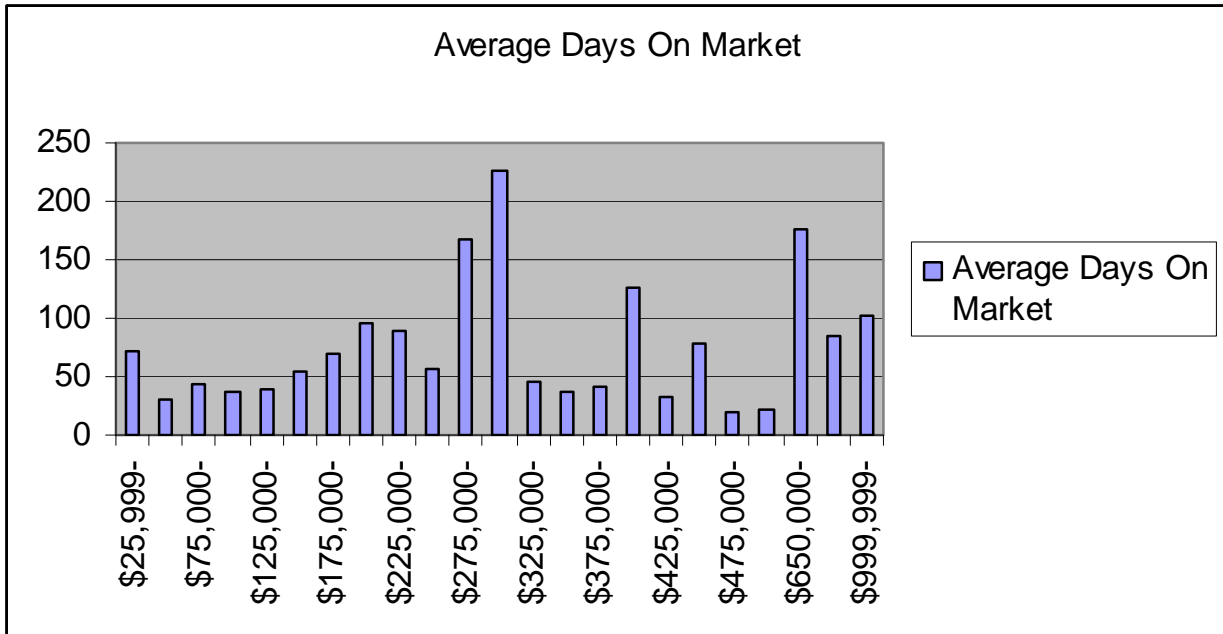
Type	No. Sold	Median Price	Average Day on Market
Detached	128	\$174,950	63
Semi-Detached/Attached	32	\$129,400	34
Farm	0	\$0	0
Condominium	8	\$153,000	70
Mobile Home w/ Land	4	\$74,700	37
Other	0	\$0	0
Grand Total	172	\$155,450	57

Price Range	Number of Sold Units	Average Days On Market
\$25,999-\$49,999	3	72
\$50,000-\$74,999	4	30
\$75,000-\$99,999	14	44
\$100,000-\$124,999	16	38
\$125,000-\$149,999	44	40
\$150,000-\$174,999	26	54
\$175,000-\$199,999	22	69
\$200,000-\$224,999	6	96
\$225,000-\$249,999	5	89
\$250,000-\$274,999	7	57
\$275,000-\$299,999	4	167
\$300,000-\$324,999	1	227
\$325,000-\$349,999	3	45
\$350,000-\$374,999	3	37
\$375,000-\$399,999	4	42
\$400,000-\$424,999	1	126
\$425,000-\$449,999	2	33
\$450,000-\$474,999	1	79
\$475,000-\$499,999	1	20
\$500,000-\$549,999	1	21
\$650,000-\$699,999	1	177
\$750,000-\$799,999	1	85
\$999,999-\$9,999,999	2	102

Eastern York School District

In the Eastern York School District there were 172 homes sold in 2007 for a total dollar volume of \$34,631,639. Eastern York School District had one of the largest drops in number of home sales in 2007 decreasing by 24% from 2006 sales figures. The median home sale price increased by 1% over 2006 sales, reaching \$155,450 in 2007.

The Average Days on market was 57 days.



Hanover Public School District

Type	No. Sold	Median Price	Average Day on Market
Detached	104	\$176,250	68
Semi-Detached/Attached	65	\$127,659	62
Farm	0	\$0	0
Condominium	8	\$184,950	102
Mobile Home w/ Land	0	\$0	0
Other		\$129,500	47
Grand Total	178	\$160,400	67

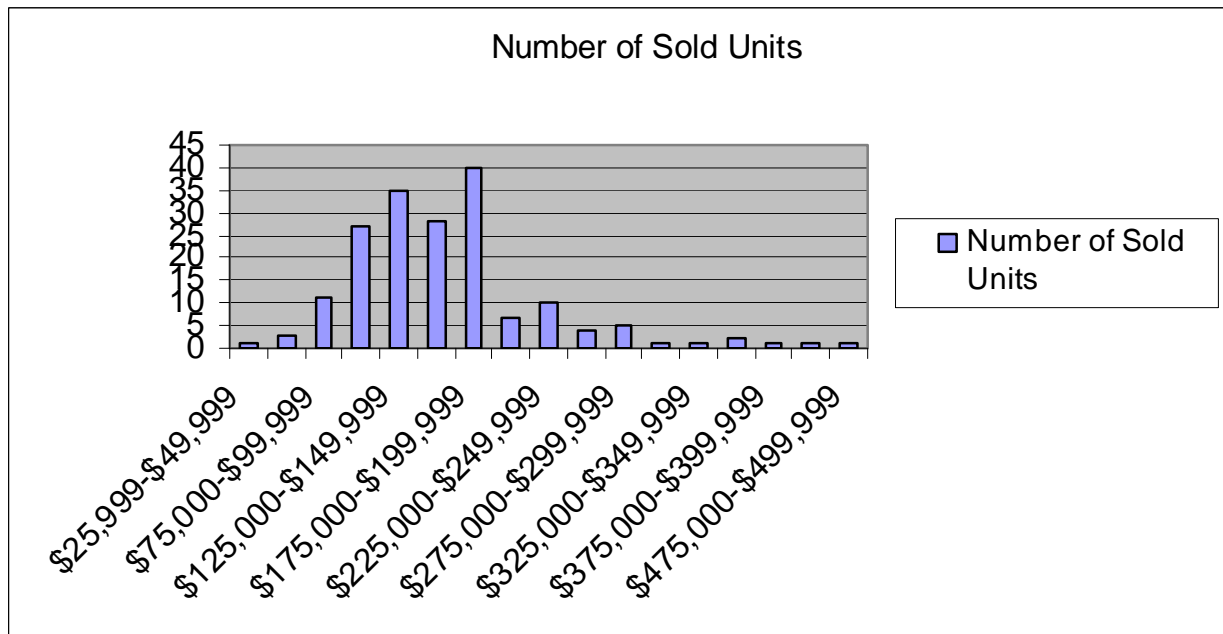
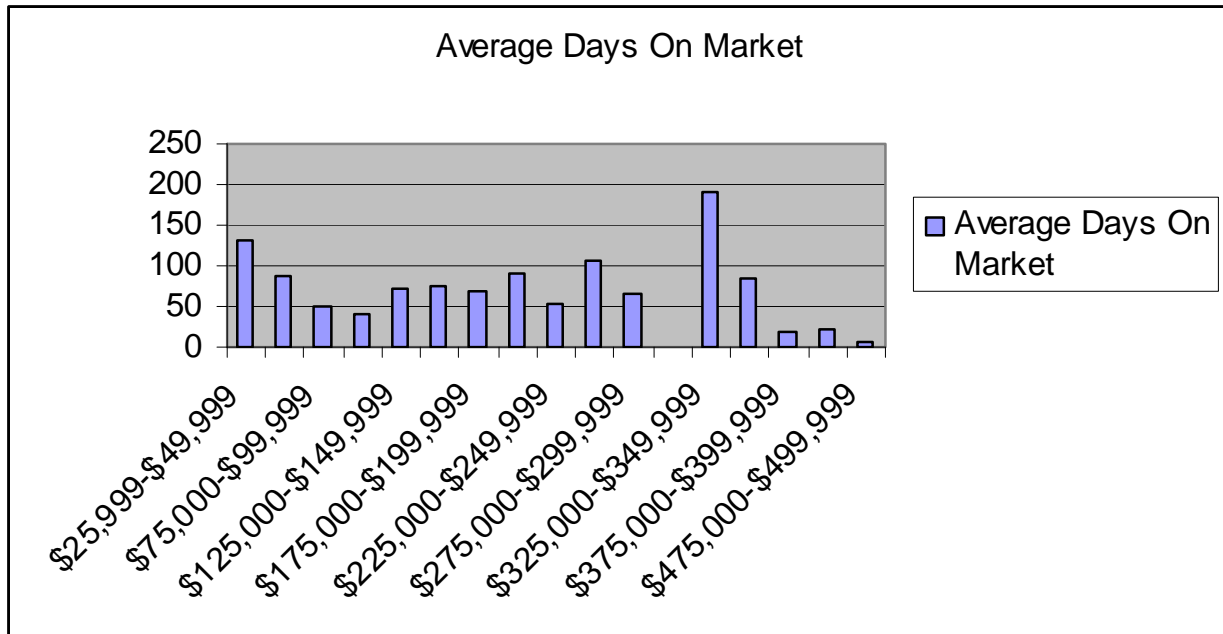
Price Range	Number of Sold Units	Average Days On Market
\$25,999-\$49,999	1	130
\$50,000-\$74,999	3	88
\$75,000-\$99,999	11	51
\$100,000-\$124,999	27	42
\$125,000-\$149,999	35	73
\$150,000-\$174,999	28	76
\$175,000-\$199,999	40	70
\$200,000-\$224,999	7	91
\$225,000-\$249,999	10	54
\$250,000-\$274,999	4	106
\$275,000-\$299,999	5	65
\$300,000-\$324,999	1	0
\$325,000-\$349,999	1	191
\$350,000-\$374,999	2	85
\$375,000-\$399,999	1	20
\$425,000-\$44,9999	1	21
\$475,000-\$499,999	1	7

Hanover Public School District

The Hanover Public School District had 178 homes sold in 2007 for a total dollar volume of \$30,316,892. The number of homes sold in 2007 decreased by 9% from 2006.

