

2008

York County

Real Estate Market Report

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2008 York County Real Estate Market Report

The REALTORS® Association of York & Adams Counties (RAYAC) represents over 1,200 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 16 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 a total dollar volume of sales of \$723,010,776 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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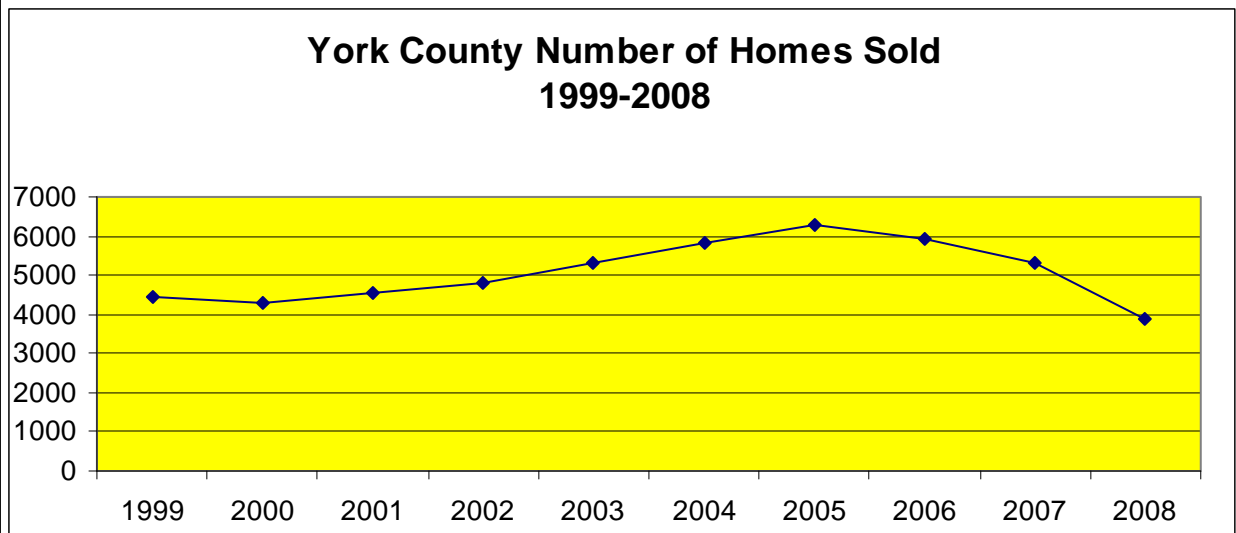
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York County Housing Market: Number of Homes Sold

REALTORS in 2008 sold 3,886 homes in York County for a total dollar volume of \$723,010,776. This reflects a 27% decrease in the number of homes sold compared to 2007. The total number of homes sold in York County in 2008 has reached a 10 year low.

The total dollar volume also reflected a 30% decrease over 2007 sales.

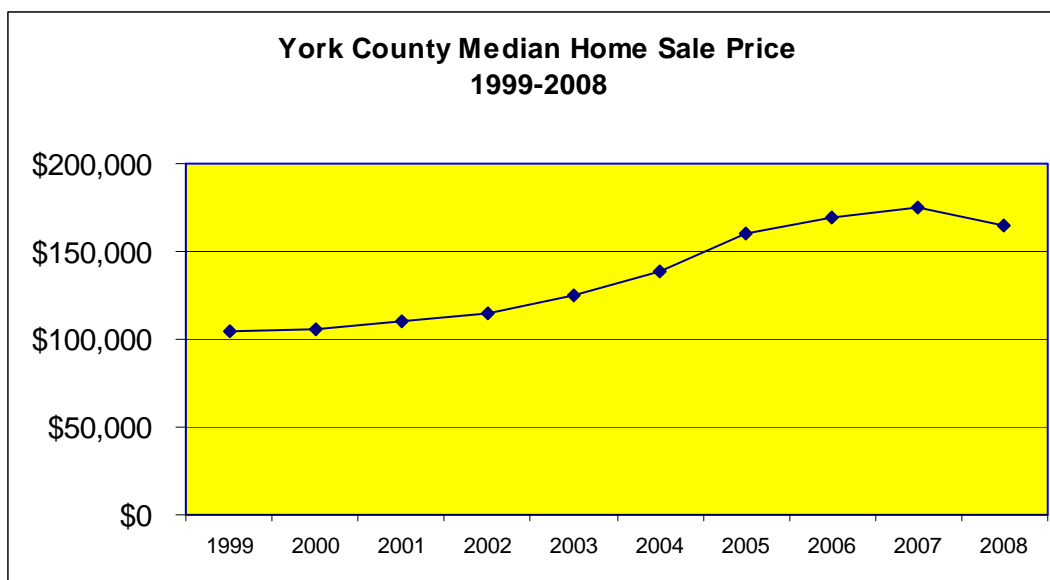
School District	2008 Sold	2007 Sold	2006 Sold	2005 Sold	2004 Sold	% Change	% Change
						from 2007 to 2008	from 2004 to 2008
Central	401	559	644	724	665	-28%	-40%
Dallastown	403	526	650	750	670	-23%	-40%
Dover	265	429	462	445	355	-38%	-25%
Eastern	130	178	226	214	202	-27%	-36%
Hanover	153	178	204	237	259	-14%	-41%
Northeastern	255	352	389	464	390	-28%	-35%
Northern	84	96	100	64	35	-13%	140%
Red Lion	303	405	490	601	546	-25%	-45%
South Eastern	136	199	227	234	222	-32%	-39%
South Western	246	314	396	462	484	-22%	-49%
Southern	128	261	259	297	280	-51%	-54%
Spring Grove	212	363	322	279	260	-42%	-18%
West Shore	157	132	108	100	48	19%	227%
West York	271	310	391	411	449	-13%	-40%
York City	467	707	727	632	596	-34%	-22%
York Suburban	275	322	356	376	341	-15%	-19%
Total York County	3886	5331	5951	6290	5802	-27%	-33%



York County Housing Market: Median Home Sale Price

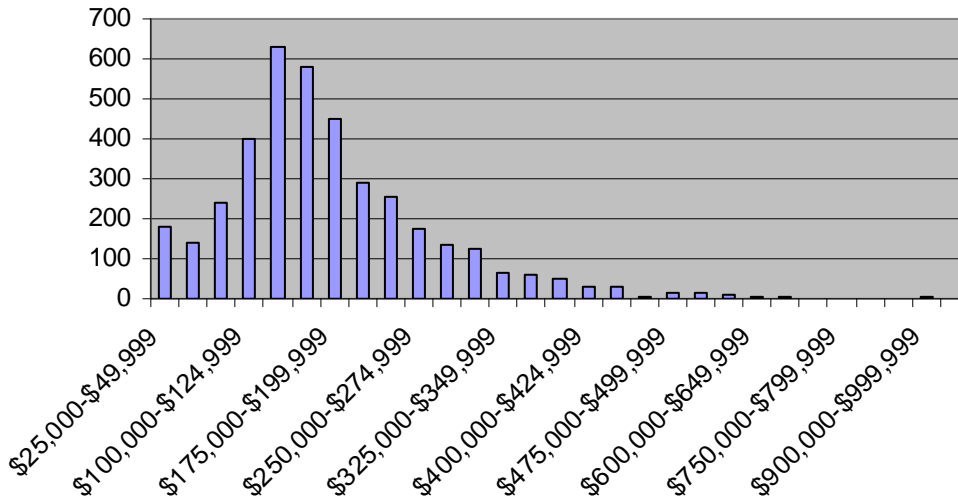
In York County the median home sale price decreased by 6% over 2007 sales to \$164,900. The median sold price in York County increased 19% in five years and increased 57% over the past 10 years. According to the Pennsylvania Association of REALTORS® homebuyers stay in their home an average of 10 years. Given the increase in the median home sale price York County has experienced over the past 10 years, real estate continues to be an excellent long term investment.

<u>School District</u>	<u>2008 Median Sale Price</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 2007 to 2008</u>	<u>% Change from 2004 to 2008</u>
Central	\$185,000	\$185,000	\$184,900	\$180,338	\$153,000	0%	21%
Dallastown	\$190,000	\$198,750	\$199,900	\$184,950	\$162,950	-4%	17%
Dover	\$164,000	\$176,600	\$161,650	\$147,000	\$129,150	-7%	27%
Eastern	\$148,750	\$155,450	\$154,400	\$129,900	\$119,200	-4%	25%
Hanover	\$148,000	\$160,900	\$159,900	\$144,000	\$135,000	-8%	10%
Northeastern	\$169,900	\$183,450	\$179,900	\$162,500	\$140,550	-7%	21%
Northern	\$188,000	\$220,750	\$189,900	\$163,950	\$132,500	-15%	42%
Red Lion	\$170,000	\$194,900	\$174,950	\$172,900	\$159,250	-13%	7%
South Eastern	\$213,750	\$224,900	\$236,900	\$210,000	\$171,750	-5%	24%
South Western	\$195,000	\$199,651	\$190,050	\$180,000	\$149,474	-2%	30%
Southern	\$229,000	\$245,000	\$257,400	\$248,000	\$182,250	-7%	26%
Spring Grove	\$174,950	\$192,500	\$190,580	\$174,900	\$159,950	-9%	9%
West Shore	\$168,900	\$187,950	\$173,400	\$155,950	\$144,900	-10%	17%
West York	\$147,000	\$149,900	\$140,000	\$133,900	\$124,900	-2%	18%
York City	\$68,000	\$69,900	\$63,000	\$55,250	\$51,500	-3%	32%
York Suburban	\$160,000	\$169,900	\$159,950	\$144,950	\$129,900	-6%	23%
Total York County	\$164,900	\$174,900	\$169,133	\$159,695	\$139,000	-6%	19%



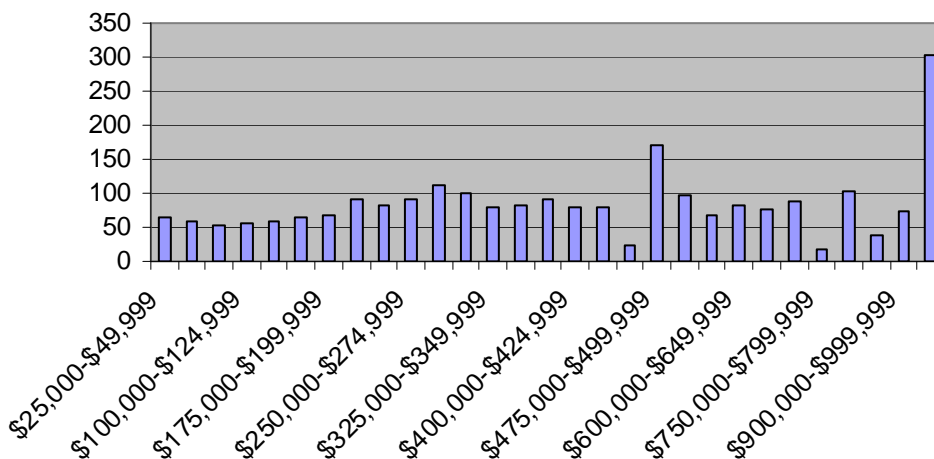
York County Housing Market

York: Number of Units Sold 2008



In 2008 15% of the homes sold in York County were priced under \$100,000. 52% of the homes sold were priced between \$100,00-\$199,999. 21% of the homes sold were priced between \$200,000-\$299,999 and 12% of the homes sold were priced over \$300,000.

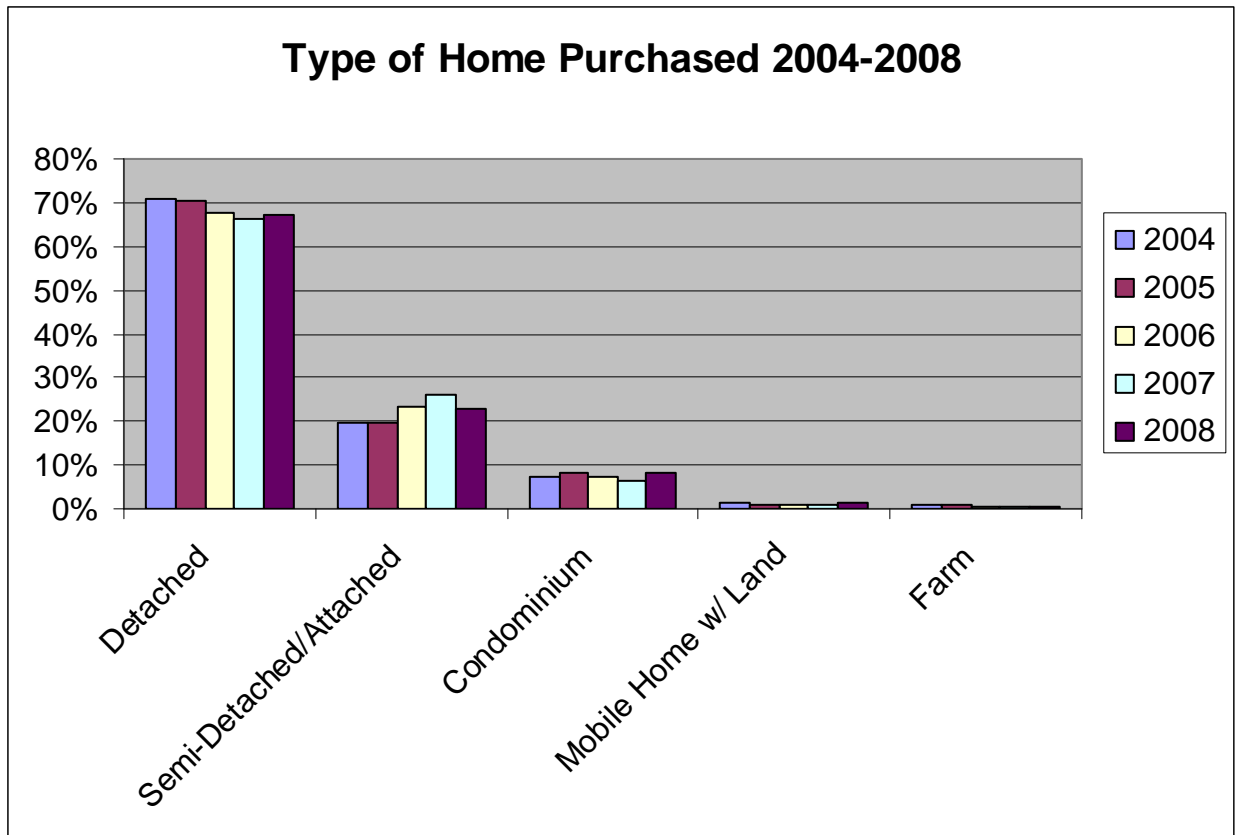
York County: Average Days On Market 2008



The average days on market for York County was 71 days in 2008. This reflects a 16% increase on average days on market over 2007 sales.

York County: Type of Homes

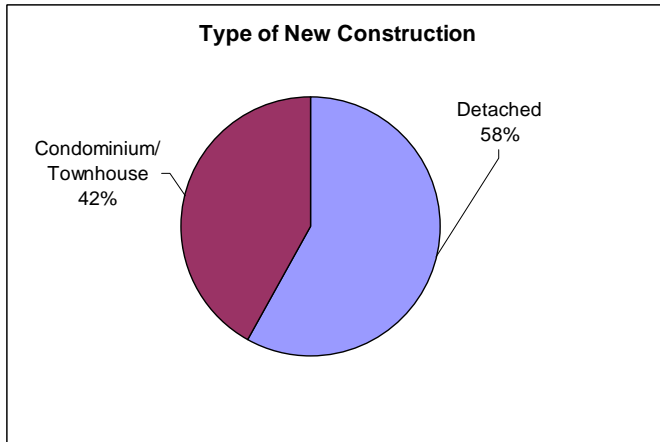
The most popular home purchased in York County remains single family detached with 67% of the market. However this number has decreased compared to 2004 when 71% of the homes purchased in York County were single family detached. Semi-detached/attached and condominiums are capturing more of the sold market at 31% up from 26% in 2004. Mobile homes with land remain at 1% of the market and farms capture less than 1% of the sold market.



York County: New Construction

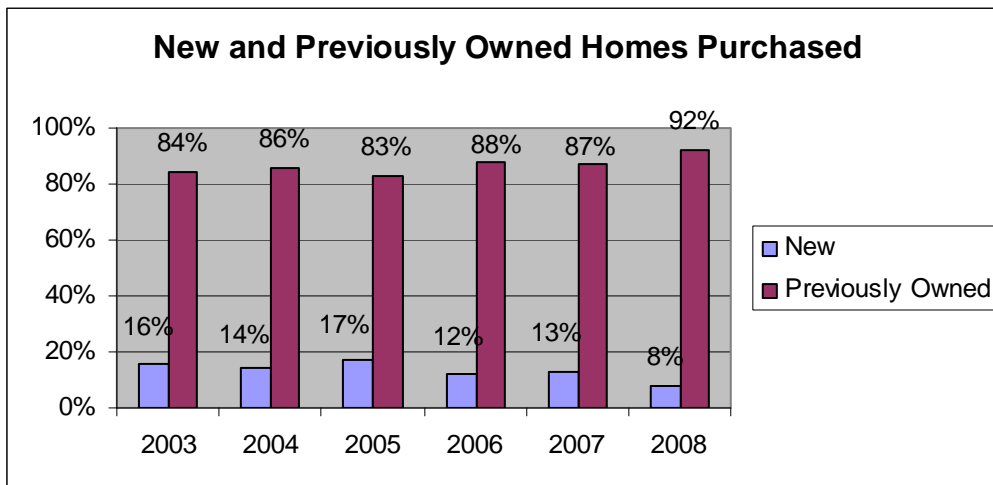
The RAYAC Multi-List System only captures a part of the new home construction market which involved a REALTOR®.