The median home sale price reflected one of the lower priced markets in York County at \$160,400 in 2007. This reflects no change over the 2006 median sold price.

The Average Days on market was 67 days.



Northeastern School District

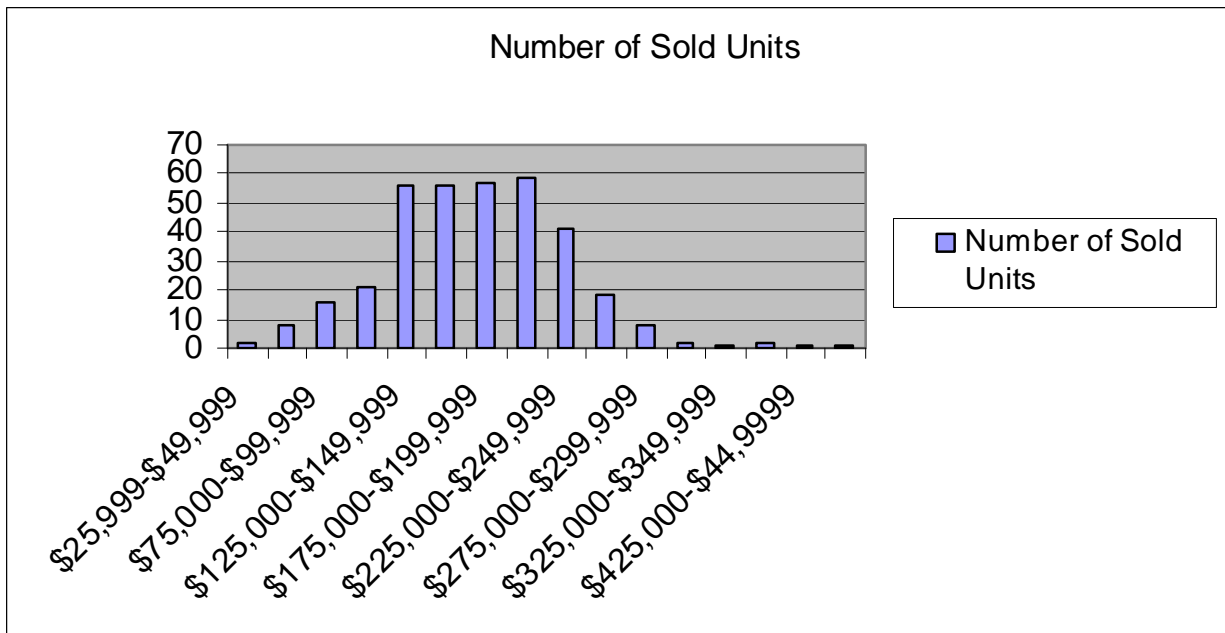
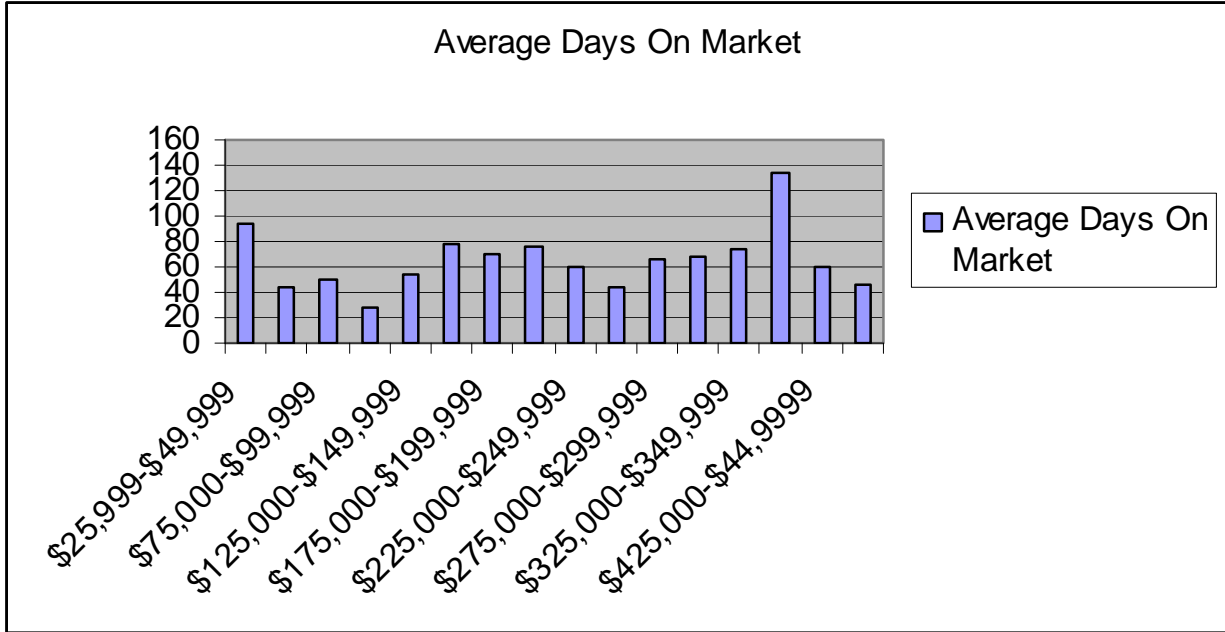
Type	No. Sold	Median Price	Average Day on Market
Detached	288	\$195,000	59
Semi-Detached/Attached	45	\$144,400	100
Farm	1	\$250,000	28
Condominium	8	\$126,500	41
Mobile Home w/ Land	7	\$119,900	73
Other	0	\$0	0
Grand Total	349	\$183,900	64

Price Range	Number of Sold Units	Average Days On Market
\$25,999-\$49,999	2	94
\$50,000-\$74,999	8	44
\$75,000-\$99,999	16	50
\$100,000-\$124,999	21	29
\$125,000-\$149,999	56	55
\$150,000-\$174,999	56	78
\$175,000-\$199,999	57	70
\$200,000-\$224,999	59	77
\$225,000-\$249,999	41	60
\$250,000-\$274,999	18	44
\$275,000-\$299,999	8	67
\$300,000-\$324,999	2	68
\$325,000-\$349,999	1	74
\$400,000-\$424,999	2	135
\$425,000-\$44,9999	1	61
\$500,000-\$549,999	1	46

Northeastern School District

In Northeastern School District there were 349 homes sold in 2007 for a total dollar volume of \$64,332,998. The number of homes sold in 2007 decreased by 8% from 2006.

The median home sale price increased by 3% over 2006 sales, reaching \$183,900 in 2007. Average days on market was 64 days.



Northern York County School District

Type	No. Sold	Median Price	Average Day on Market
Detached	76	\$250,450	71
Semi-Detached/Attached	8	\$124,950	29
Farm	2	\$434,500	58
Condominium	2	\$103,500	52
Mobile Home w/ Land	3	\$62,000	45
Other	0	\$0	0
Grand Total	91	\$239,900	66