Type	Number Sold	Median Sold Price	Median Finished Square Ft	\$/Square Ft	Median Acreage
Detached	188	\$ 271,570	2246	\$ 120.91	0.31
Condominium/ Townhouse	136	\$ 164,150	1615	\$ 101.64	0.059

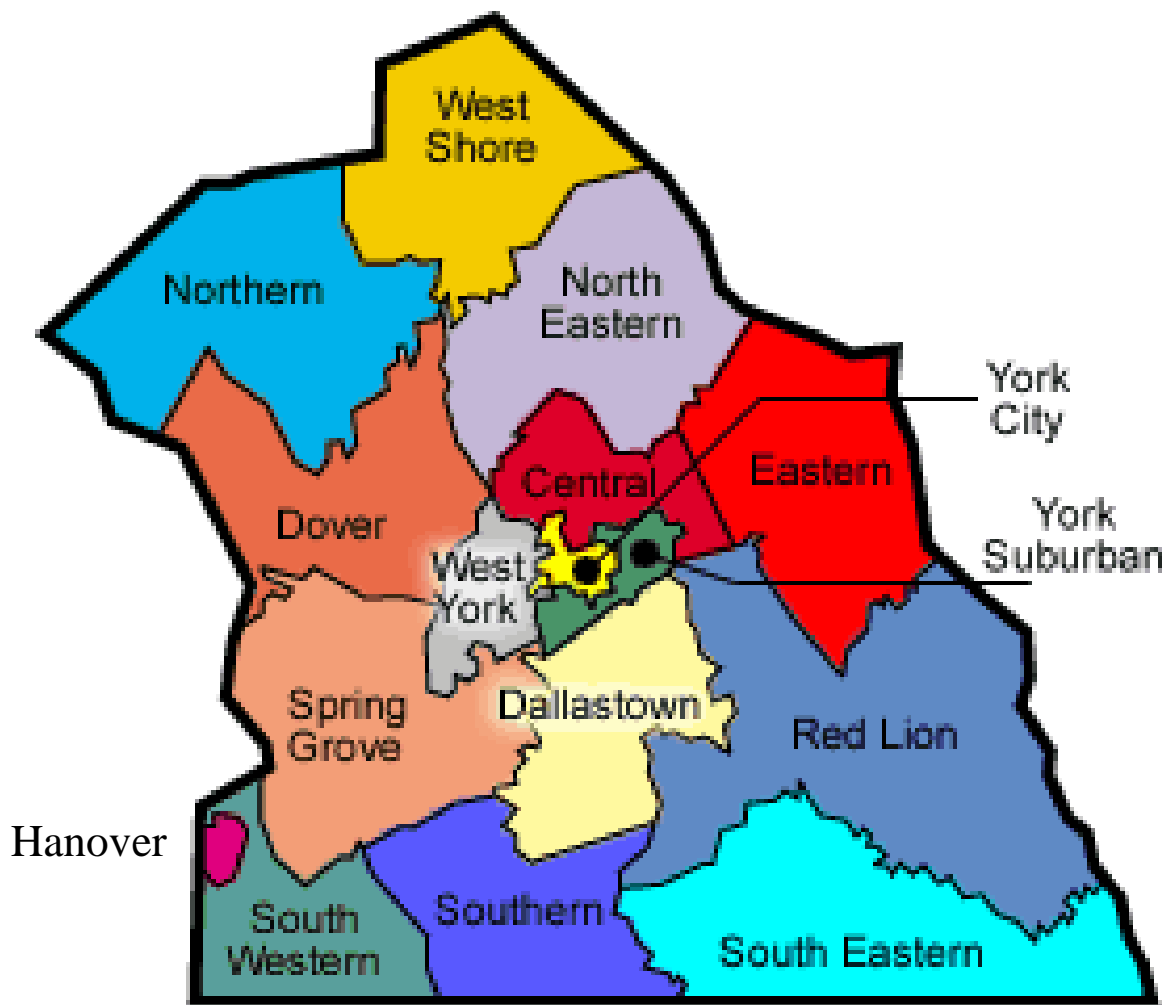


York County Number of New Home Sales by School District

Central	35
Dallastown	40
Dover	58
Eastern	2
Hanover	3
Northeastern	47
Northern	8
Red Lion	11
South Eastern	7
South Western	22
Southern	6
Spring Grove	54
West Shore	11
West York	18
York City	0
York Suburban	2
Total York County	324



Real Estate Activity By School District

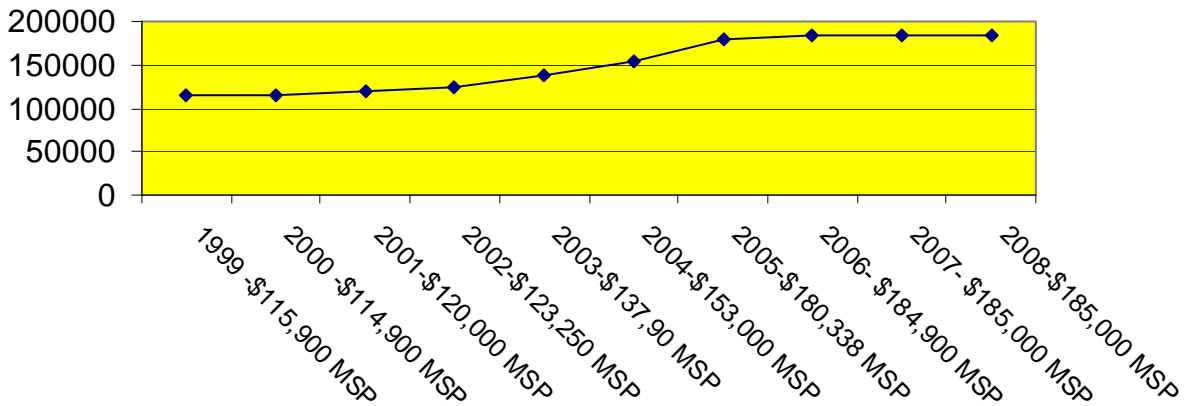


Central York School District

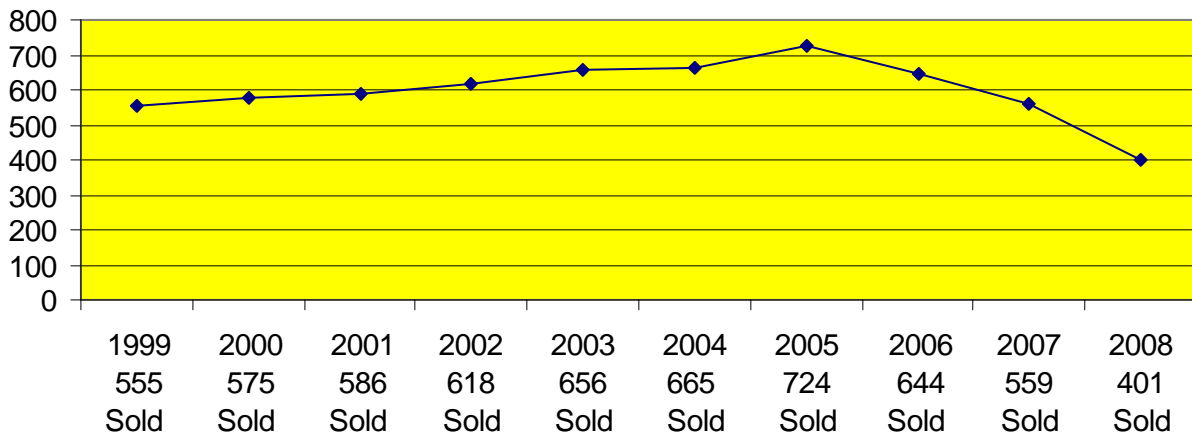
In the Central York School District there were 401 homes sold in 2008 for a total dollar volume of \$90,004,104. The number of homes sold in 2008 decreased by 28% from 2007.

The median home sale price remained at \$185,000. This home sale price reflects a 21% increase over 5 years, and a 60% increase over 10 years.

Central York Median Sale Price (MSP) 1999-2008



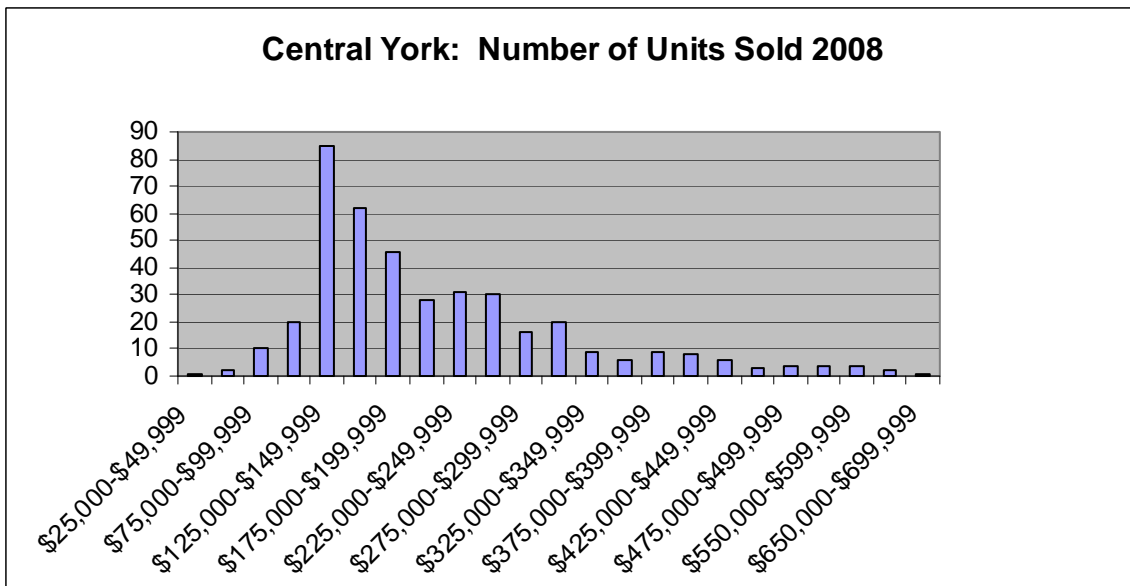
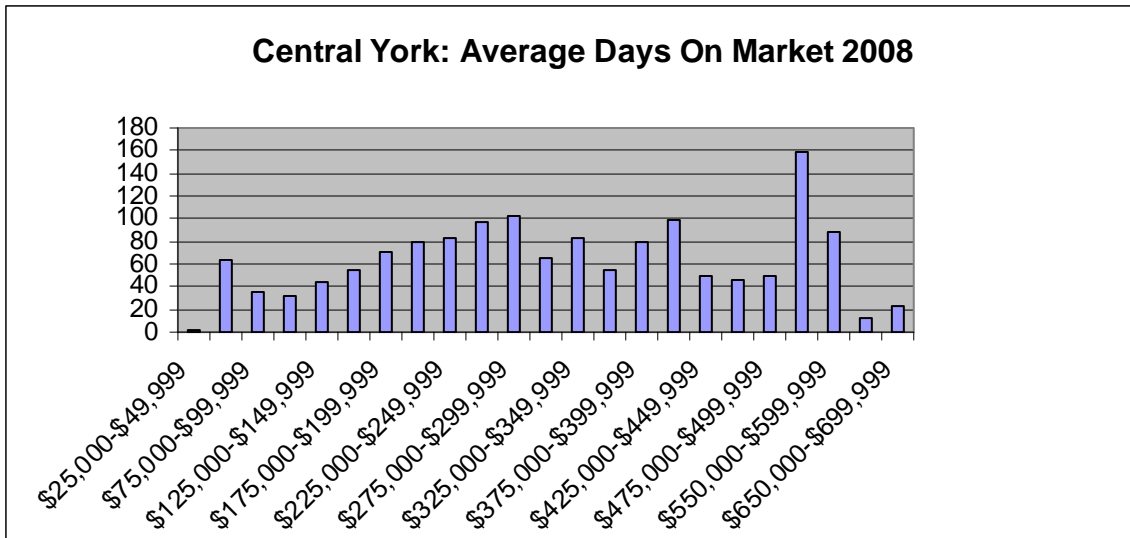
Central Number Sold 1999-2008



Central York School District

Type	No. Sold	Median Price	Average Days on Market
Detached	283	\$ 224,900	67
Semi-Detached/Attached	56	\$ 135,500	37
Farm	0		
Condo/Townhouse	62	\$ 165,250	81
Mobile Home w/ Land	0		
Grand Total	401	\$ 185,000	65

The charts below reflect the average days on market in each price range and the number of units sold in each price range.

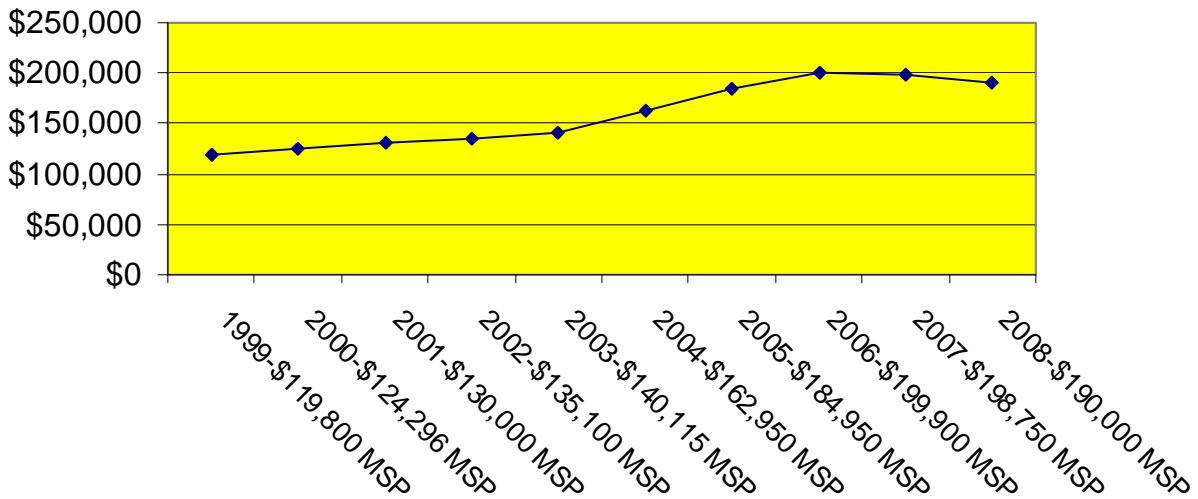


Dallastown Area School District

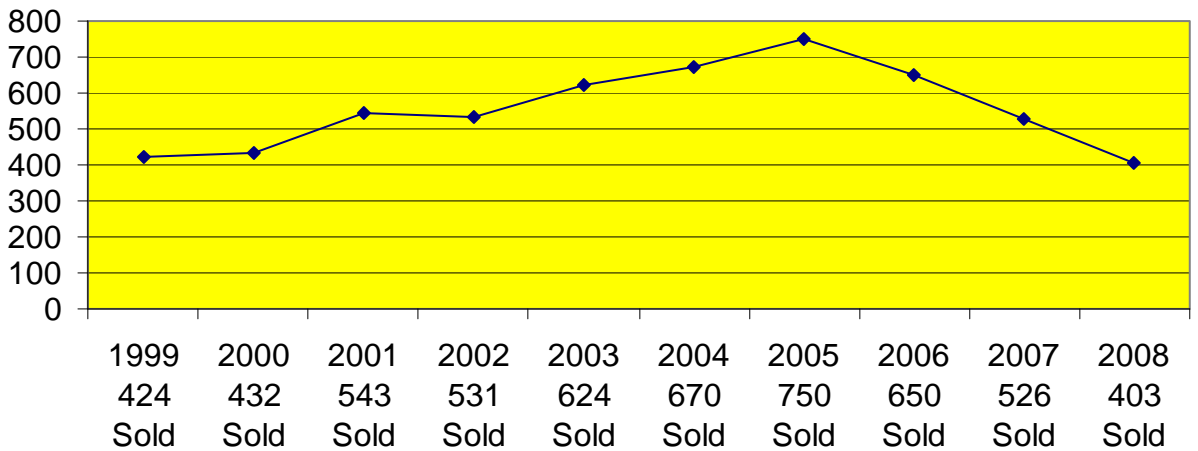
In the Dallastown Area School District there were 403 homes sold in 2008 for a total dollar volume of \$89,809,593. The number of homes sold in 2008 decreased by 23% from 2007.

The median home sale price was \$190,000 in 2008. This home sale price reflects a 4% decrease over 2007 sales, a 17% increase over 5 years and a 59% increase over 10 years.

Dallastown Median Sale Price (MSP) 1999-2008



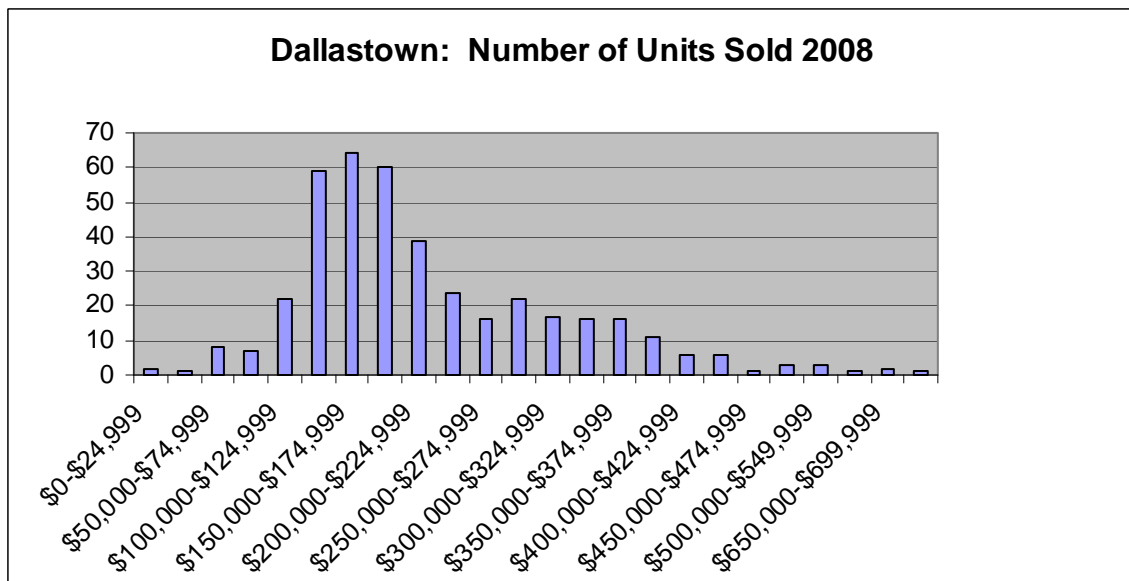
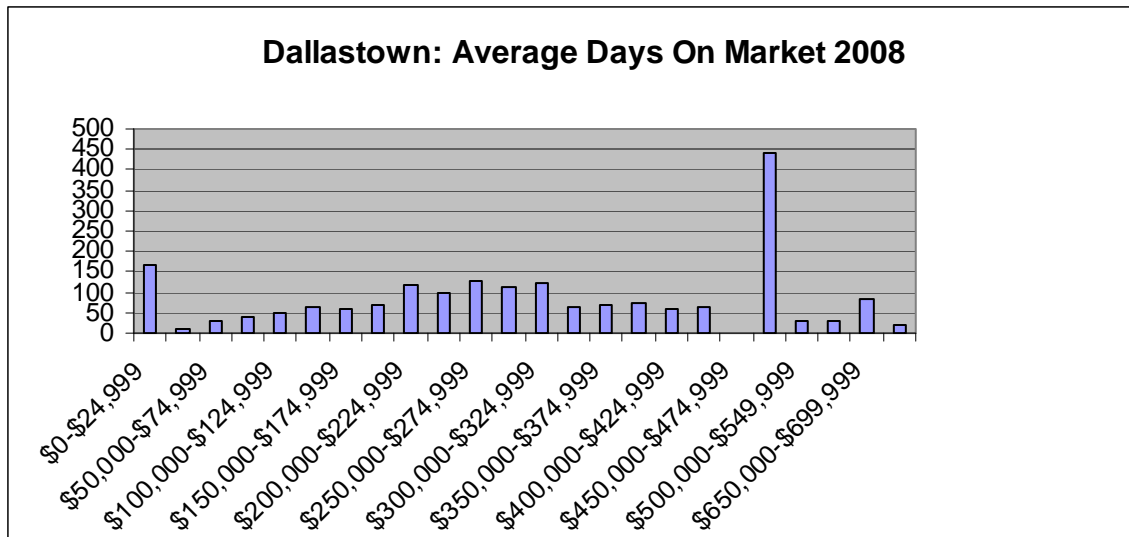
Dallastown Number Sold 1999-2008



Dallastown Area School District

Type	No. Sold	Median Price	Average Days on Market
Detached	258	\$ 212,000	70
Semi-Detached/Attached	67	\$ 164,900	109
Farm	1	\$ 485,000	710
Condo/Townhouse	74	\$ 165,000	86
Mobile Home w/ Land	3	\$ 75,400	42
Grand Total	403	\$ 190,000	81

The charts below reflect the average days on market in each price range and the number of units sold in each price range.

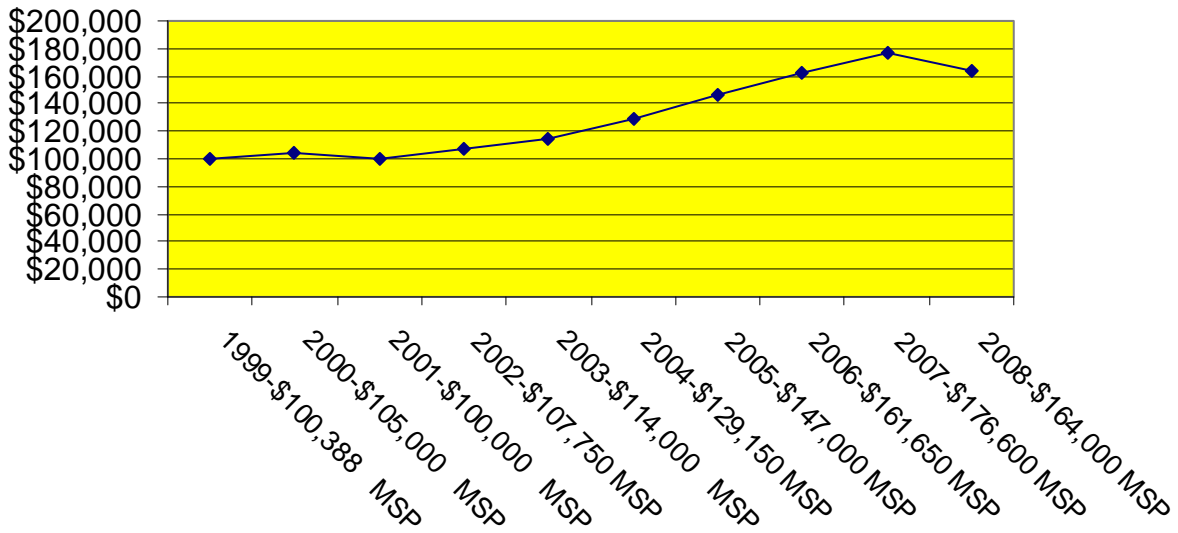


Dover Area School District

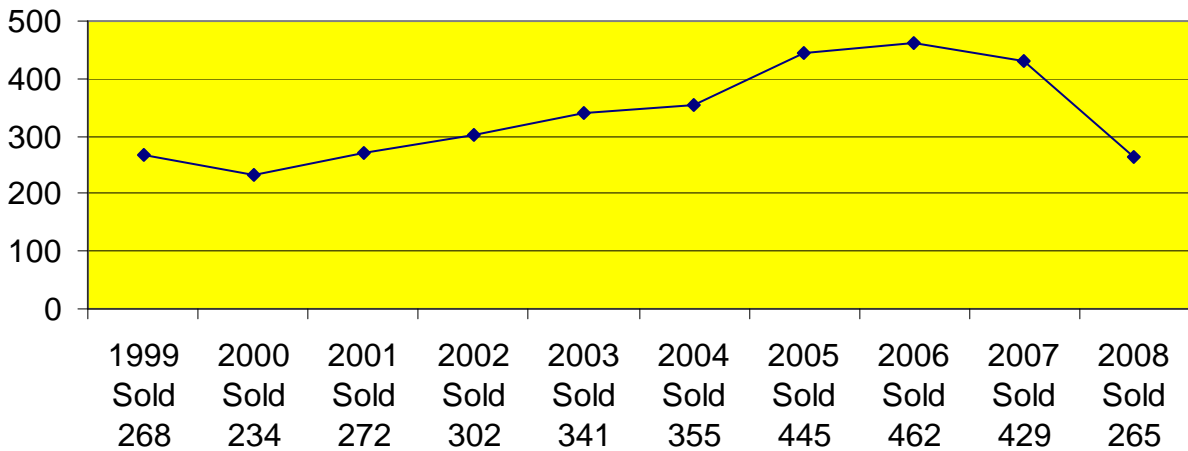
In the Dover Area School District there were 265 homes sold in 2008 for a total dollar volume of \$46,865,435. The number of homes sold in 2008 decreased by 38% from 2007.

The median home sale price was \$164,000 in 2008. This home sale price reflects a 7% decrease over 2007 sales, a 27% increase over 5 years and a 63% increase over 10 years.

Dover Median Sale Price (MSP) 1999-2008



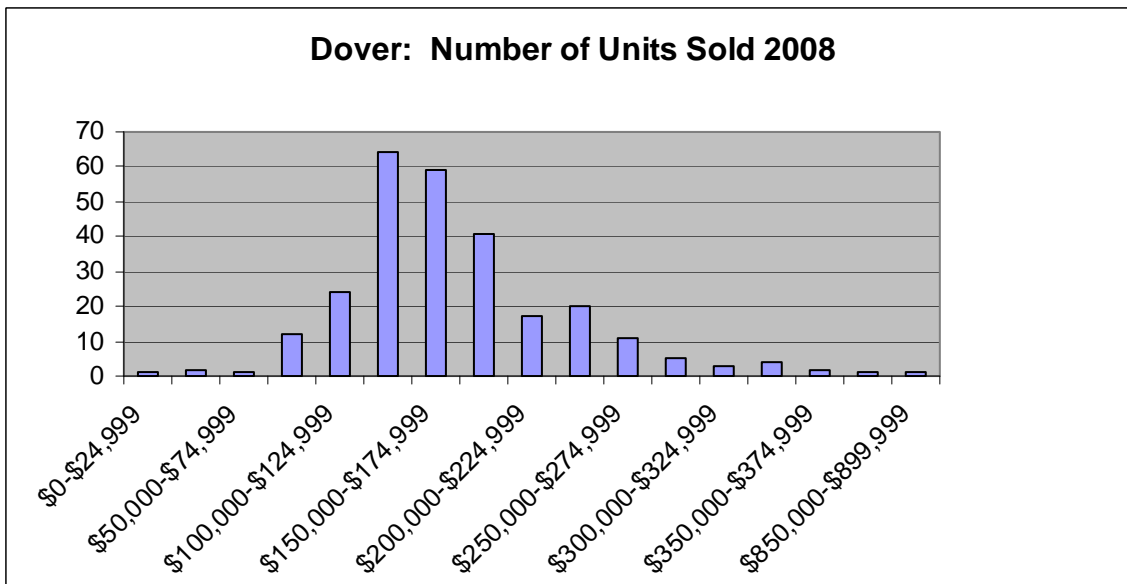
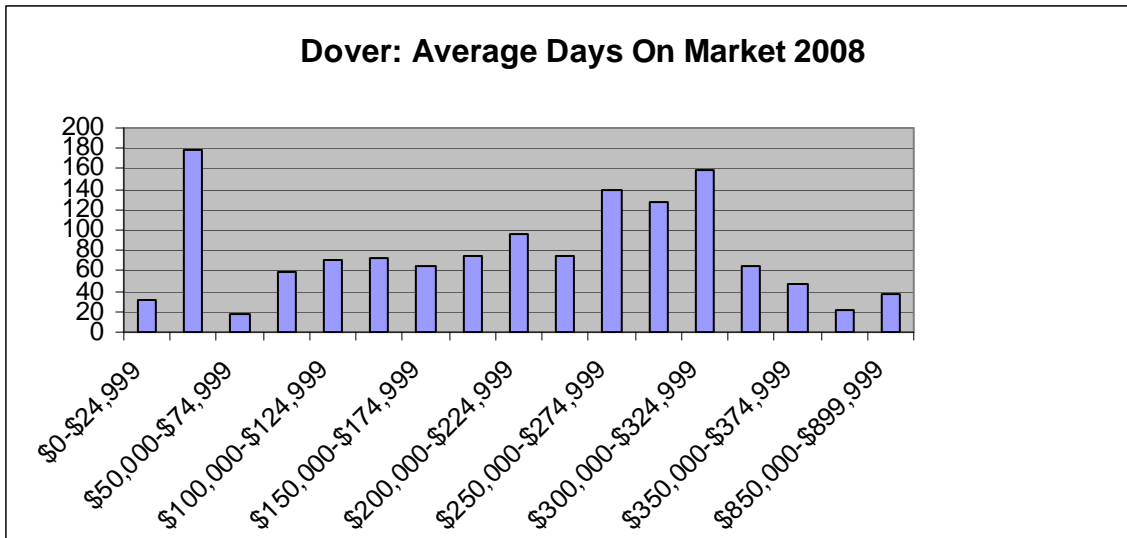
Dover Number Sold 1999-2008



Dover Area School District

Type	No. Sold	Median Price	Average Days on Market
Detached	171	\$ 180,000	76
Semi-Detached/Attached	68	\$ 141,645	70
Farm	0		
Condo/Townhouse	22	\$ 134,450	114
Mobile Home w/ Land	4	\$ 110,500	55
Grand Total	265	\$ 164,000	77

The charts below reflect the average days on market in each price range and the number of units sold in each price range.

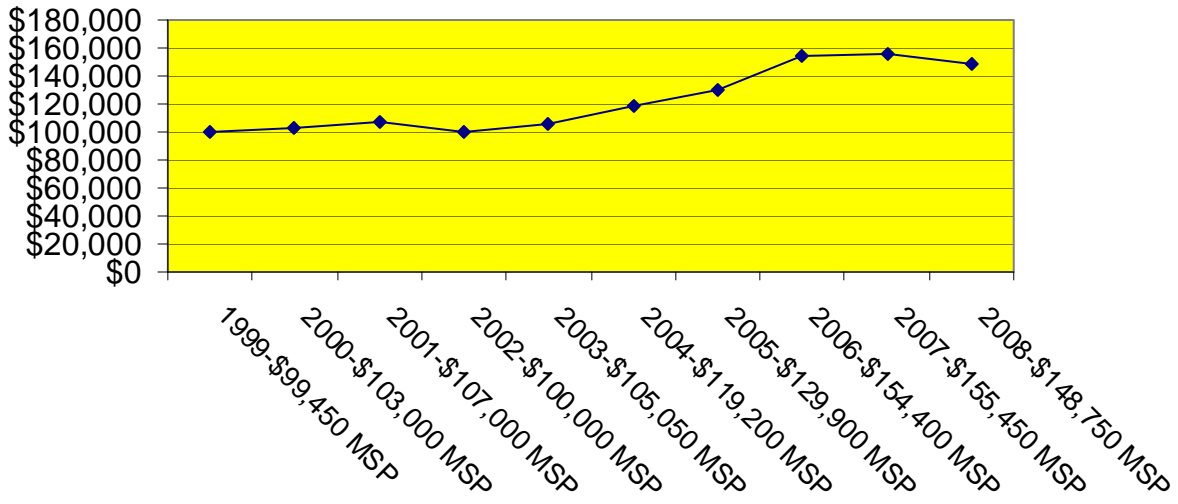


Eastern York School District

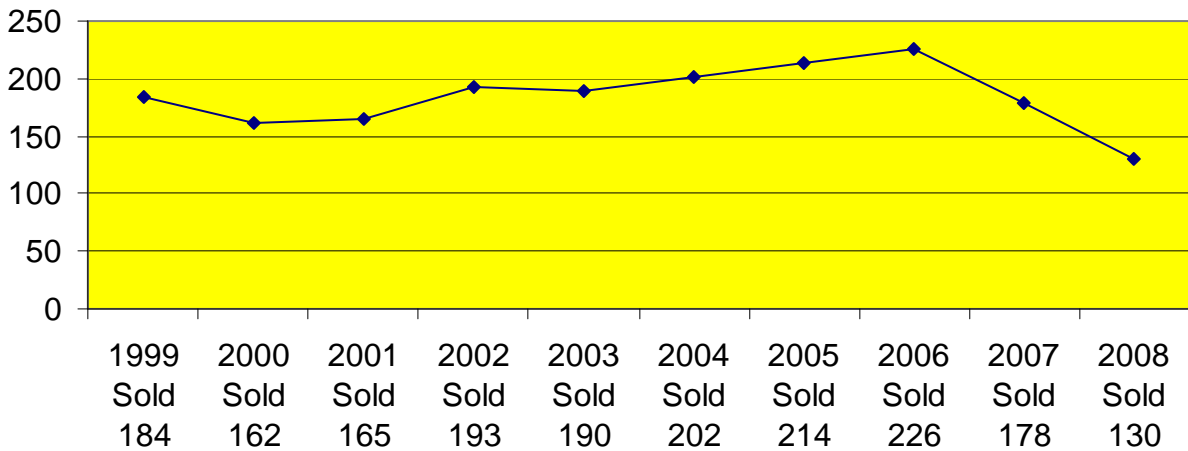
In the Eastern York School District there were 130 homes sold in 2008 for a total dollar volume of \$25,656,418. The number of homes sold in 2008 decreased by 27% from 2007.

The median home sale price was \$148,750 in 2008. This home sale price reflects a 4% decrease over 2007 sales, a 25% increase over 5 years and a 50% increase over 10 years.

Eastern Median Sale Price (MSP) 1999-2008



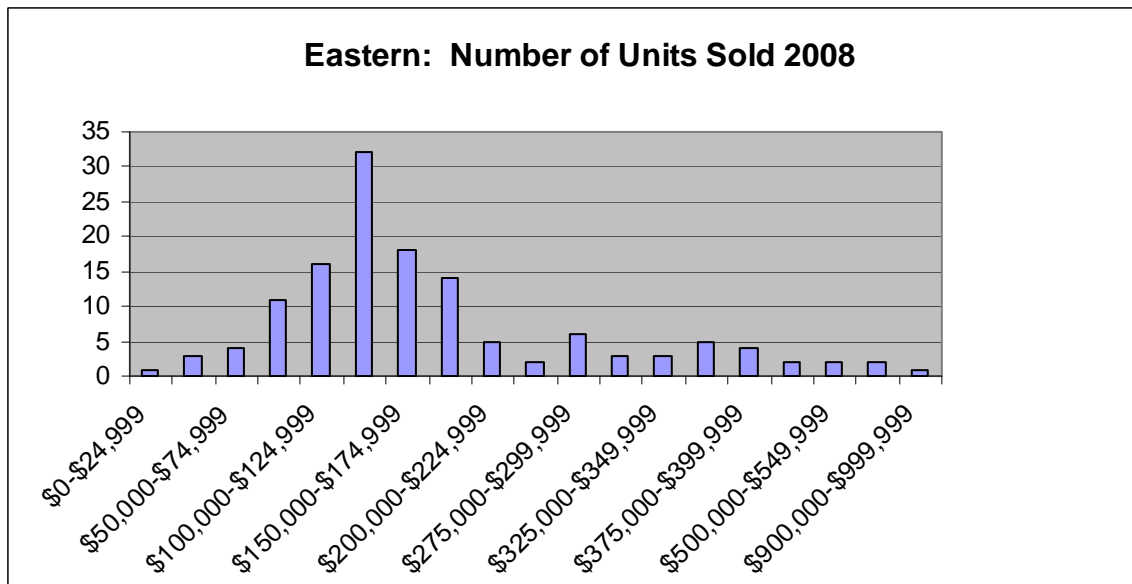
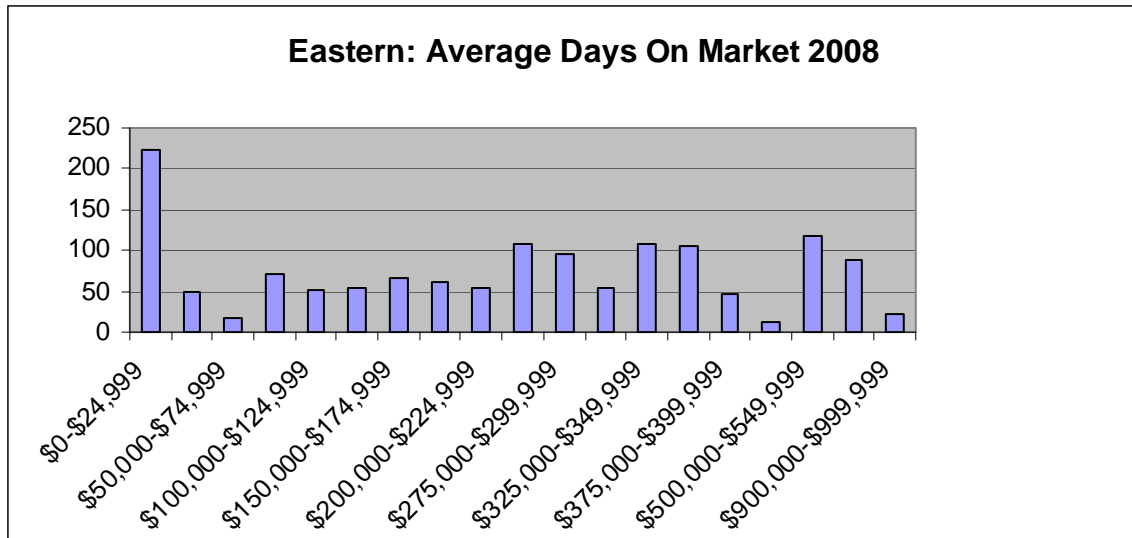
Eastern Number Sold 1999-2008



Eastern York School District

Type	No. Sold	Median Price	Average Days on Market
Detached	96	\$ 168,500	69
Semi-Detached/Attached	23	\$ 134,000	42
Farm	2	\$ 762,500	17
Condo/Townhouse	4	\$ 129,950	61
Mobile Home w/ Land	5	\$ 85,900	90
Grand Total	130	\$ 148,750	65

The charts below reflect the average days on market in each price range and the number of units sold in each price range.