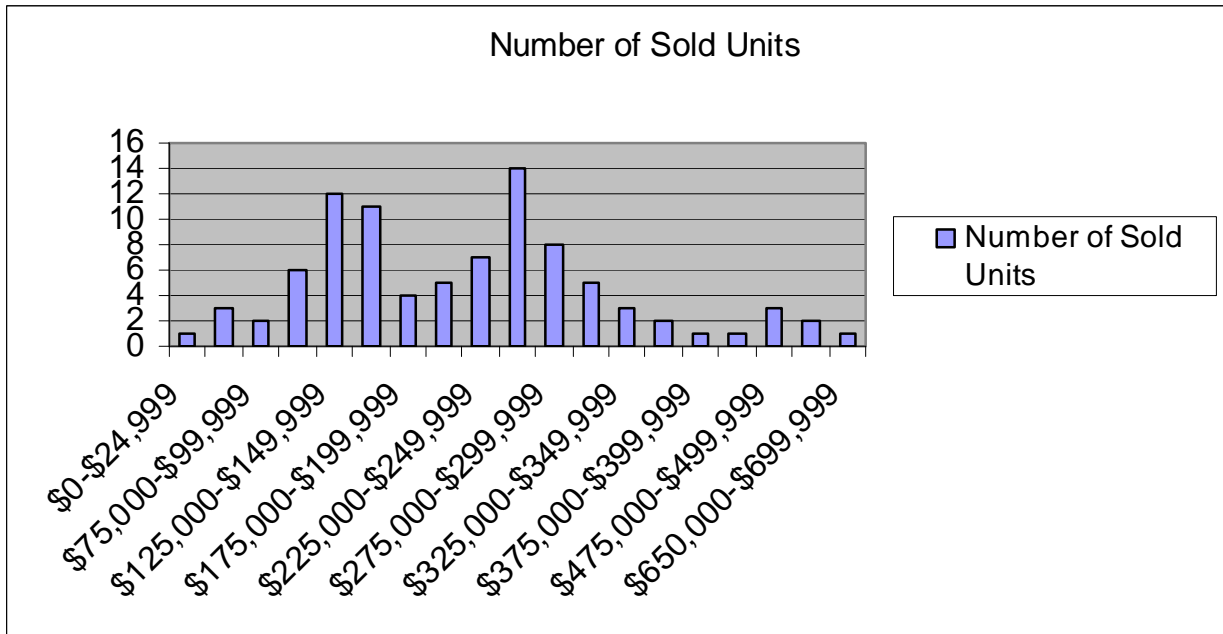
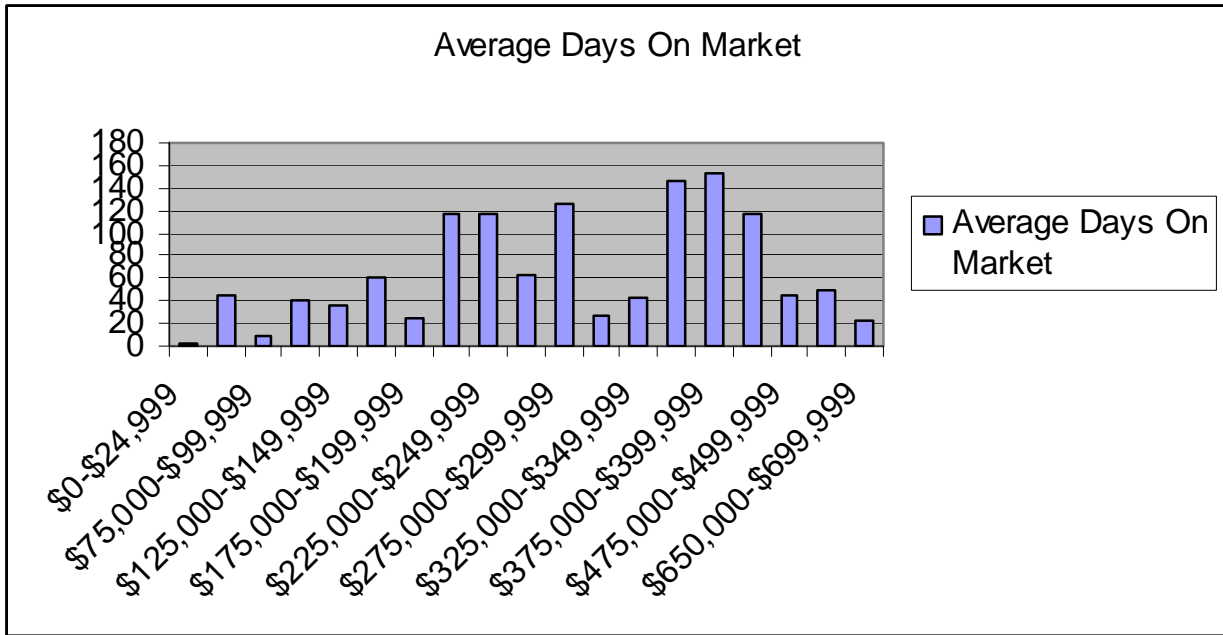
Price Range	Number of Sold Units	Average Days On Market
\$0-\$24,999	1	2
\$50,000-\$74,999	3	44
\$75,000-\$99,999	2	9
\$100,000-\$124,999	6	40
\$125,000-\$149,999	12	36
\$150,000-\$174,999	11	60
\$175,000-\$199,999	4	25
\$200,000-\$224,999	5	116
\$225,000-\$249,999	7	116
\$250,000-\$274,999	14	63
\$275,000-\$299,999	8	125
\$300,000-\$324,999	5	28
\$325,000-\$349,999	3	43
\$350,000-\$374,999	2	147
\$375,000-\$399,999	1	153
\$450,000-\$474,999	1	116
\$475,000-\$499,999	3	45
\$550,000-\$599,999	2	49
\$650,000-\$699,999	1	23

Northern York County School District

In the Northern York County School District there were 91 homes sold in 2007 for a total dollar volume of \$21,463,410.

The median home sale price increased by 26% over 2006 sales, reaching \$239,900 in 2007. Average days on market was 66 days.

**Northern School District is covered by two MLS systems and this is the information reported from the RAYAC MLS system.*



Red Lion Area School District

Type	No. Sold	Median Price	Average Day on Market
Detached	314	\$205,000	65
Semi-Detached/Attached	66	\$118,500	66
Farm	5	\$650,000	85
Condominium	13	\$142,000	30
Mobile Home w/ Land	6	\$112,825	49
Other	1	\$164,700	78
Grand Total	405	\$192,900	64

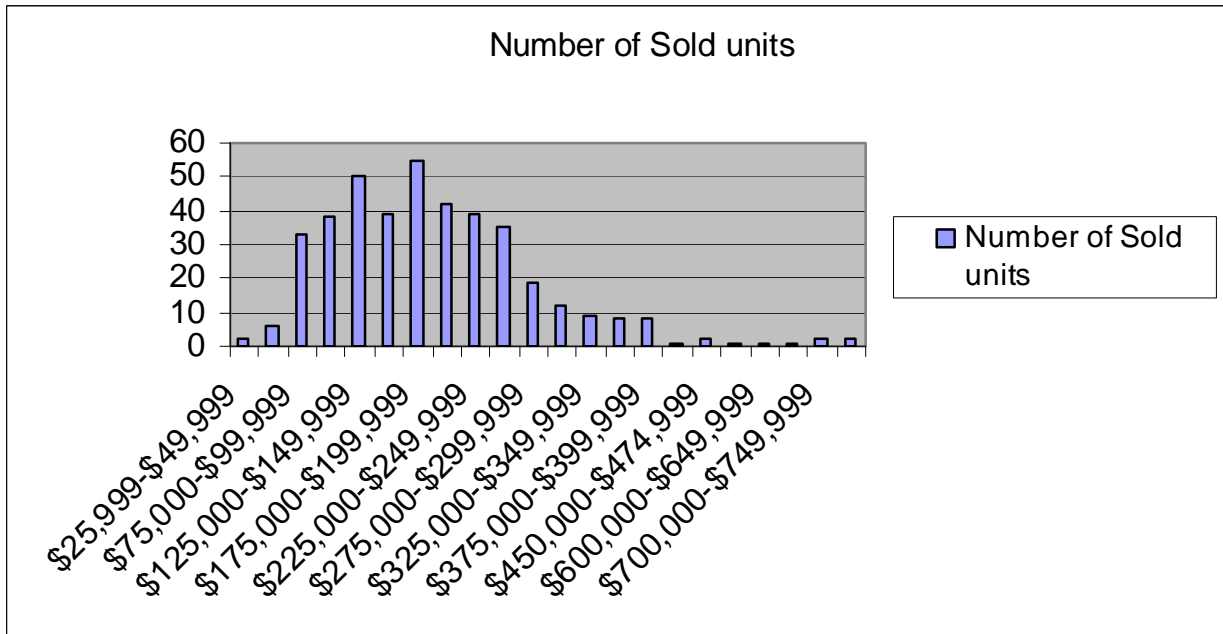
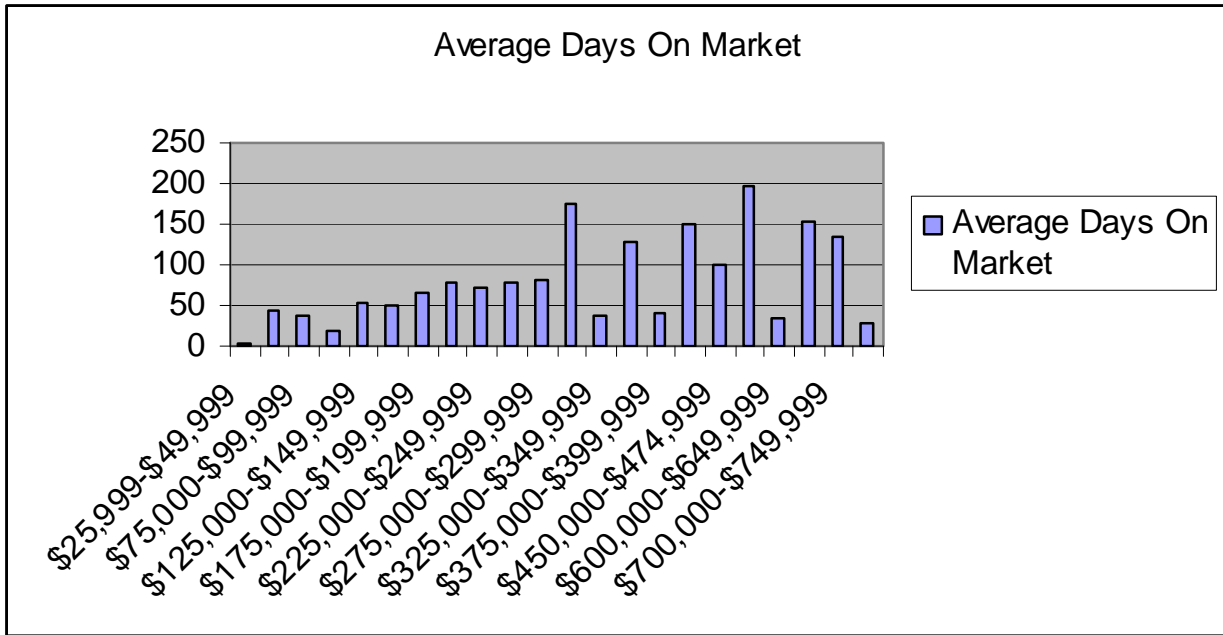
Price Range	Number of Sold units	Average Days On Market
\$25,999-\$49,999	2	4
\$50,000-\$74,999	6	44
\$75,000-\$99,999	33	38
\$100,000-\$124,999	38	20
\$125,000-\$149,999	50	54
\$150,000-\$174,999	39	50
\$175,000-\$199,999	55	65
\$200,000-\$224,999	42	79
\$225,000-\$249,999	39	72
\$250,000-\$274,999	35	78
\$275,000-\$299,999	19	80
\$300,000-\$324,999	12	176
\$325,000-\$349,999	9	36
\$350,000-\$374,999	8	129
\$375,000-\$399,999	8	42
\$425,000-\$449,999	1	149
\$450,000-\$474,999	2	101
\$500,000-\$549,999	1	196
\$600,000-\$649,999	1	35
\$650,000-\$699,999	1	153
\$700,000-\$749,999	2	134
\$999,999-\$9,999,999	2	29

Red Lion Area School District

The Red Lion Area School District had 405 homes sold in 2007 for a total dollar volume of \$84,676,138. Red Lion experienced one of the largest decreases in number of homes sold in 2007 with the number dropping by 18% over 2006 sales.