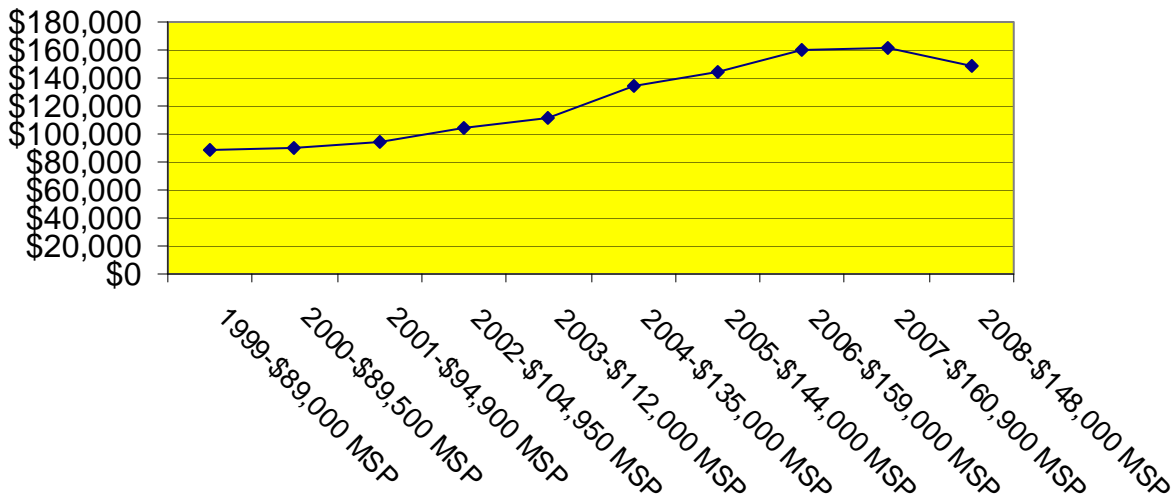


Hanover Public School District

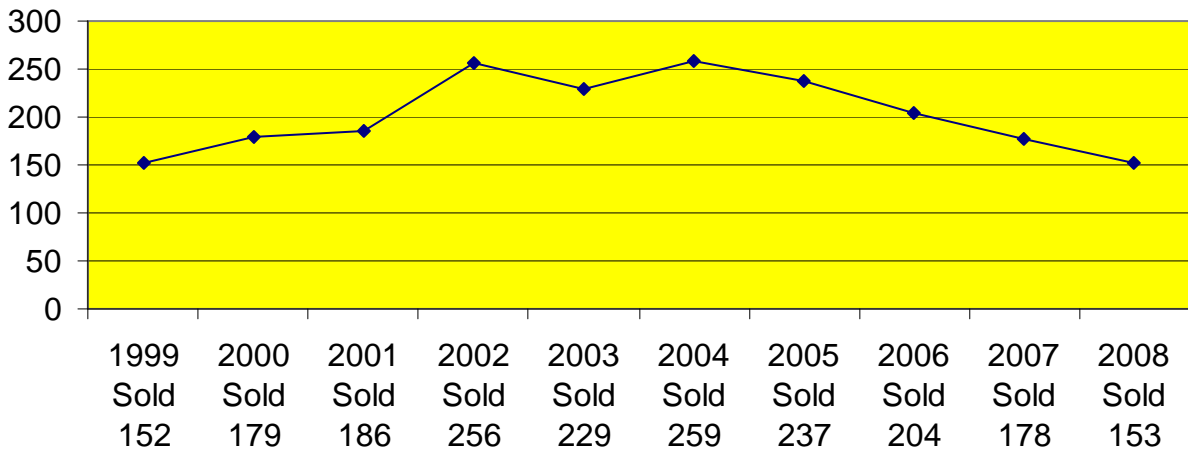
In the Hanover Public School District there were 153 homes sold in 2008 for a total dollar volume of \$24,021,282. The number of homes sold in 2008 decreased by 14% from 2007.

The median home sale price was \$148,000 in 2008. This home sale price reflects a 8% decrease over 2007 sales, a 10% increase over 5 years and a 66% increase over 10 years.

Hanover Median Sale Price (MSP) 1999-2008



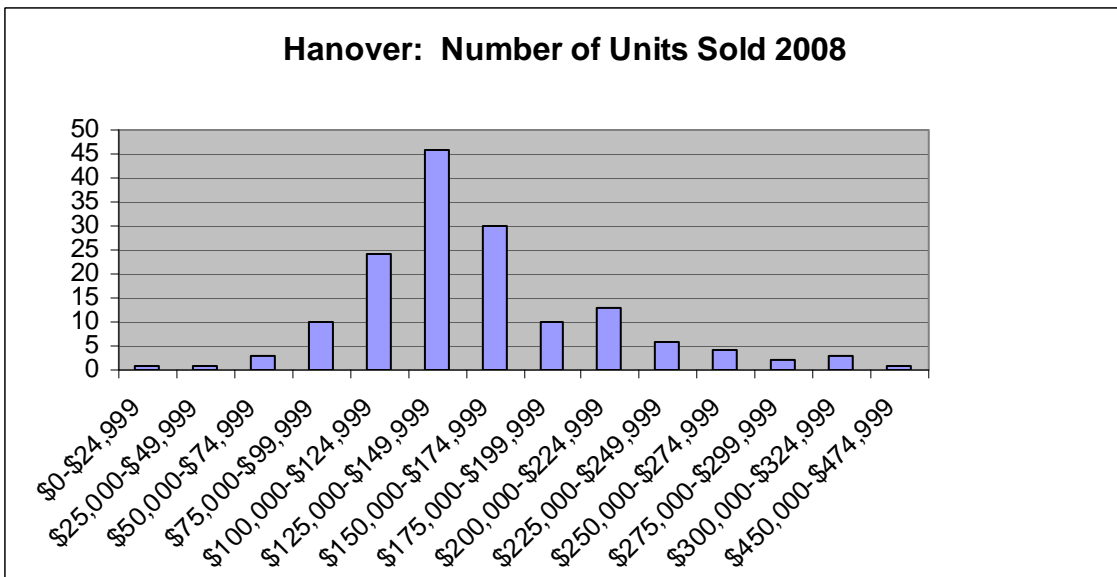
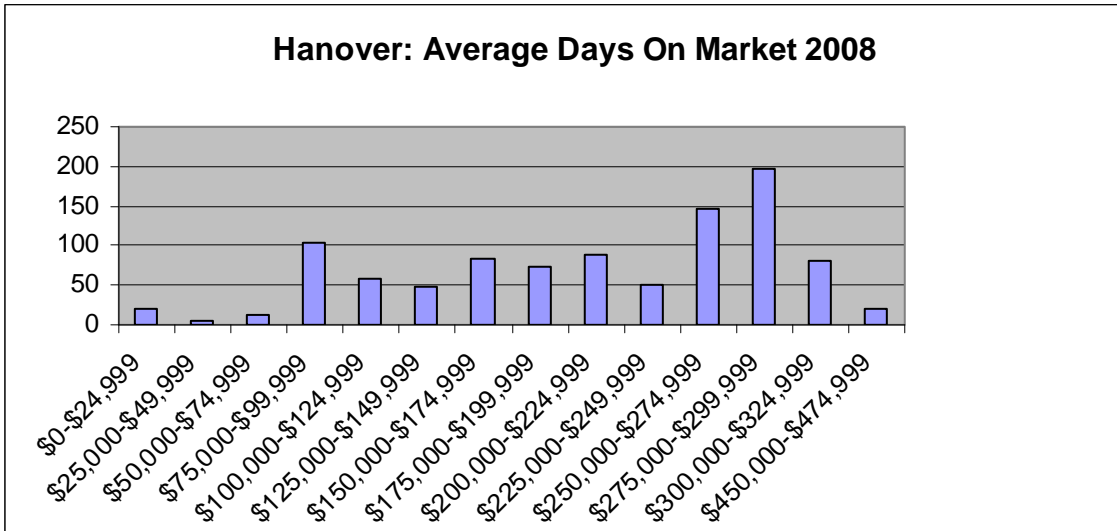
Hanover Number Sold 1999-2008



Hanover Public School District

Type	No. Sold	Median Price	Average Days on Market
Detached	102	\$ 157,500	77
Semi-Detached/Attached	42	\$ 129,495	45
Farm	0		
Condo/Townhouse	9	\$ 125,000	109
Mobile Home w/ Land	0		
Grand Total	153	\$148,000	70

The charts below reflect the average days on market in each price range and the number of units sold in each price range.

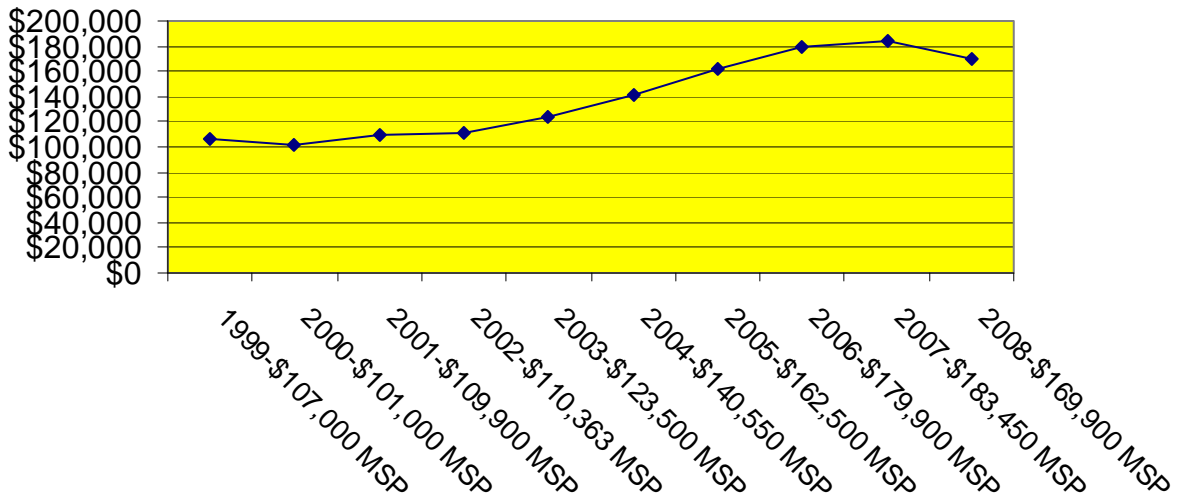


Northeastern School District

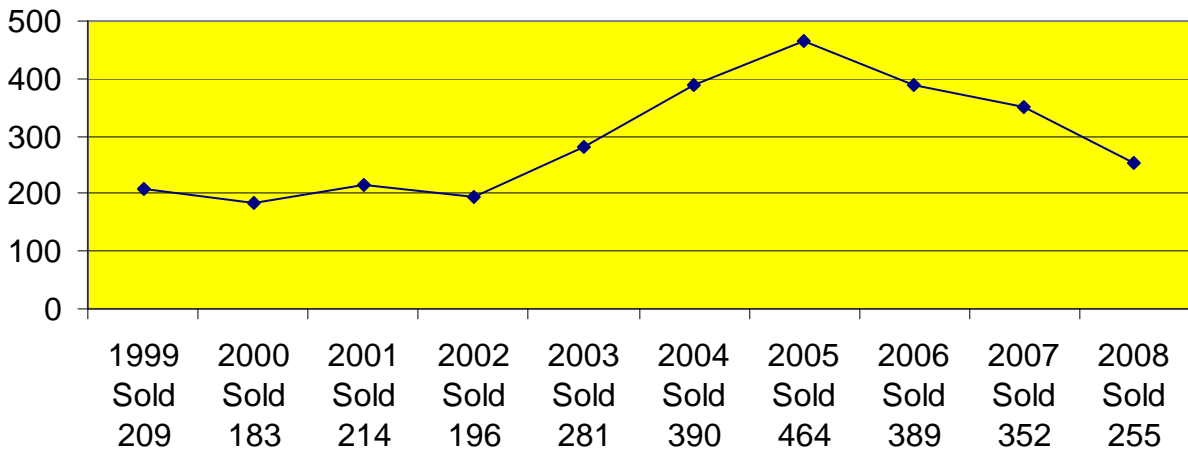
In the Northeastern School District there were 255 homes sold in 2008 for a total dollar volume of \$45,194,803. The number of homes sold in 2008 decreased by 28% from 2007.

The median home sale price was \$169,900 in 2008. This home sale price reflects a 7% decrease over 2007 sales, a 21% increase over 5 years and a 59% increase over 10 years.

Northeastern Median Sale Price (MSP) 1999-2008



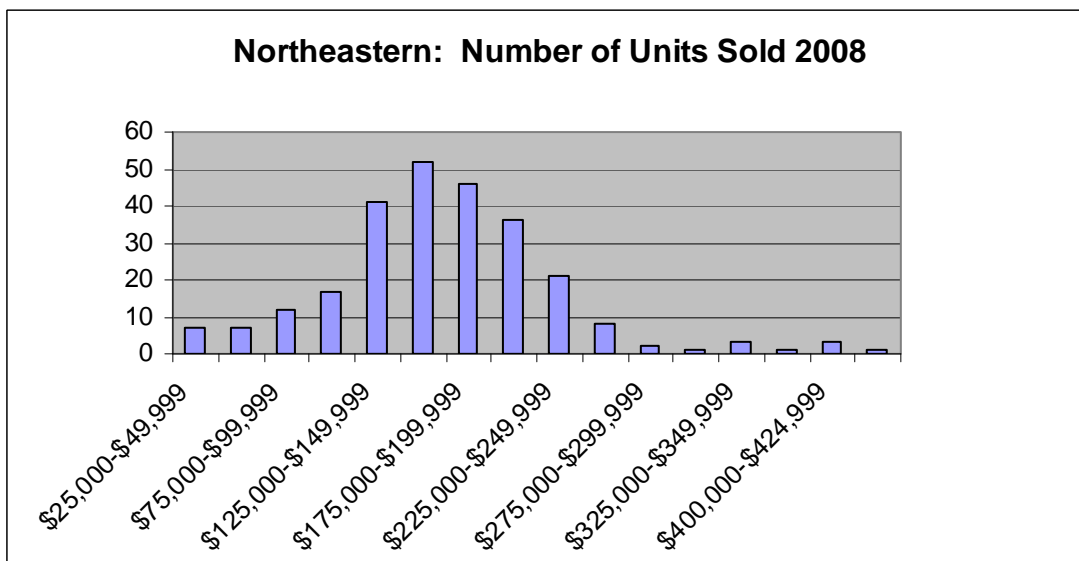
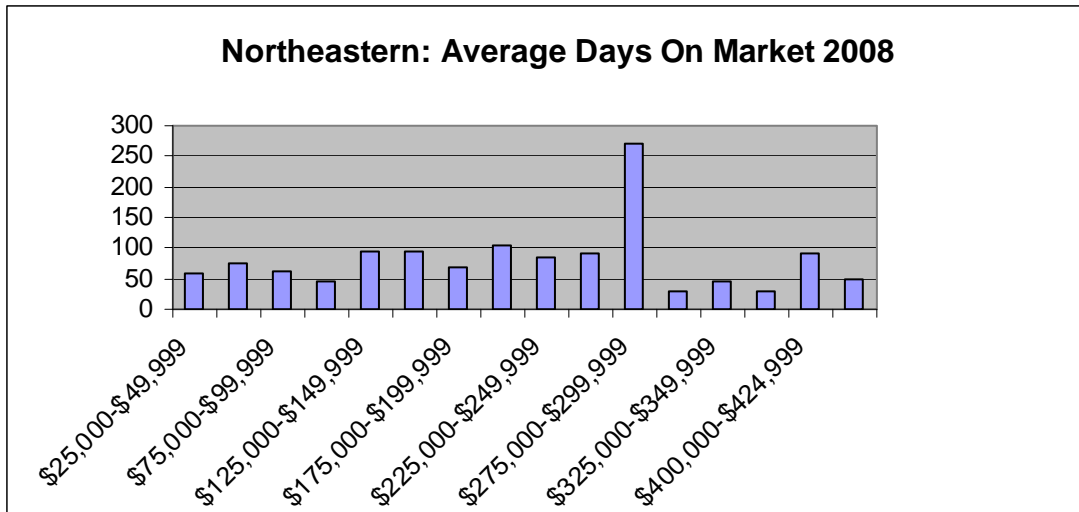
Northeastern Number Sold 1999-2008



Northeastern School District

Type	No. Sold	Median Price	Average Days on Market
Detached	205	\$ 184,400	81
Semi-Detached/Attached	29	\$ 125,500	74
Farm	1	\$ 550,000	49
Condo/Townhouse	12	\$ 141,000	162
Mobile Home w/ Land	8	\$ 65,950	72
Grand Total	255	\$169,900	84

The charts below reflect the average days on market in each price range and the number of units sold in each price range.



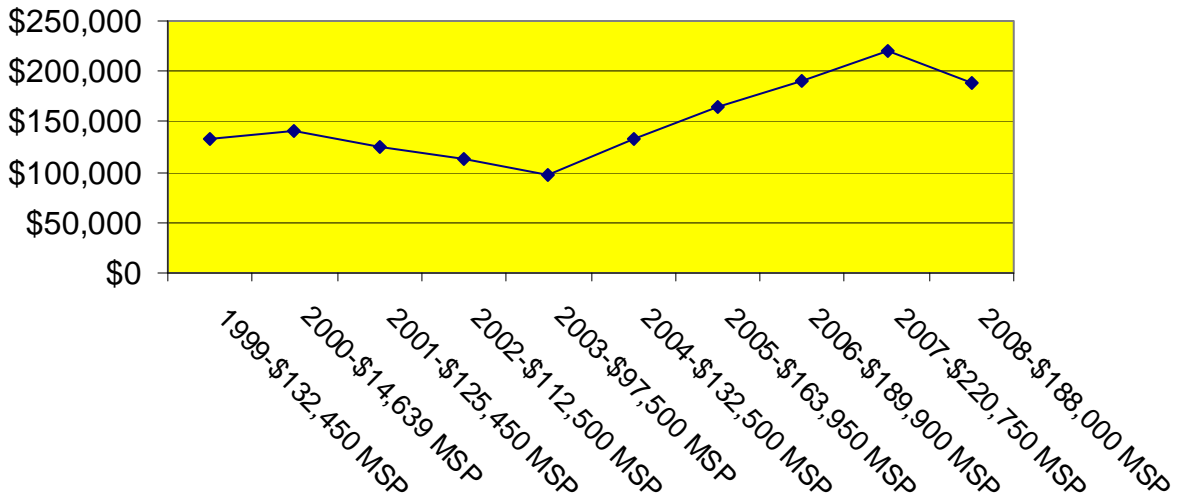
Northern York County School District

In the Northern York County School District there were 84 homes sold in 2008 for a total dollar volume of \$17,619,316. The number of homes sold in 2008 decreased by 13% from 2007.

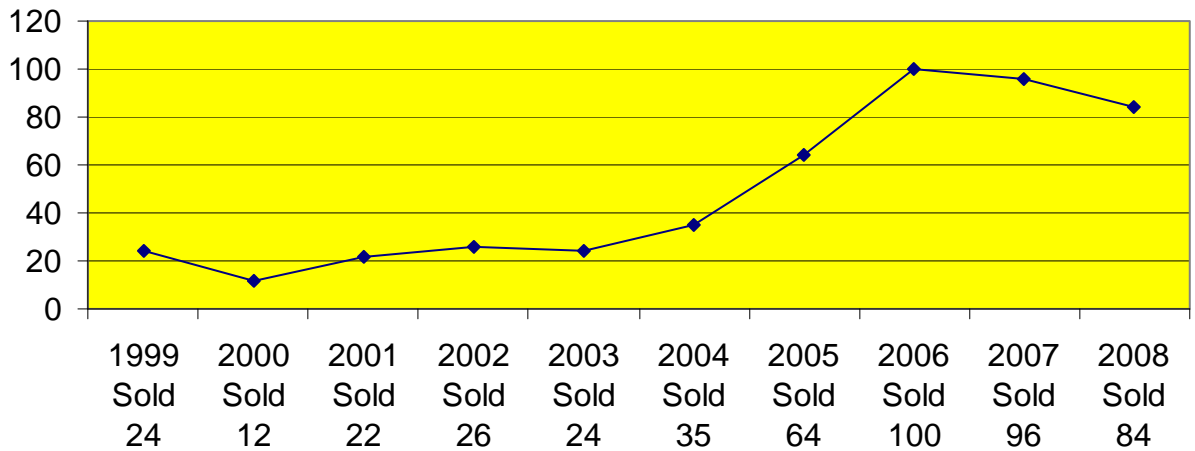
The median home sale price was \$188,000 in 2008. This home sale price reflects a 15% decrease over 2007 sales, a 42% increase over 5 years and a 42% increase over 10 years.

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

Northern Median Sale Price (MSP) 1999-2008



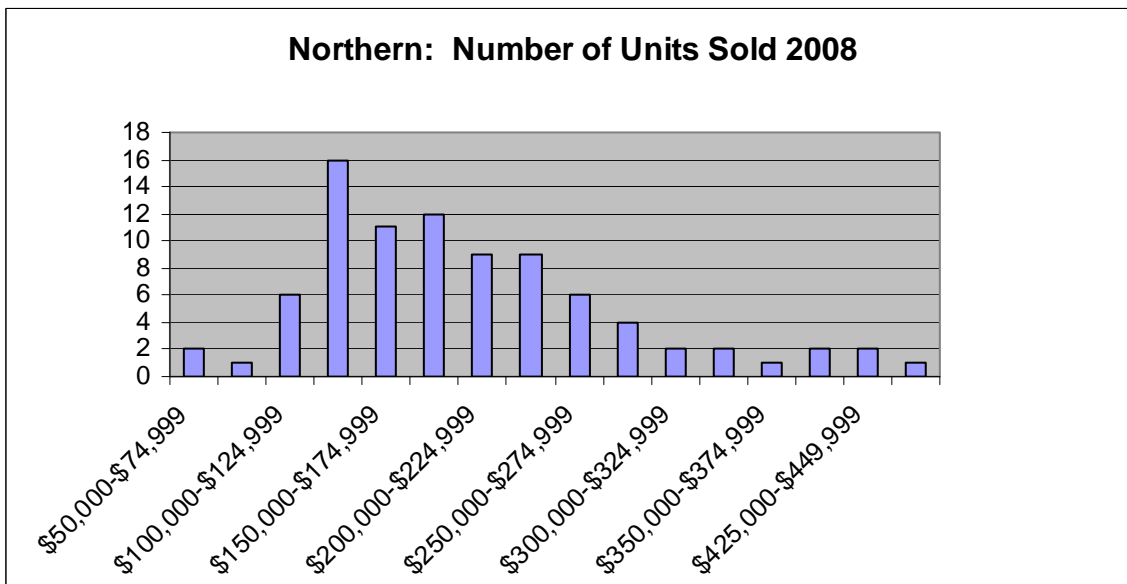
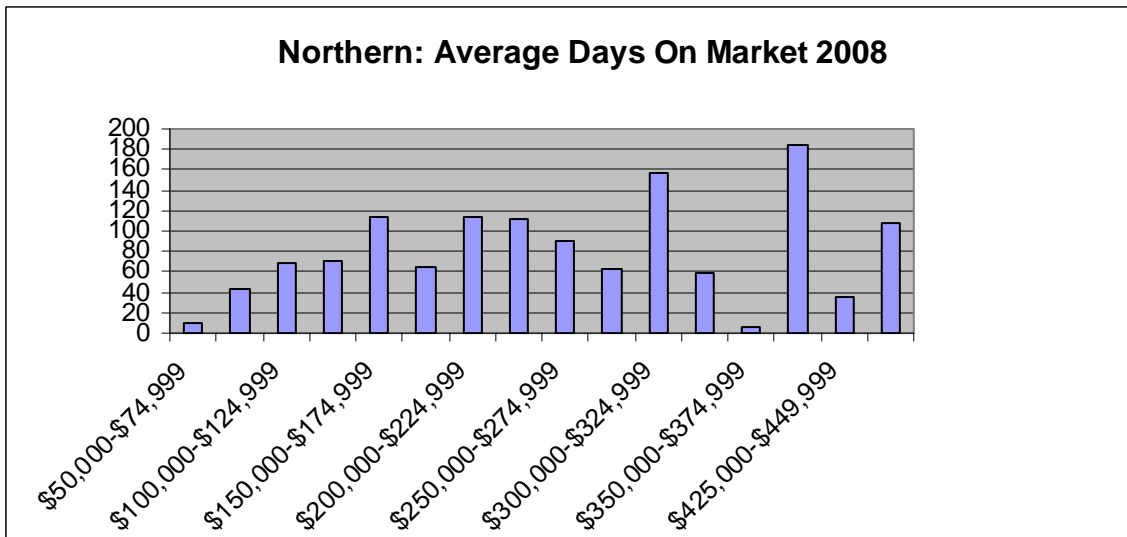
Northern Number Sold 1999-2008



Northern York County School District

Type	No. Sold	Median Price	Average Days on Market
Detached	70	\$ 202,000	94
Semi-Detached/Attached	8	\$ 142,000	67
Farm	1	\$ 440,000	36
Condo/Townhouse	2	\$ 106,950	37
Mobile Home w/ Land	3	\$ 100,000	15
Grand Total	84	\$ 188,000	87

The charts below reflect the average days on market in each price range and the number of units sold in each price range.

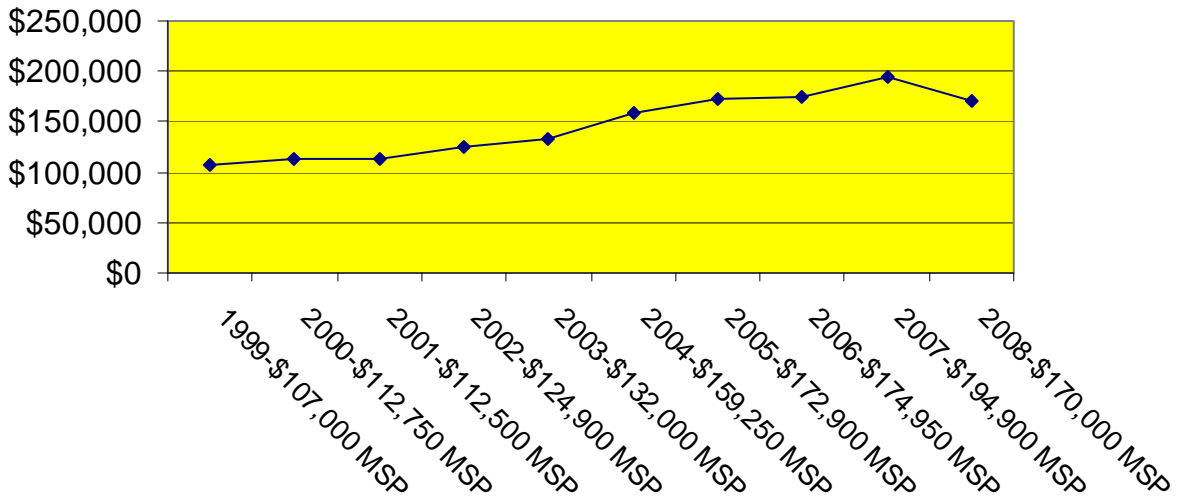


Red Lion Area School District

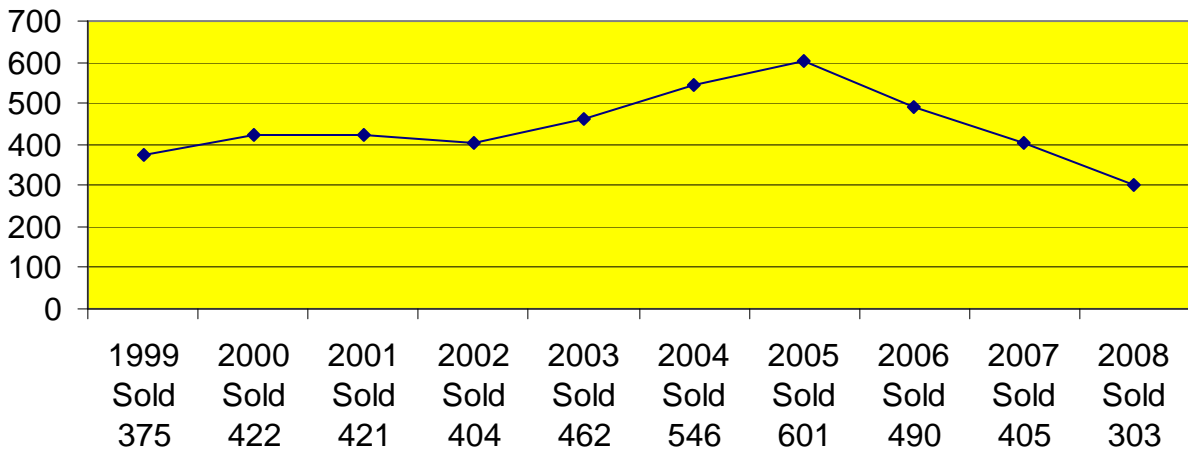
In the Red Lion Area School District there were 303 homes sold in 2008 for a total dollar volume of \$56,726,258. The number of homes sold in 2008 decreased by 25% from 2007.

The median home sale price was \$170,000 in 2008. This home sale price reflects a 13% decrease over 2007 sales, a 7% increase over 5 years and a 59% increase over 10 years.

Red Lion Median Sale Price (MSP) 1999-2008



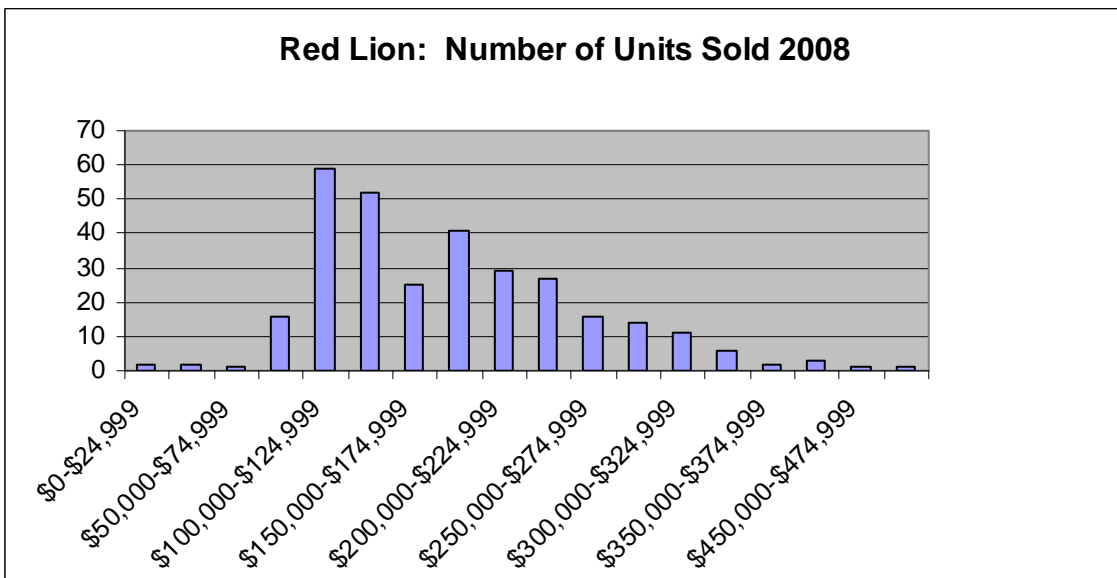
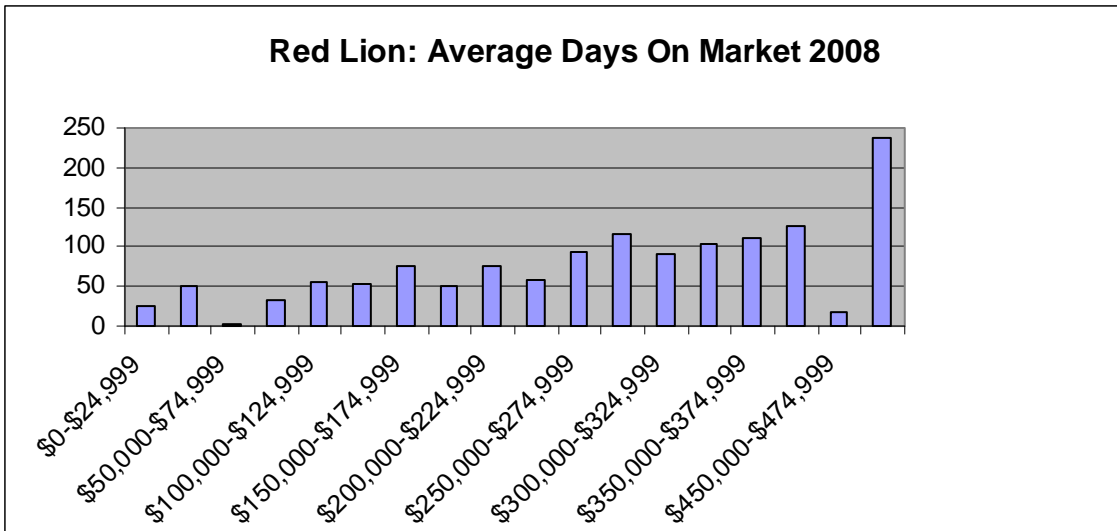
Red Lion Number Sold 1999-2008



Red Lion Area School District

Type	No. Sold	Median Price	Average Days on Market
Detached	228	\$ 195,000	70
Semi-Detached/Attached	50	\$ 114,900	56
Farm	1	\$ 500,000	237
Condo/Townhouse	12	\$ 136,450	25
Mobile Home w/ Land	12	\$ 113,750	54
Grand Total	303	\$ 170,000	66

The charts below reflect the average days on market in each price range and the number of units sold in each price range.