The median home sale price increased by 10% over 2006 sales, reaching \$192,900 in 2007.

Average days on market was 64 days.



South Eastern School District

Type	No. Sold	Median Price	Average Day on Market
Detached	161	\$230,000	80
Semi-Detached/Attached	7	\$134,900	63
Farm	5	\$535,000	79
Condominium	17	\$218,000	95
Mobile Home w/ Land	7	\$137,000	76
Other	0	\$0	0
Grand Total	197	\$224,900	80

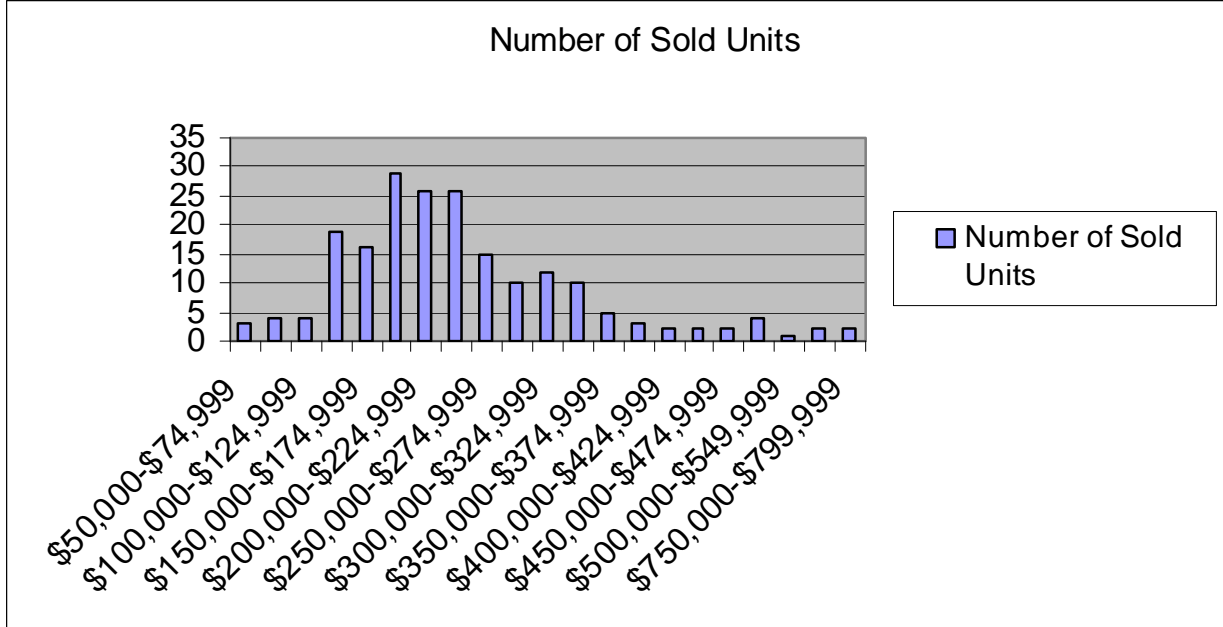
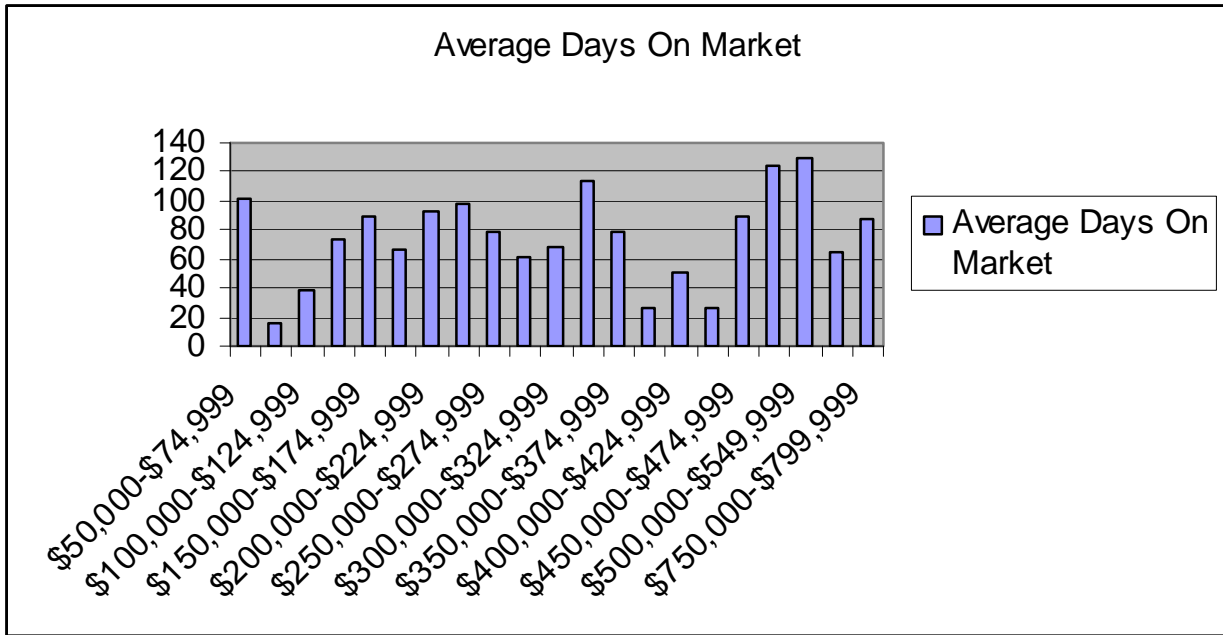
Price Range	Number of Sold Units	Average Days On Market
\$50,000-\$74,999	3	102
\$75,000-\$99,999	4	15
\$100,000-\$124,999	4	38
\$125,000-\$149,999	19	73
\$150,000-\$174,999	16	90
\$175,000-\$199,999	29	66
\$200,000-\$224,999	26	92
\$225,000-\$249,999	26	98
\$250,000-\$274,999	15	79
\$275,000-\$299,999	10	61
\$300,000-\$324,999	12	68
\$325,000-\$349,999	10	114
\$350,000-\$374,999	5	78
\$375,000-\$399,999	3	27
\$400,000-\$424,999	2	50
\$425,000-\$449,999	2	27
\$450,000-\$474,999	2	90
\$475,000-\$499,999	4	125
\$500,000-\$549,999	1	130
\$550,000-\$599,999	2	64
\$750,000-\$799,999	2	87

South Eastern School District

The South Eastern School District had 197 homes sold in 2007 for a total dollar volume of \$54,219,959. South Eastern experienced a 12% decrease in number of homes sold in 2007 compared to 2006 sales.

The median home sale price decreased by 5% over 2006 sales, dropping to \$224,900 in 2007. The median sold price was the third highest in York County.

Average days on market was 80 days.



South Western School District

Type	No. Sold	Median Price	Average Day on Market
Detached	217	\$229,900	84
Semi-Detached/Attached	83	\$167,900	58
Farm	0	\$0	0
Condominium	12	\$134,300	53
Mobile Home w/ Land	1	\$79,900	3
Other	0	\$0	0
Grand Total	313	\$199,402	76

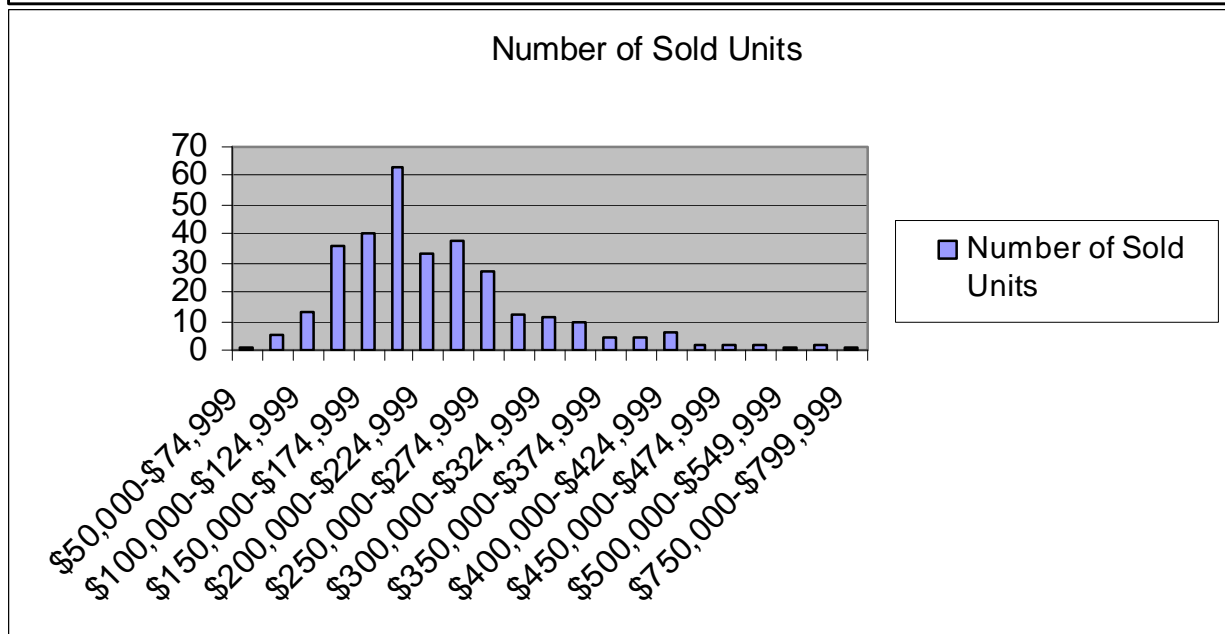
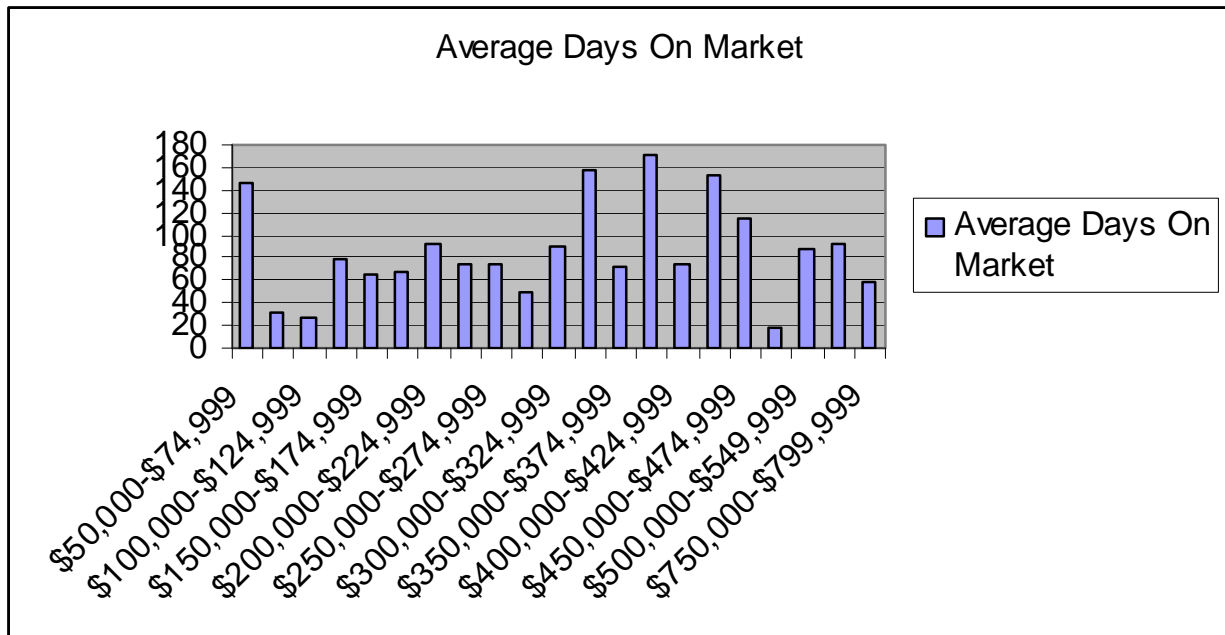
Price Range	Number of Sold Units	Average Days On Market
\$50,000-\$74,999	1	146
\$75,000-\$99,999	5	31
\$100,000-\$124,999	13	28
\$125,000-\$149,999	36	78
\$150,000-\$174,999	40	66
\$175,000-\$199,999	63	67
\$200,000-\$224,999	33	93
\$225,000-\$249,999	38	75
\$250,000-\$274,999	27	74
\$275,000-\$299,999	12	49
\$300,000-\$324,999	11	91
\$325,000-\$349,999	10	158
\$350,000-\$374,999	4	73
\$375,000-\$399,999	4	171
\$400,000-\$424,999	6	75
\$425,000-\$449,999	2	153
\$450,000-\$474,999	2	114
\$475,000-\$499,999	2	19
\$500,000-\$549,999	1	88
\$550,000-\$599,999	2	93
\$750,000-\$799,999	1	58

South Western School District

South Western School District had 313 homes sold in 2007 for a total dollar volume of \$82,100,382. South Western experienced a 20% decrease in number of homes sold in 2007 compared to 2006 sales.

The median home sale price increased by 5% over 2006 sales, reaching \$199,402 in 2007.

Average days on market was 76 days.



Southern York County School District

Type	No. Sold	Median Price	Average Day on Market
Detached	206	\$266,995	66
Semi-Detached/Attached	44	\$206,450	49
Farm	3	\$470,000	111
Condominium	7	\$153,000	69
Mobile Home w/ Land	1	\$140,000	16
Other	0	\$0	0
Grand Total	261	\$245,000	64

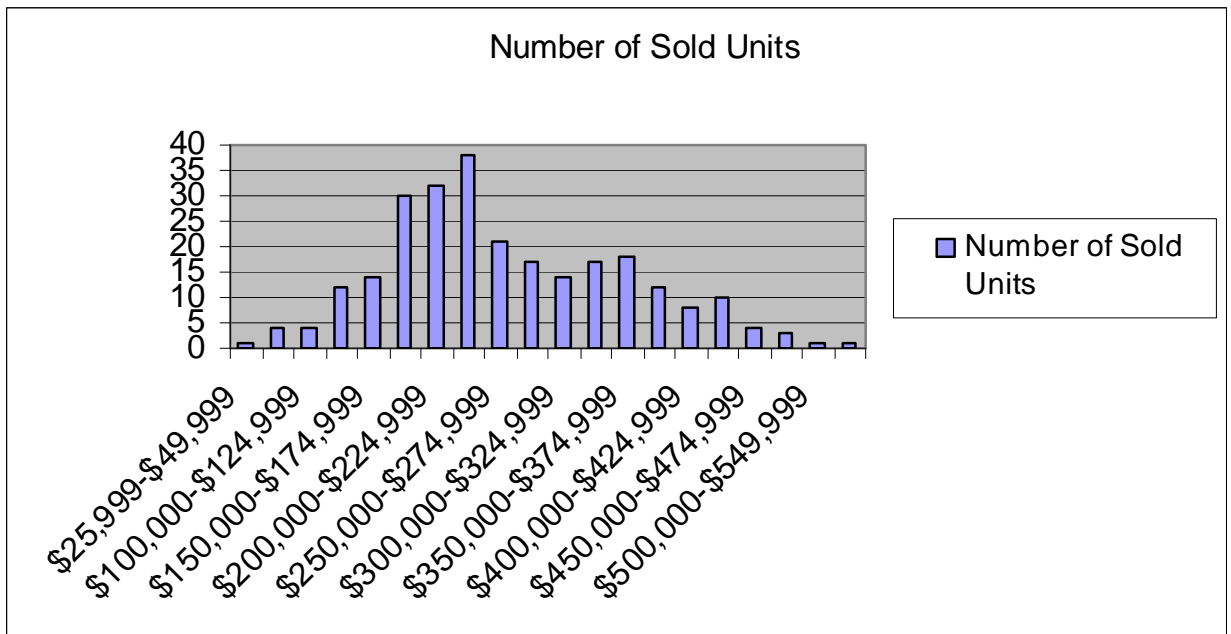
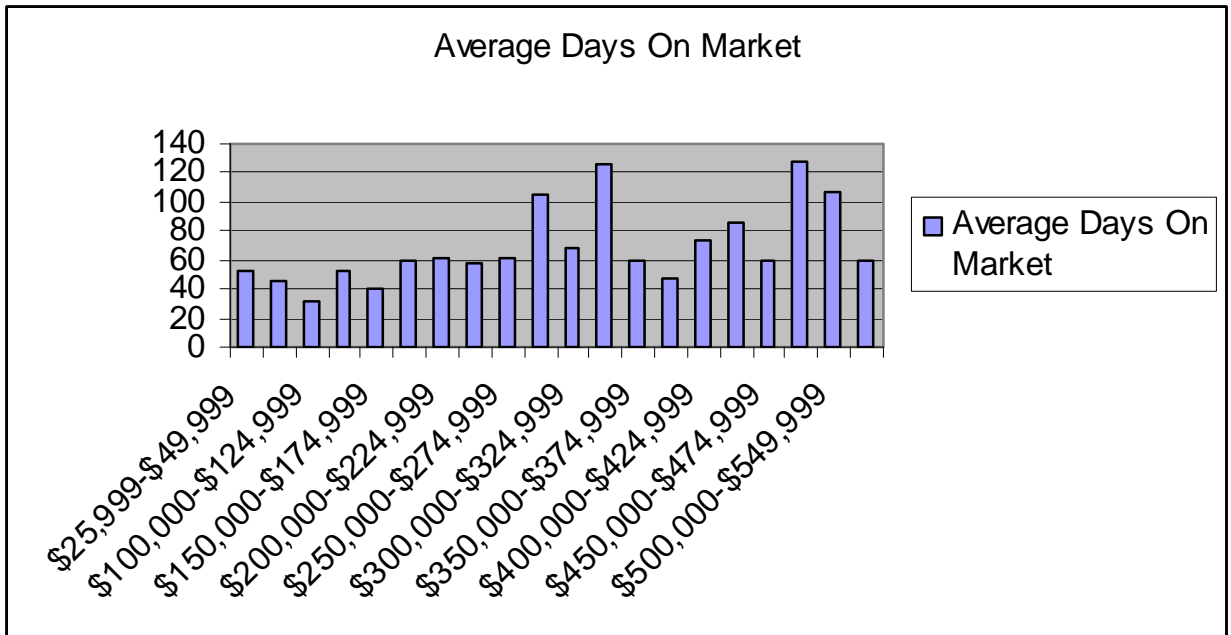
Price Range	Number of Sold Units	Average Days On Market
\$25,999-\$49,999	1	52
\$75,000-\$99,999	4	46
\$100,000-\$124,999	4	31
\$125,000-\$149,999	12	53
\$150,000-\$174,999	14	41
\$175,000-\$199,999	30	60
\$200,000-\$224,999	32	61
\$225,000-\$249,999	38	58
\$250,000-\$274,999	21	61
\$275,000-\$299,999	17	105
\$300,000-\$324,999	14	69
\$325,000-\$349,999	17	126
\$350,000-\$374,999	18	59
\$375,000-\$399,999	12	48
\$400,000-\$424,999	8	73
\$425,000-\$449,999	10	85
\$450,000-\$474,999	4	59
\$475,000-\$499,999	3	128
\$500,000-\$549,999	1	107
\$999,999-\$9,999,999	1	59

Southern York County School District

Southern York County School District had 261 homes sold in 2007 for a total dollar volume of \$68,888,988. Southern experienced a 2% increase in number of homes sold in 2007 compared to 2006 sales.