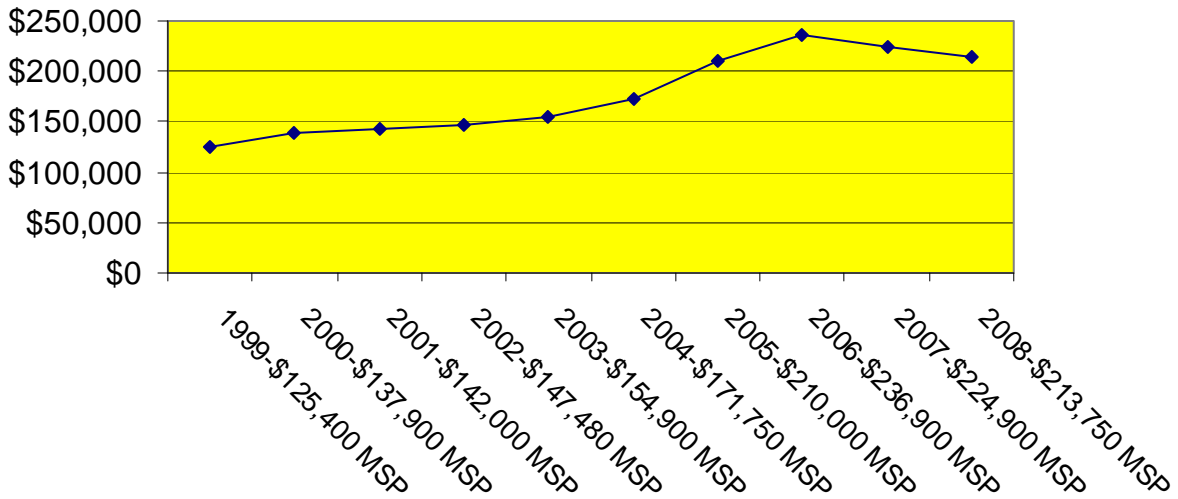


South Eastern School District

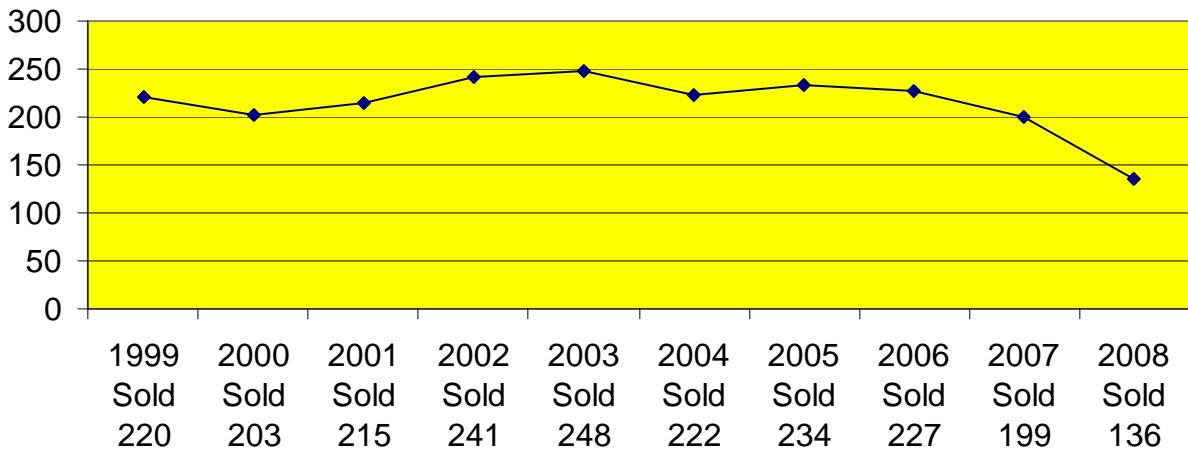
In the South Eastern School District there were 136 homes sold in 2008 for a total dollar volume of \$32,572,178. The number of homes sold in 2008 decreased by 32% from 2007.

The median home sale price was \$213,750 in 2008. This home sale price reflects a 5% decrease over 2007 sales, a 24% increase over 5 years and a 70% increase over 10 years.

South Eastern Median Sale Price (MSP) 1999-2008



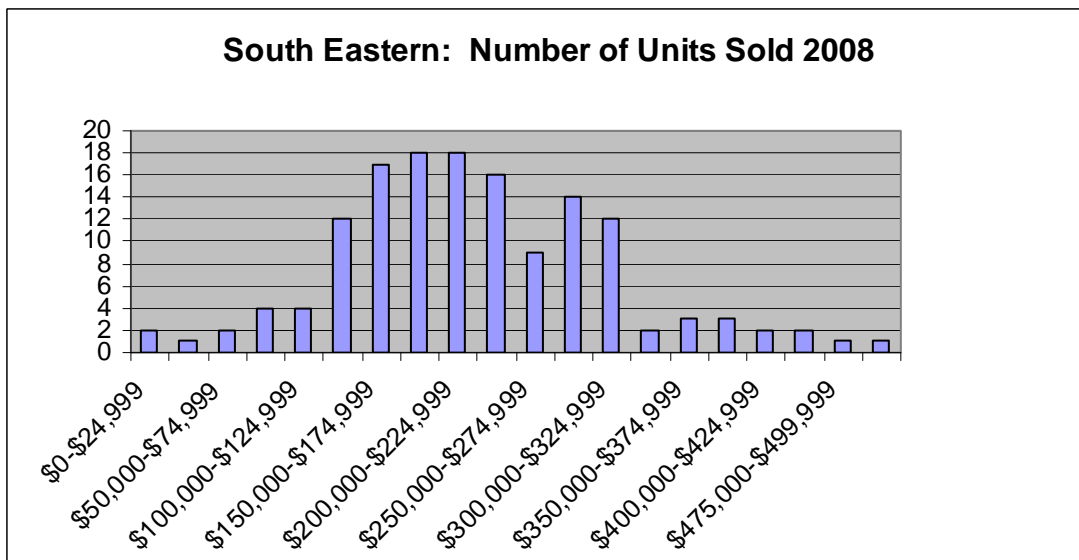
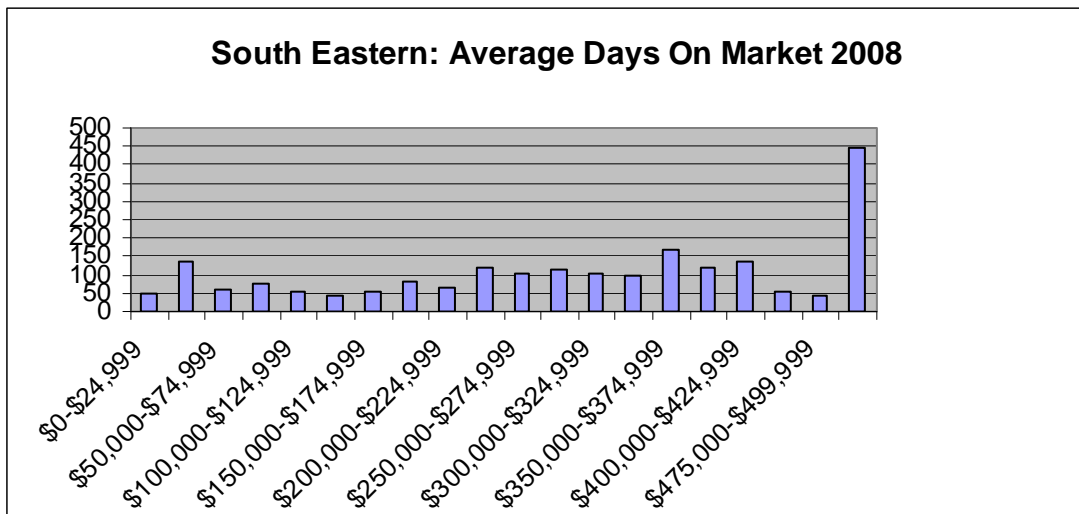
South Eastern Number Sold 1999-2008



South Eastern School District

Type	No. Sold	Median Price	Average Days on Market
Detached	118	\$ 227,450	86
Semi-Detached/Attached	4	\$ 137,200	44
Farm	4	\$ 349,000	161
Condo/Townhouse	6	\$ 176,250	92
Mobile Home w/ Land	4	\$ 111,500	104
Grand Total	136	\$ 213,750	89

The charts below reflect the average days on market in each price range and the number of units sold in each price range.

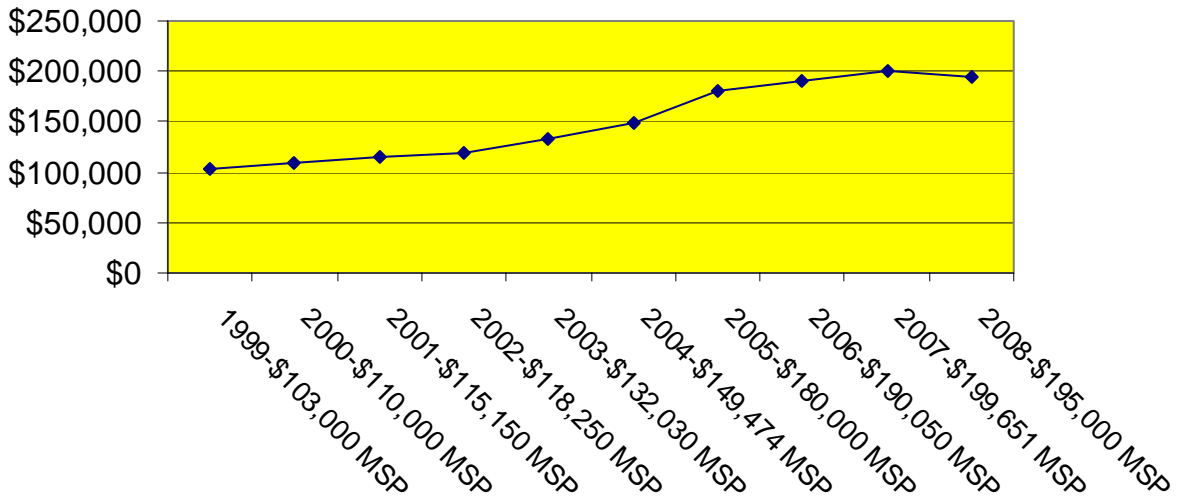


South Western School District

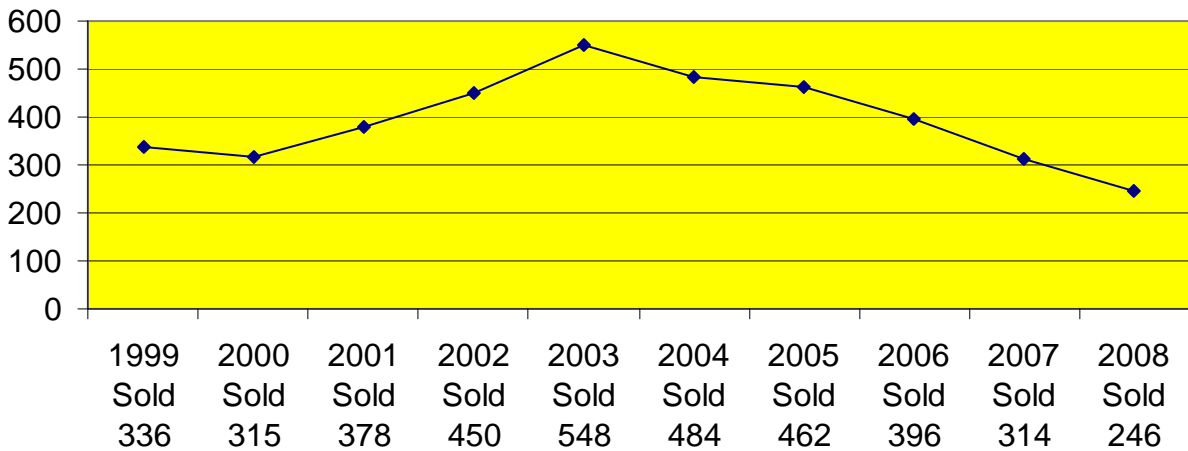
In the South Western School District there were 248 homes sold in 2008 for a total dollar volume of \$54,081,529. The number of homes sold in 2008 decreased by 22% from 2007.

The median home sale price was \$195,000 in 2008. This home sale price reflects a 2% decrease over 2007 sales, a 30% increase over 5 years and a 89% increase over 10 years.

South Western Median Sale Price (MSP) 1999-2008



South Western Number Sold 1999-2008

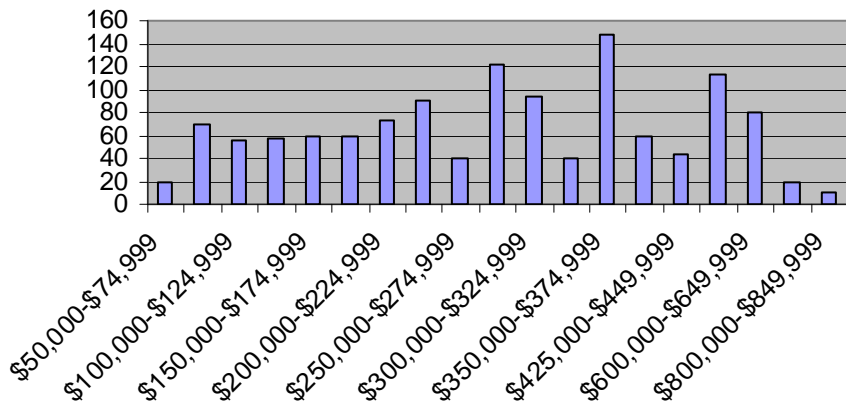


South Western School District

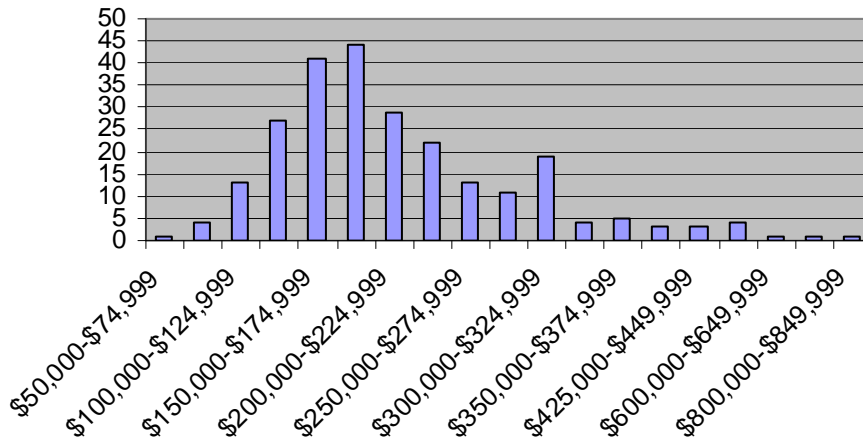
Type	No. Sold	Median Price	Average Days on Market
Detached	183	\$ 220,000	73
Semi-Detached/Attached	53	\$ 165,000	67
Farm	1	\$ 480,000	111
Condo/Townhouse	8	\$ 126,950	39
Mobile Home w/ Land	1	\$ 84,900	32
Grand Total	246	\$ 195,000	70

The charts below reflect the average days on market in each price range and the number of units sold in each price range.

South Western: Average Days On Market 2008



South Western: Number of Units Sold 2008

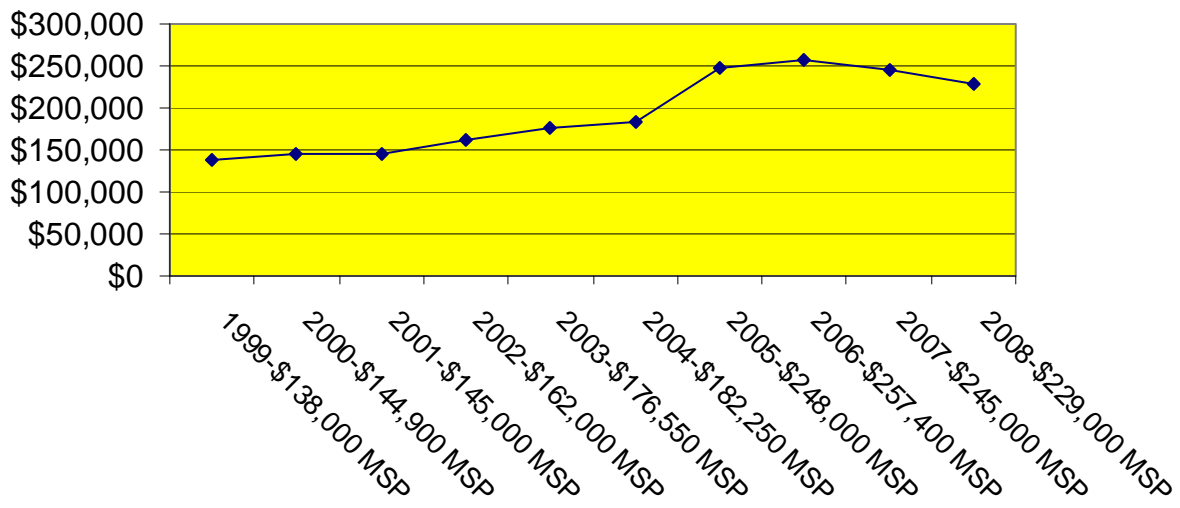


Southern York County School District

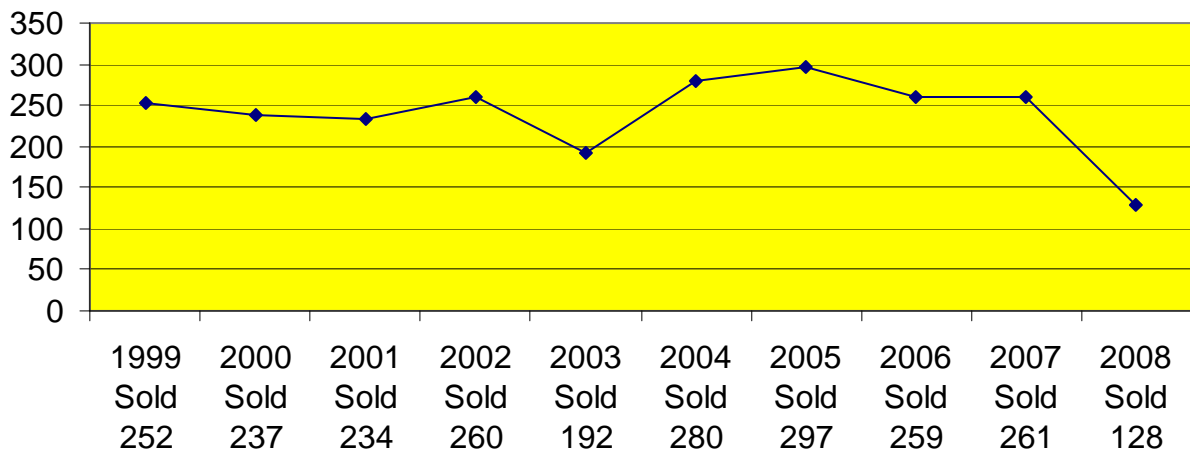
In the Southern York County School District there were 128 homes sold in 2008 for a total dollar volume of \$31,726,435. The number of homes sold in 2008 decreased by 51% from 2007.

The median home sale price was \$229,000 in 2008. This home sale price reflects a 7% decrease over 2007 sales, a 26% increase over 5 years and a 66% increase over 10 years.