The median home sale price decreased by 5% over 2006 sales, dropping to \$245,000 in 2007. The median sold price was the highest in York County.

Average days on market was 64 days.



Spring Grove School District

Type	No. Sold	Median Price	Average Day on Market
Detached	240	\$209,900	59
Semi-Detached/Attached	85	\$162,980	96
Farm	5	\$450,000	130
Condominium	30	\$225,898	86
Mobile Home w/ Land	4	\$121,809	153
Other	0	\$0	0
Grand Total	364	\$192,750	72

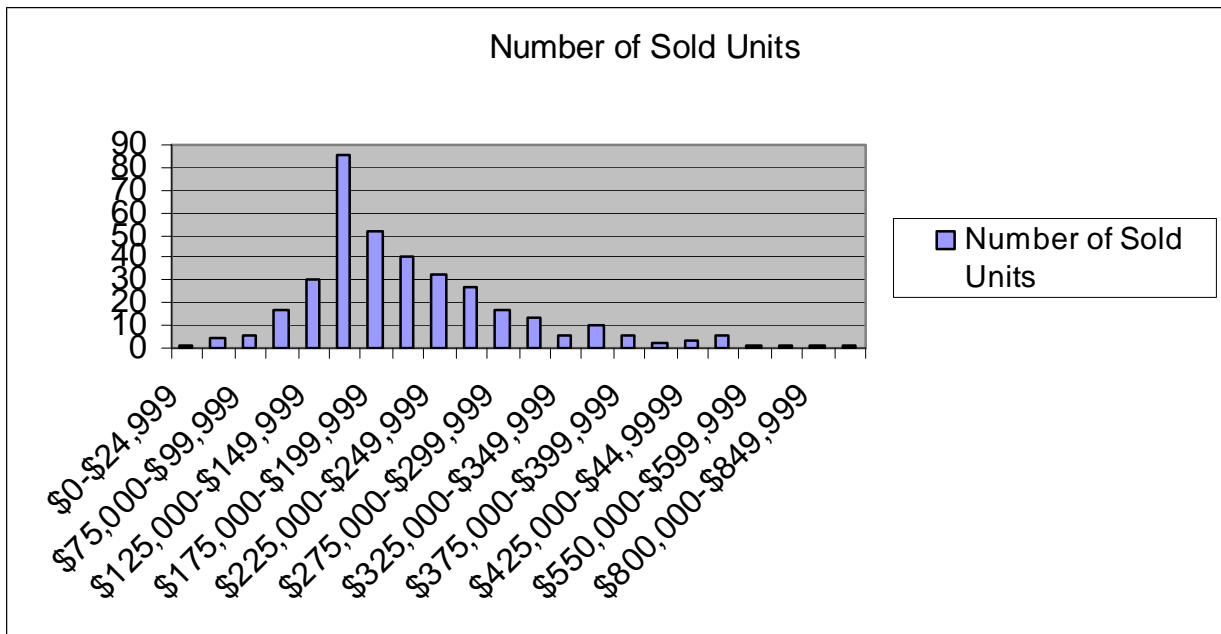
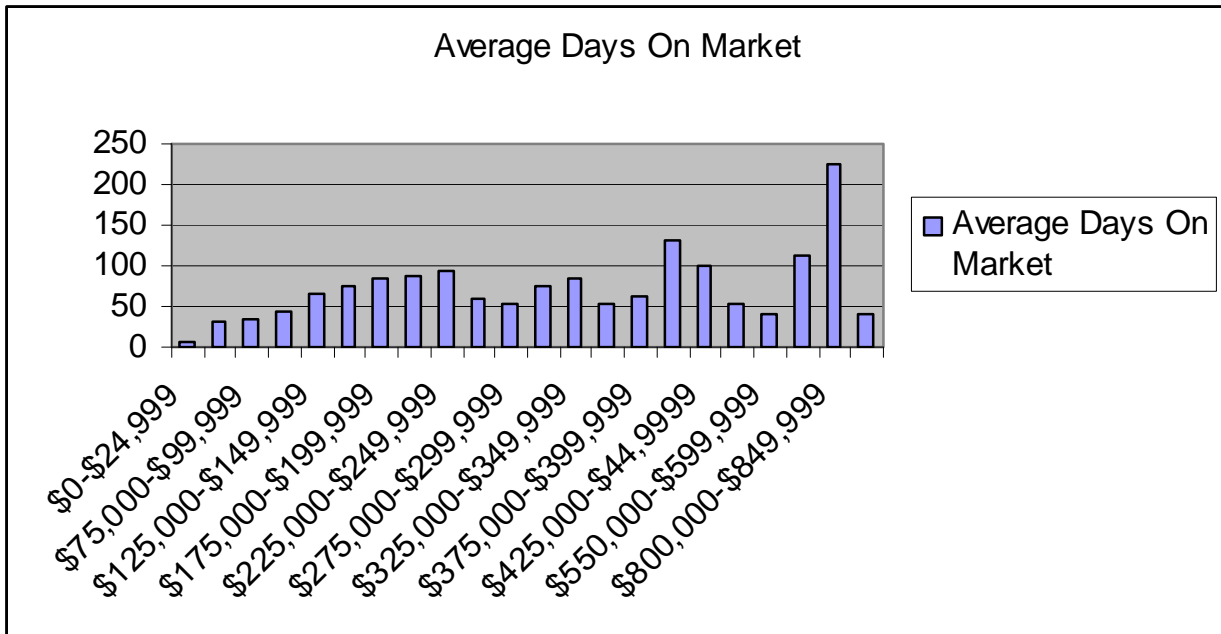
Price Range	Number of Sold Units	Average Days On Market
\$0-\$24,999	1	7
\$50,000-\$74,999	5	31
\$75,000-\$99,999	6	34
\$100,000-\$124,999	17	44
\$125,000-\$149,999	30	67
\$150,000-\$174,999	85	74
\$175,000-\$199,999	52	83
\$200,000-\$224,999	40	86
\$225,000-\$249,999	33	95
\$250,000-\$274,999	27	60
\$275,000-\$299,999	17	52
\$300,000-\$324,999	14	76
\$325,000-\$349,999	6	83
\$350,000-\$374,999	10	53
\$375,000-\$399,999	6	64
\$400,000-\$424,999	2	131
\$425,000-\$449,999	3	101
\$450,000-\$474,999	6	53
\$550,000-\$599,999	1	40
\$650,000-\$699,999	1	112
\$800,000-\$849,999	1	224
\$999,999-\$9,999,999	1	40

Spring Grove School District

Spring Grove School District had 364 homes sales in 2007 for a total dollar volume of \$69,438,854. Spring Grove experienced a 14% increase in number of homes sold in 2007 compared to 2006 sales. This was one of the highest increases in number of homes sold in 2007.

The median home sale price increased by 1% over 2006 sales, reaching \$192,750 in 2007.

Average days on market was 72 days.



West Shore School District

Type	No. Sold	Median Price	Average Day on Market
Detached	88	\$209,450	54
Semi-Detached/Attached	30	\$115,000	22
Farm	2	\$394,000	104
Condominium	1	\$110,000	80
Mobile Home w/ Land	2	\$106,700	90
Other	2	\$70,750	132
Grand Total	125	\$185,000	49

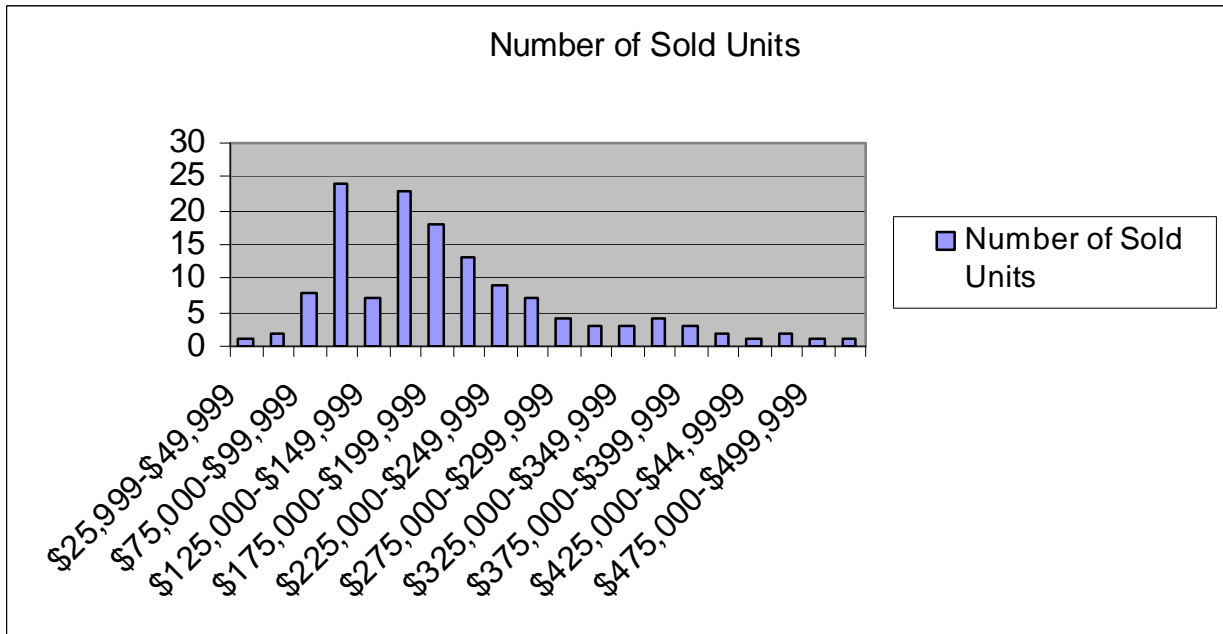
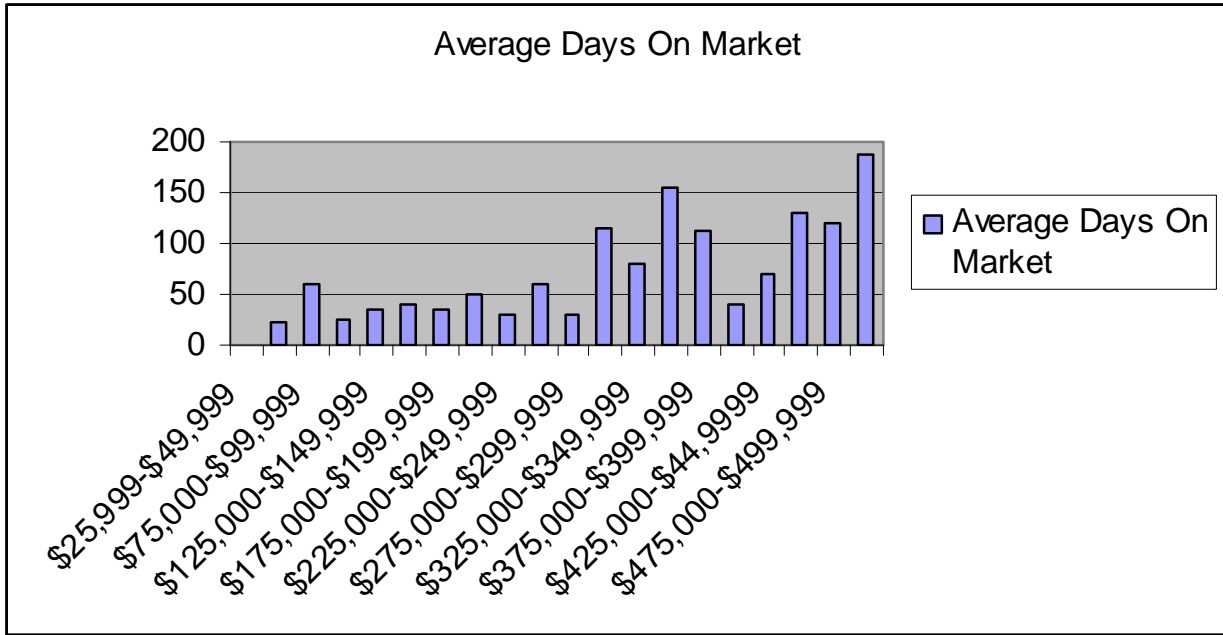
Price Range	Number of Sold Units	Average Days On Market
\$25,999-\$49,999	1	0
\$50,000-\$74,999	2	22
\$75,000-\$99,999	8	59
\$100,000-\$124,999	24	26
\$125,000-\$149,999	7	35
\$150,000-\$174,999	23	39
\$175,000-\$199,999	18	36
\$200,000-\$224,999	13	50
\$225,000-\$249,999	9	31
\$250,000-\$274,999	7	59
\$275,000-\$299,999	4	30
\$300,000-\$324,999	3	114
\$325,000-\$349,999	3	79
\$350,000-\$374,999	4	155
\$375,000-\$399,999	3	113
\$400,000-\$424,999	2	41
\$425,000-\$449,999	1	70
\$450,000-\$474,999	2	131
\$475,000-\$499,999	1	119
\$550,000-\$599,999	1	187

West Shore School District

West Shore School District had 125 homes sales in 2007 for a total dollar volume of \$19,313,637.

The median home sale price increased by 8% over 2006 sales, reaching \$185,000 in 2007. Average days on market was 49 days.

**West Shore School District is covered by two MLS systems and this is the information reported from the RAYAC MLS system.*



West York Area School District

Type	No. Sold	Median Price	Average Day on Market
Detached	192	\$183,700	57
Semi-Detached/Attached	93	\$108,500	32
Farm	0	\$0	0
Condominium	25	\$149,900	35
Mobile Home w/ Land	0	0	0
Other	0	\$0	0
Grand Total	310	\$149,900	48

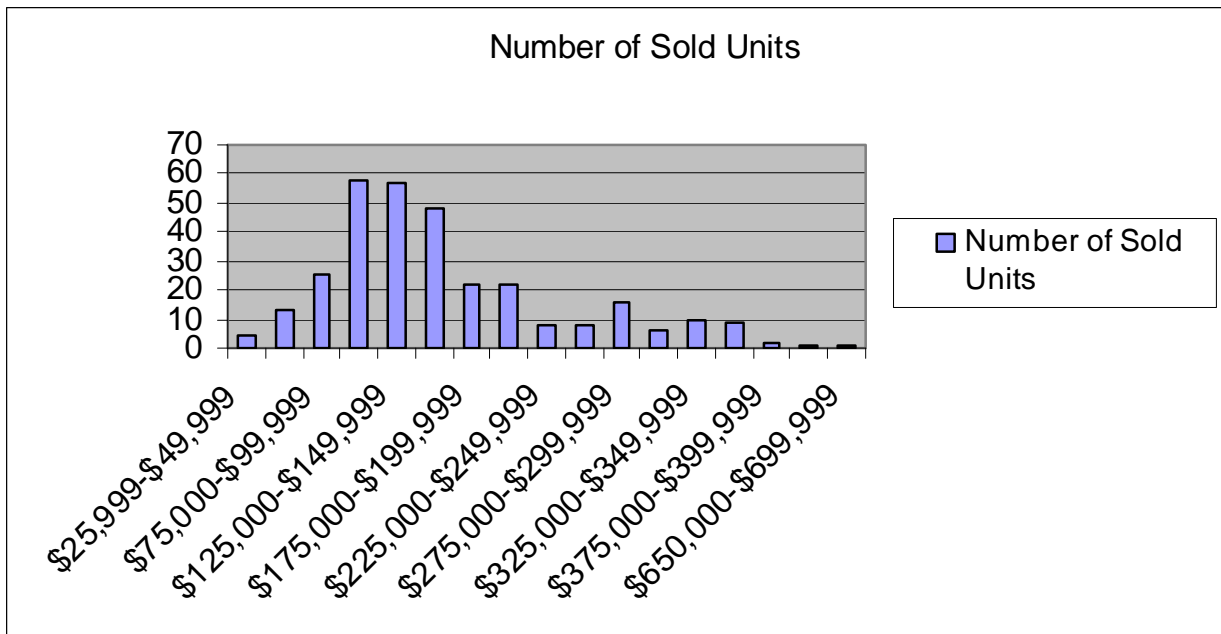
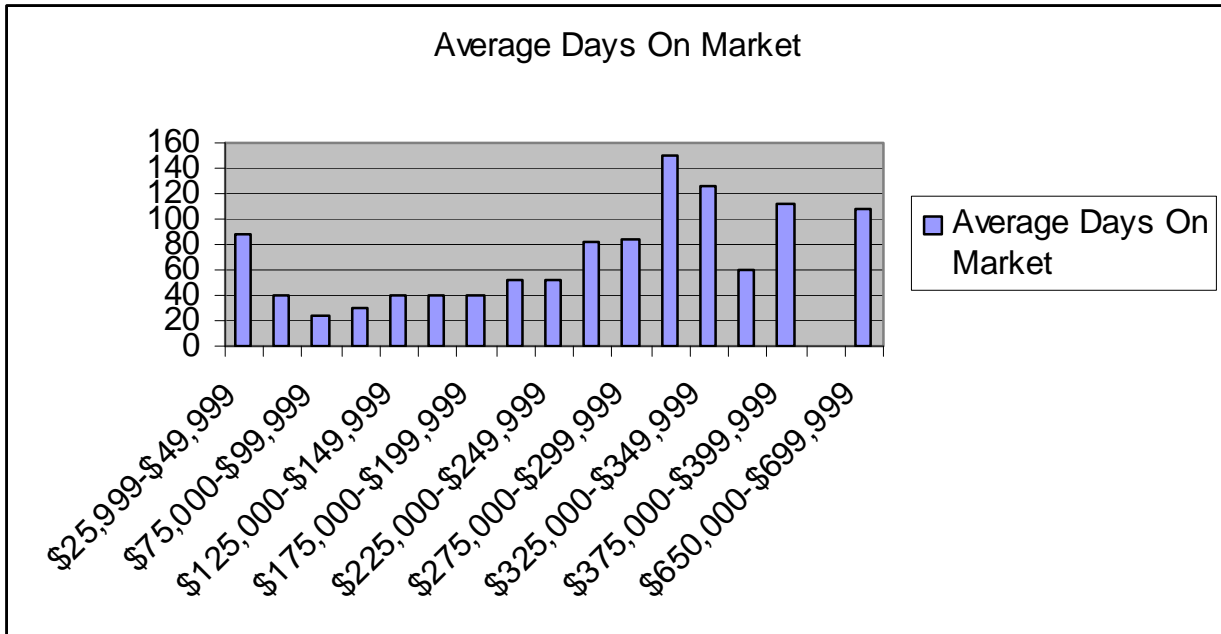
Price Range	Number of Sold Units	Average Days On Market
\$25,999-\$49,999	4	88
\$50,000-\$74,999	13	40
\$75,000-\$99,999	25	24
\$100,000-\$124,999	58	31
\$125,000-\$149,999	57	41
\$150,000-\$174,999	48	41
\$175,000-\$199,999	22	41
\$200,000-\$224,999	22	53
\$225,000-\$249,999	8	53
\$250,000-\$274,999	8	82
\$275,000-\$299,999	16	85
\$300,000-\$324,999	6	151
\$325,000-\$349,999	10	126
\$350,000-\$374,999	9	61
\$375,000-\$399,999	2	113
\$425,000-\$449,999	1	0
\$650,000-\$699,999	1	109

West York Area School District

West York Area School District had 310 homes sales in 2007 for a total dollar volume of \$63,302,724. West York experienced a 21% decrease in number of homes sold in 2007 compared to 2006 sales.