Southern Median Sale Price (MSP) 1999-2008



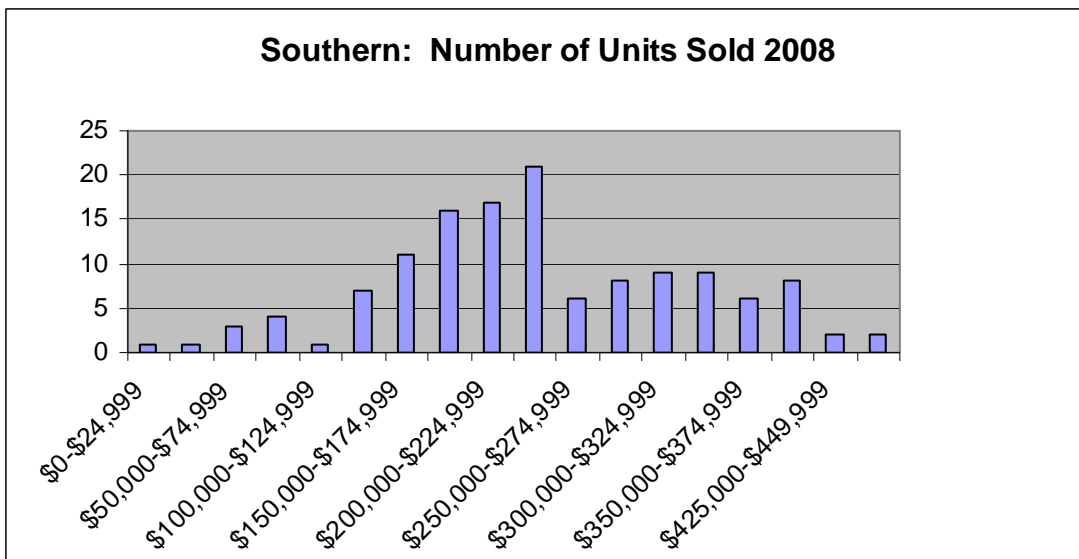
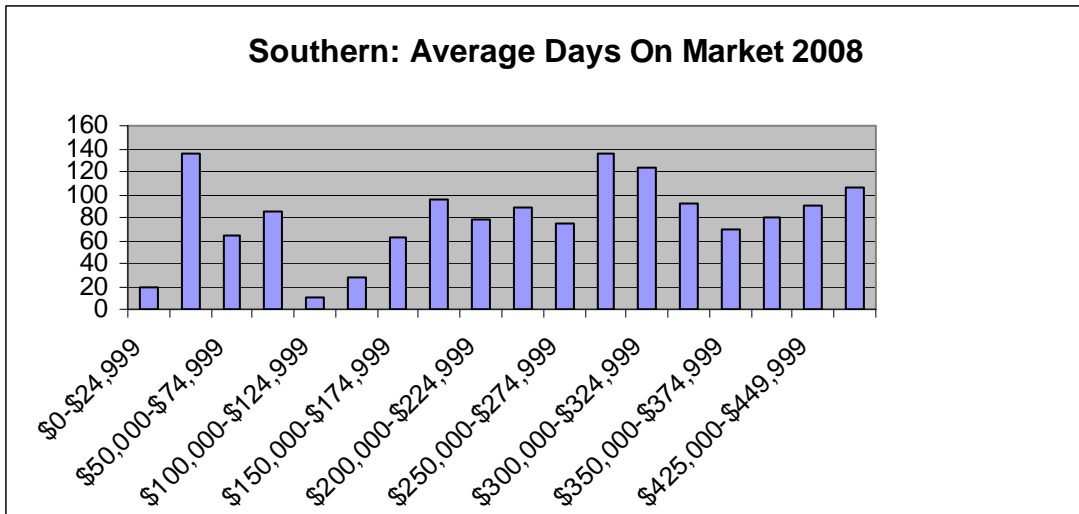
Southern Number Sold 1999-2008



Southern York County School District

Type	No. Sold	Median Price	Average Days on Market
Detached	112	\$ 238,000	86
Semi-Detached/Attached	11	\$ 165,000	64
Farm	0		
Condo/Townhouse	3	\$ 210,000	141
Mobile Home w/ Land	2	\$ 144,300	102
Grand Total	128	\$ 229,000	86

The charts below reflect the average days on market in each price range and the number of units sold in each price range.

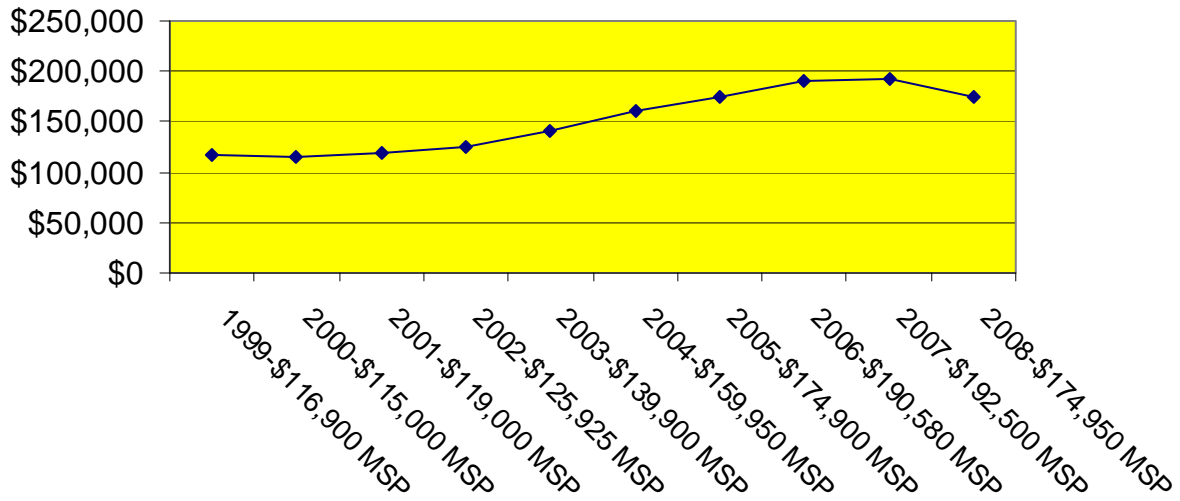


Spring Grove School District

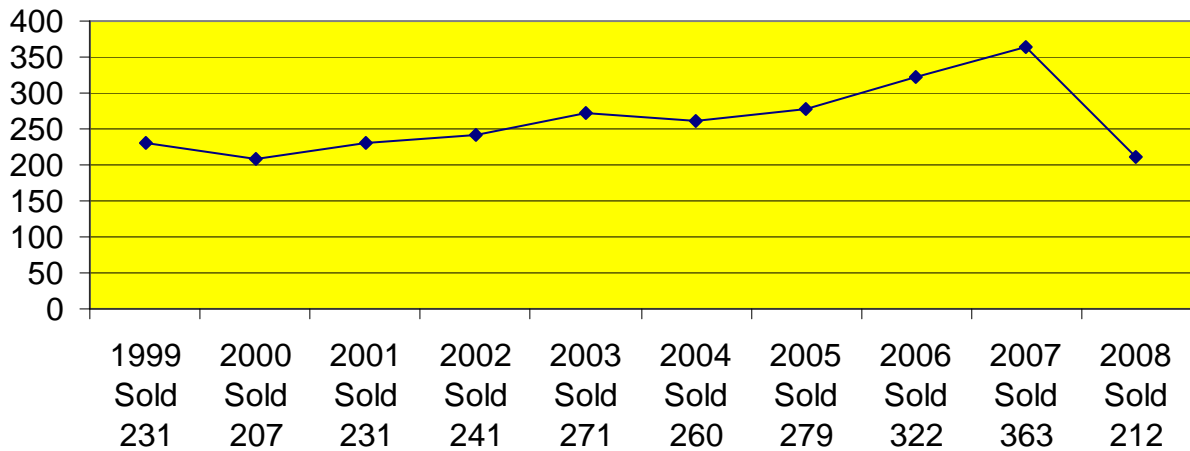
In the Spring Grove School District there were 212 homes sold in 2008 for a total dollar volume of \$45,370,791. The number of homes sold in 2008 decreased by 42% from 2007.

The median home sale price was \$174,950 in 2008. This home sale price reflects a 9% decrease over 2007 sales, a 9% increase over 5 years and a 50% increase over 10 years.

Spring Grove Median Sale Price (MSP) 1999-2008



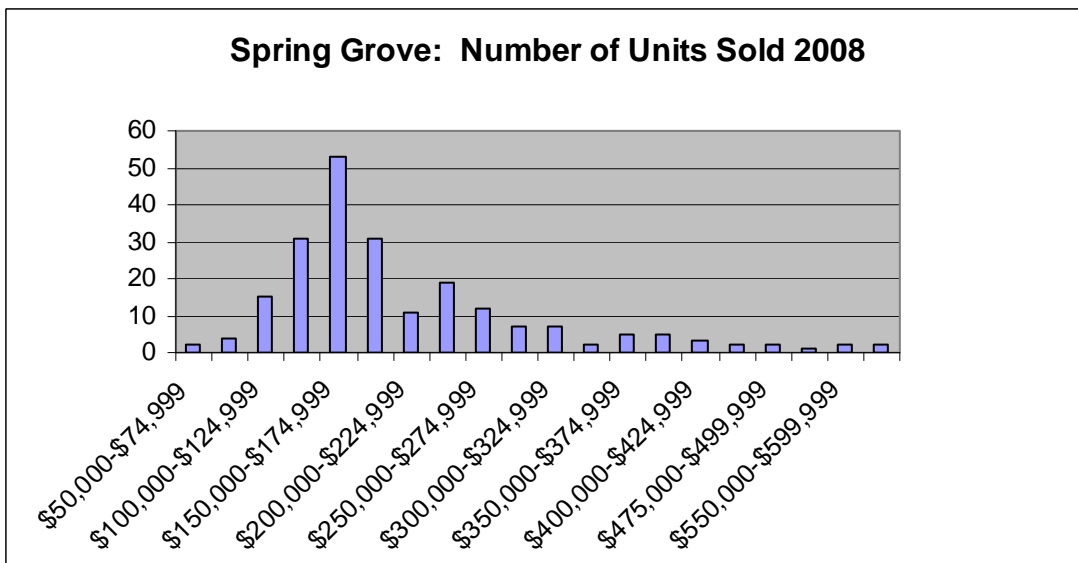
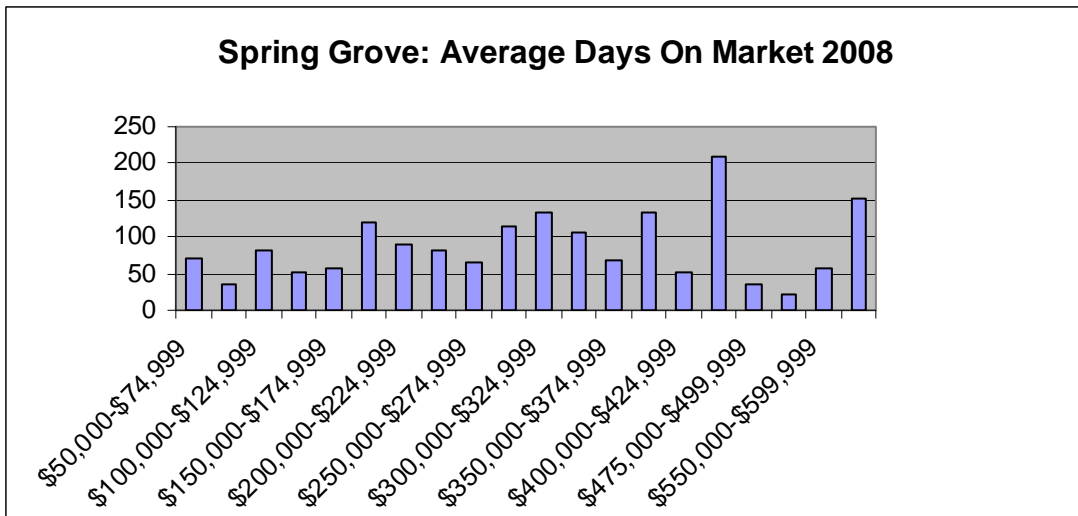
Spring Grove Number Sold 1999-2008



Spring Grove School District

Type	No. Sold	Median Price	Average Days on Market
Detached	150	\$ 195,000	72
Semi-Detached/Attached	17	\$ 149,900	106
Farm	3	\$ 350,000	77
Condo/Townhouse	37	\$ 163,002	101
Mobile Home w/ Land	5	\$ 100,000	99
Grand Total	212	\$ 174,950	80

The charts below reflect the average days on market in each price range and the number of units sold in each price range.



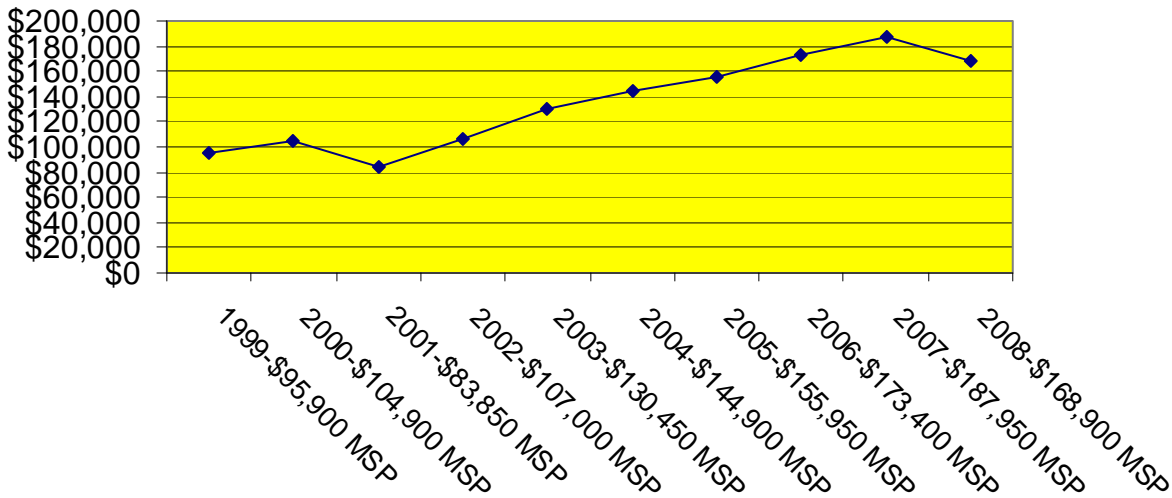
West Shore School District

In the West Shore School District there were 157 homes sold in 2008 for a total dollar volume of \$30,890,225. The number of homes sold in 2008 increased by 19% from 2007.

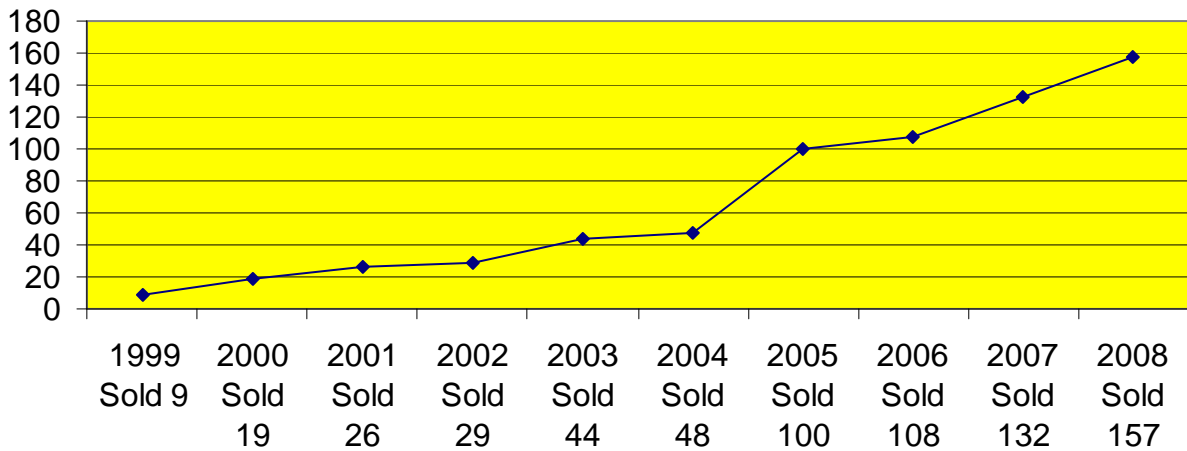
The median home sale price was \$168,900 in 2008. This home sale price reflects a 10% decrease over 2007 sales, a 17% increase over 5 years and a 76% increase over 10 years.

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

West Shore Median Sale Price (MSP) 1999-2008



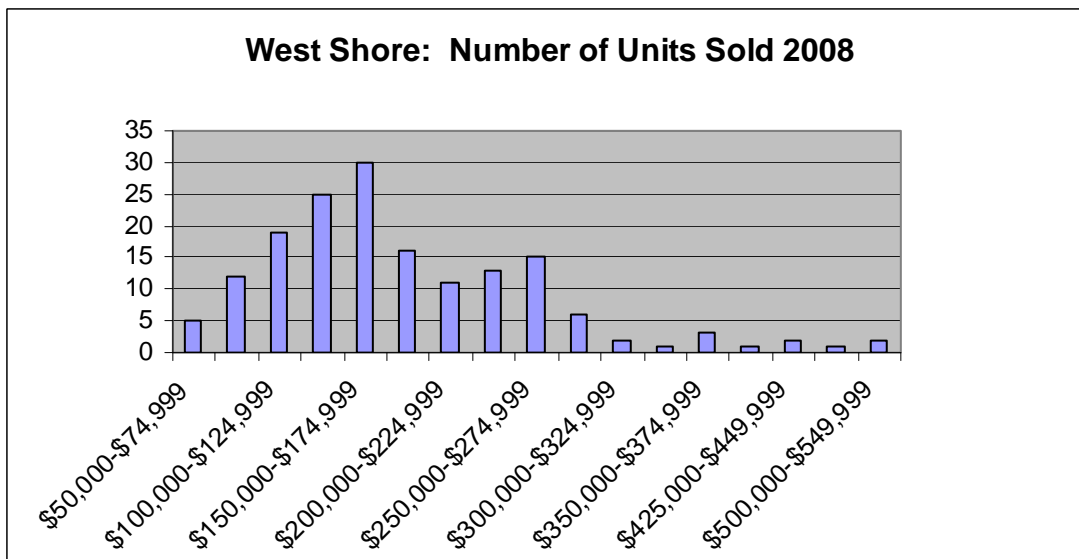
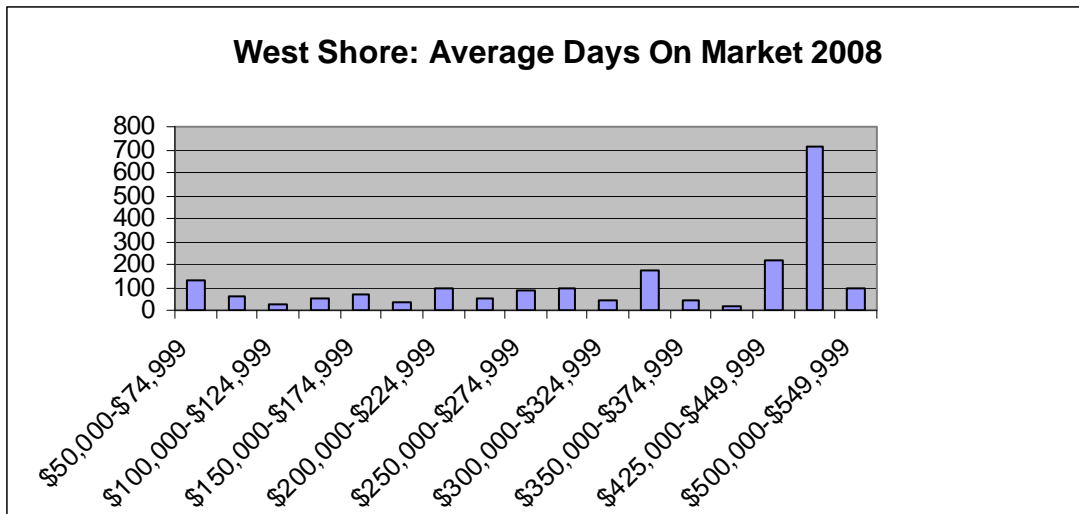
West Shore Number Sold 1999-2008



West Shore School District

Type	No. Sold	Median Price	Average Days on Market
Detached	109	\$ 189,090	75
Semi-Detached/Attached	40	\$ 120,950	59
Farm	0		
Condo/Townhouse	7	\$ 144,000	37
Mobile Home w/ Land	1	\$ 150,000	9
Grand Total	157	\$ 168,900	69

The charts below reflect the average days on market in each price range and the number of units sold in each price range.