The median home sale price increased by 7% over 2006 sales, reaching \$149,900 in 2007.

Average days on market was 48 days.



York City School District

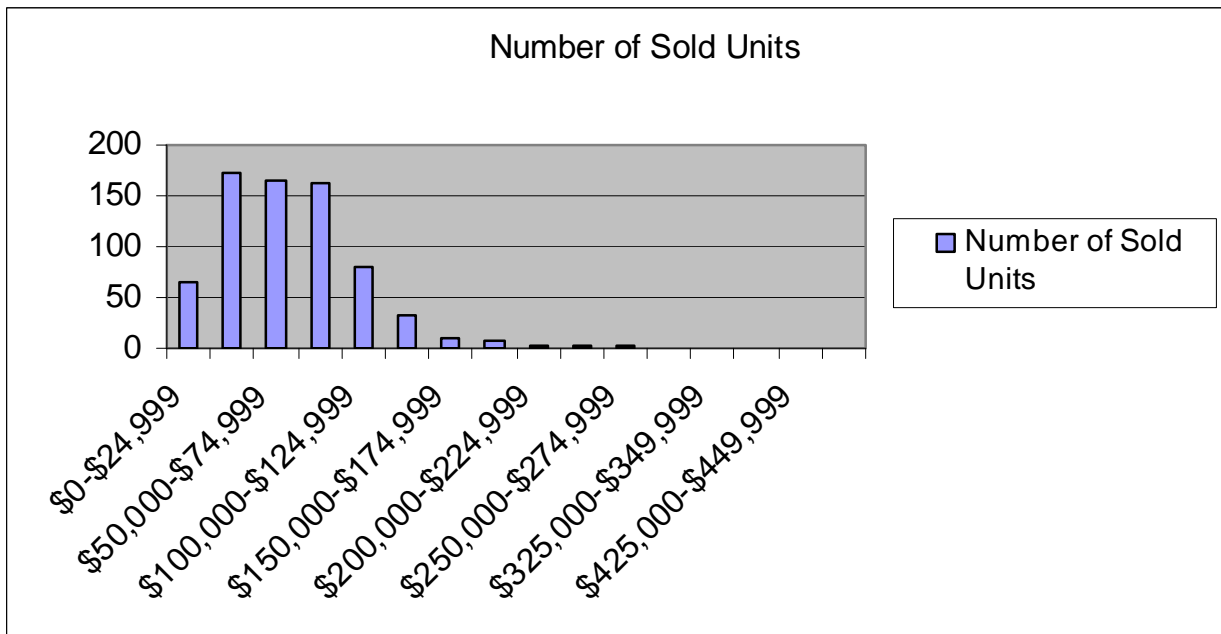
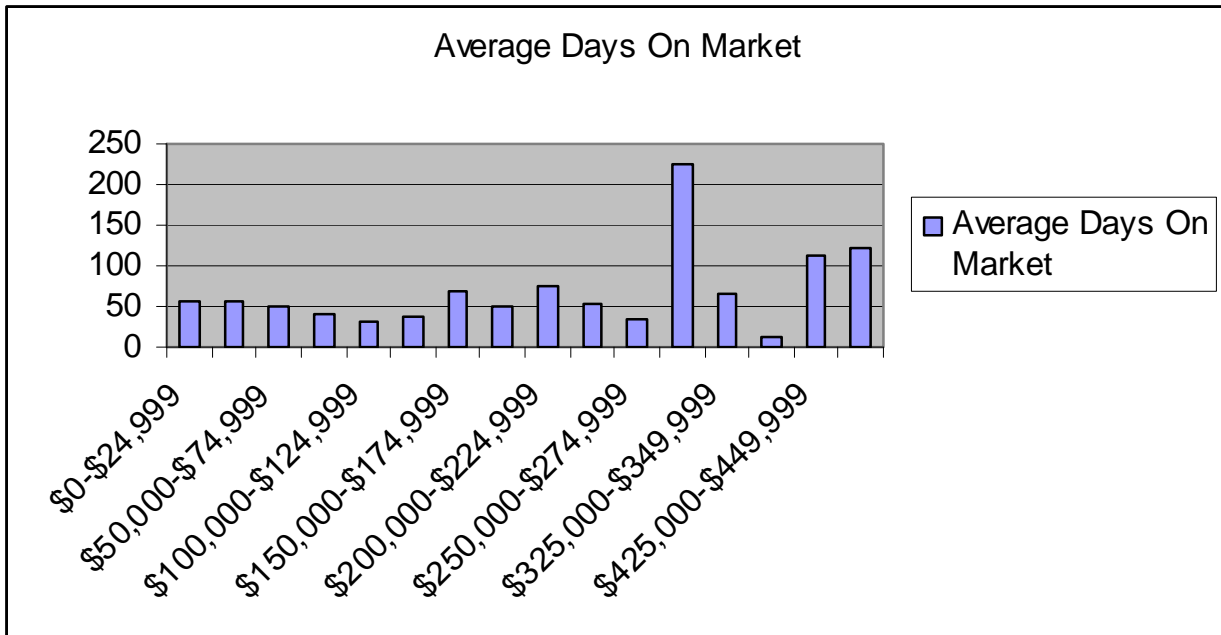
Type	No. Sold	Median Price	Average Day on Market
Detached	213	\$99,000	47
Semi-Detached/Attached	100	\$22,050	58
Farm	0	\$0	
Condominium	12	\$72,500	19
Mobile Home w/ Land	0	0	0
Other	1	\$74,900	19
Grand Total	700	\$69,900	49

Price Range	Number of Sold Units	Average Days On Market
\$0-\$24,999	66	57
\$25,000-\$49,999	173	57
\$50,000-\$74,999	164	51
\$75,000-\$99,999	163	41
\$100,000-\$124,999	79	32
\$125,000-\$149,999	33	38
\$150,000-\$174,999	9	68
\$175,000-\$199,999	7	49
\$200,000-\$224,999	2	75
\$225,000-\$249,999	2	52
\$250,000-\$274,999	2	35
\$300,000-\$324,999	1	226
\$325,000-\$349,999	1	65
\$375,000-\$399,999	1	13
\$425,000-\$449,999	1	114
\$500,000-\$549,999	1	123

York City School District

York City School District had 700 homes sales in 2007, more than any other school district in York County for a total dollar volume of \$51,129,441. The number of home sales had a slight decrease of 4% over 2006 sales. The median home sale price increased by 11% over 2006 sales reaching \$69,900 in 2007. This reflects one of the highest increases in median home sale price in York County.

Average days on market also reflected a positive figure, decreasing from 52 days in 2006 to 49 days in 2007.



York Suburban School District

Type	No. Sold	Median Price	Average Day on Market
Detached	248	\$180,000	50
Semi-Detached/Attached	42	\$134,950	34
Farm	0	\$0	0
Condominium	31	\$154,900	48
Mobile Home w/ Land	0	0	0
Other	1	\$75,000	41
Grand Total	322	\$169,900	48

Price Range	Number of Sold Units	Average Days On Market
\$50,000-\$74,999	2	72
\$75,000-\$99,999	7	65
\$100,000-\$124,999	19	34
\$125,000-\$149,999	63	38
\$150,000-\$174,999	82	36
\$175,000-\$199,999	45	27
\$200,000-\$224,999	18	78
\$225,000-\$249,999	20	71
\$250,000-\$274,999	23	83
\$275,000-\$299,999	15	58
\$300,000-\$324,999	4	71
\$325,000-\$349,999	3	66
\$350,000-\$374,999	3	90
\$375,000-\$399,999	2	94
\$400,000-\$424,999	4	71
\$475,000-\$499,999	1	46
\$500,000-\$549,999	3	4
\$550,000-\$599,999	2	135
\$650,000-\$699,999	1	39
\$700,000-\$749,999	1	70
\$750,000-\$799,999	1	76
\$800,000-\$849,999	1	49
\$850,000-\$899,999	1	30
\$999,999-\$9,999,999	1	133

York Suburban School District

York Suburban School District had 322 homes sales in 2007 for a total dollar volume of \$68,253,365. York Suburban experienced a 9% decrease in number of homes sold in 2007 compared to 2006 sales.

The median home sale price increased by 6% over 2006 sales, reaching \$169,900 in 2007.

Average days on market was 48 days, one of the lowest in York County.