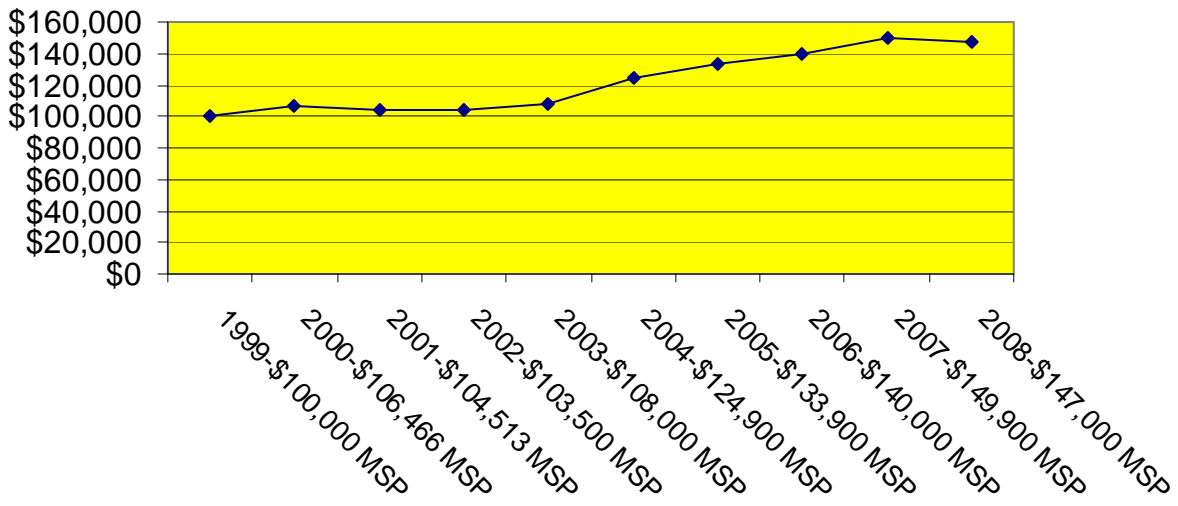


West York Area School District

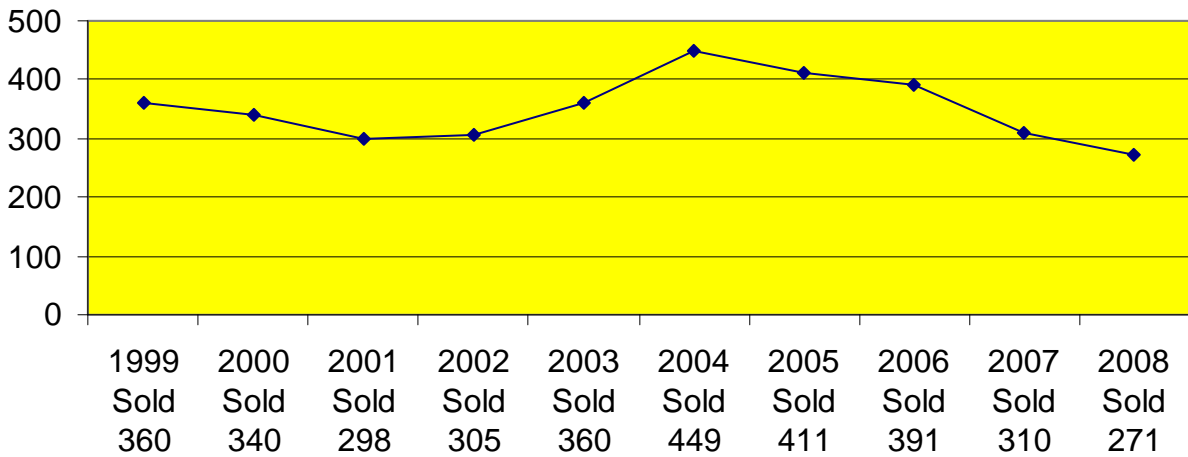
In the West York Area School District there were 271 homes sold in 2008 for a total dollar volume of \$44,031,190. The number of homes sold in 2008 decreased by 13% from 2007.

The median home sale price was \$147,000 in 2008. This home sale price reflects a 2% decrease over 2007 sales, a 18% increase over 5 years and a 47% increase over 10 years.

West York Median Sale Price (MSP) 1999-2008



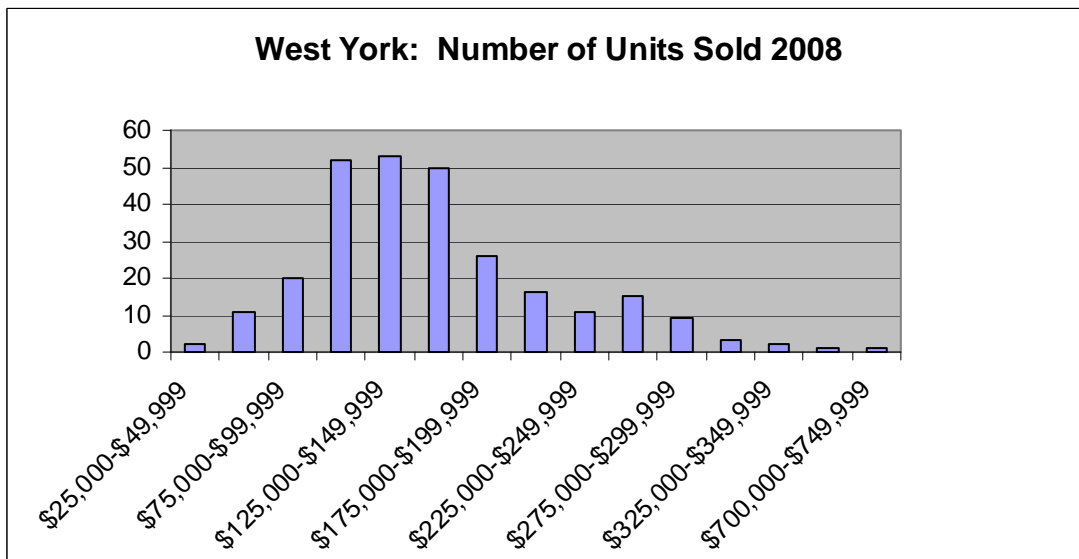
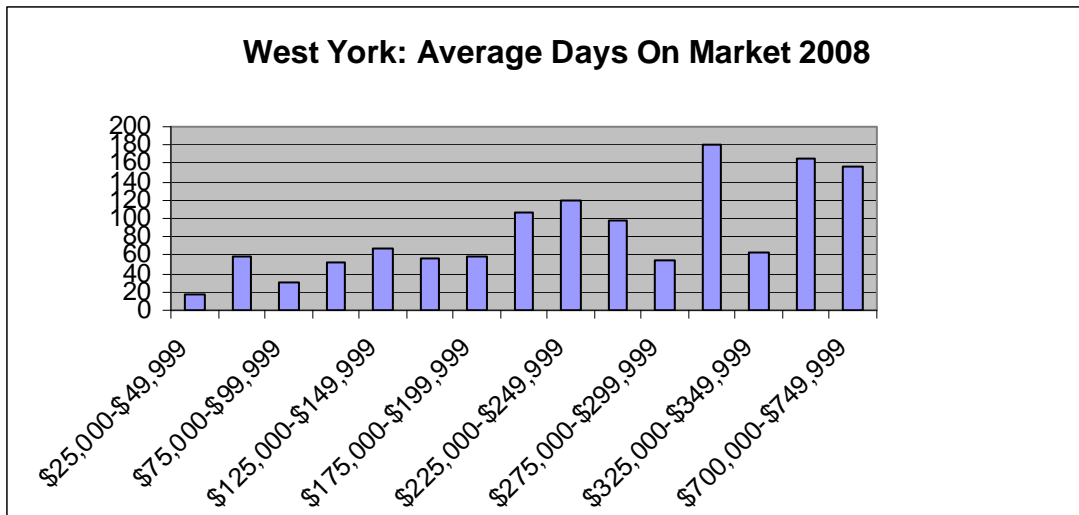
West York Number Sold 1999-2008



West York Area School District

Type	No. Sold	Median Price	Average Days on Market
Detached	176	\$ 170,000	71
Semi-Detached/Attached	69	\$ 115,900	51
Farm	0		
Condo/Townhouse	25	\$ 146,990	78
Mobile Home w/ Land	1	\$ 94,900	22
Grand Total	271	\$ 147,000	66

The charts below reflect the average days on market in each price range and the number of units sold in each price range.

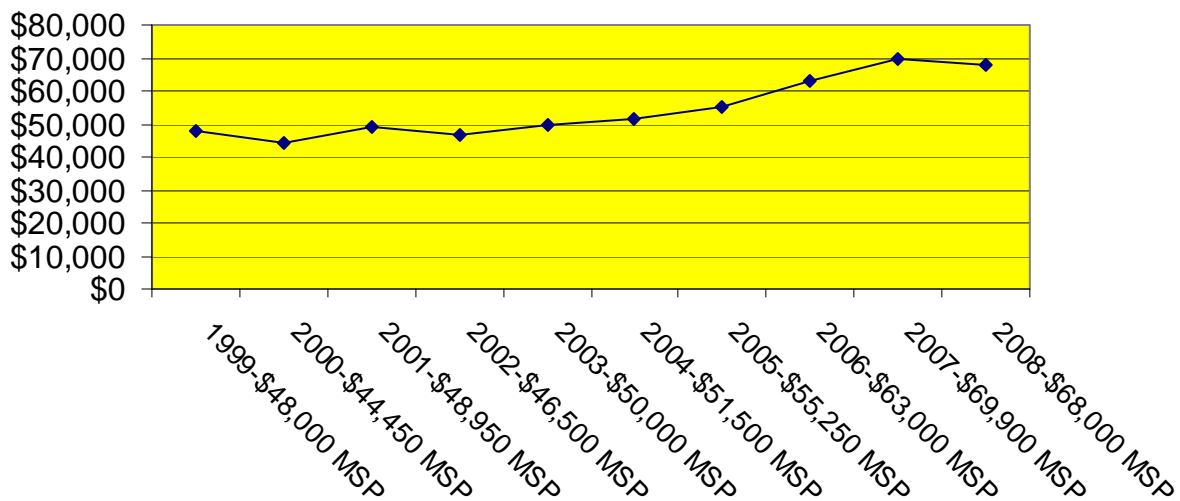


York City School District

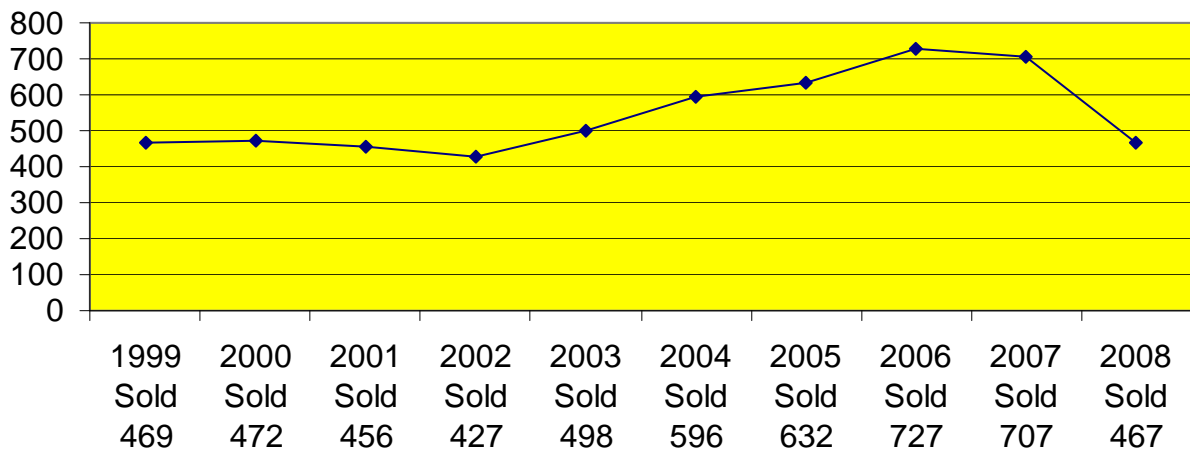
In the York City School District there were 467 homes sold in 2008 for a total dollar volume of \$32,745,986. The number of homes sold in 2008 decreased by 34% from 2007.

The median home sale price was \$68,000 in 2008. This home sale price reflects a 3% decrease over 2007 sales, a 32% increase over 5 years and a 42% increase over 10 years.

York City Median Sale Price (MSP) 1999-2008



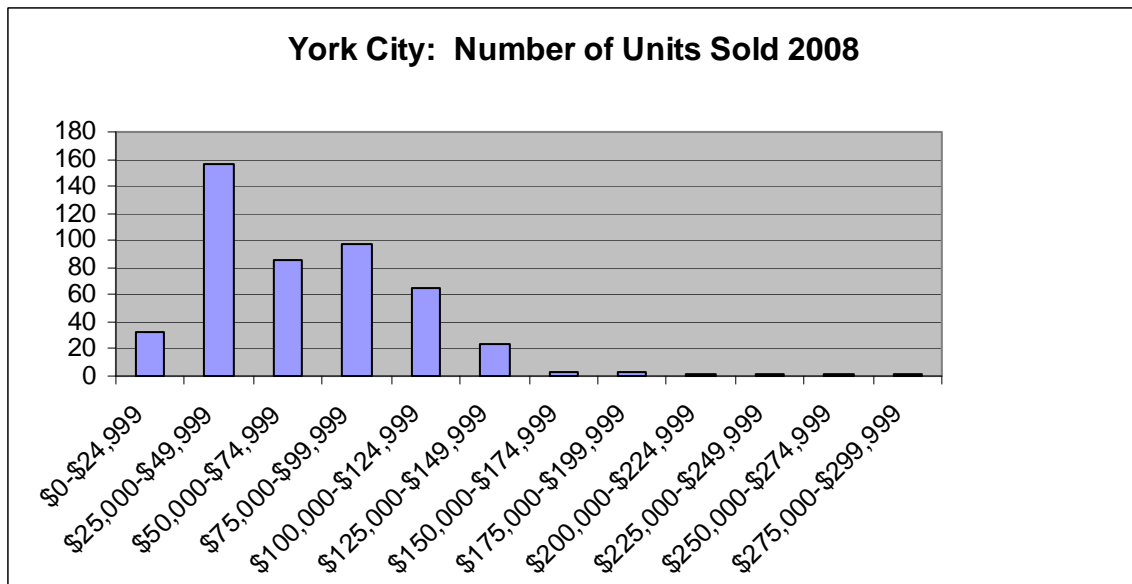
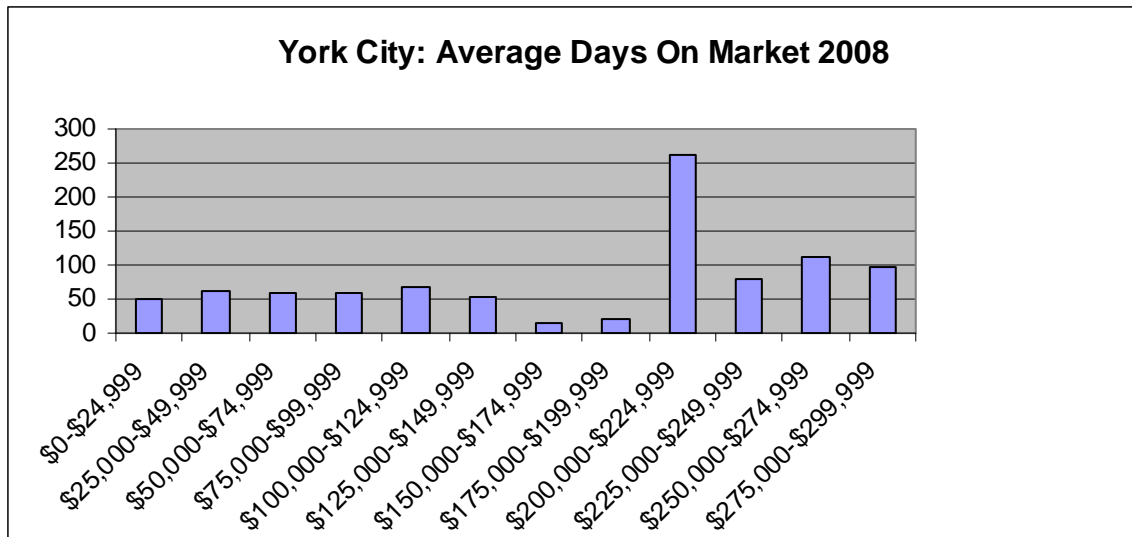
York City Number Sold 1999-2008



York City School District

Type	No. Sold	Median Price	Average Days on Market
Detached	132	\$ 105,000	69
Semi-Detached/Attached	323	\$ 45,000	59
Farm	0		
Condo/Townhouse	12	\$ 74,900	36
Mobile Home w/ Land	0		
Grand Total	467	\$ 68,000	61

The charts below reflect the average days on market in each price range and the number of units sold in each price range.

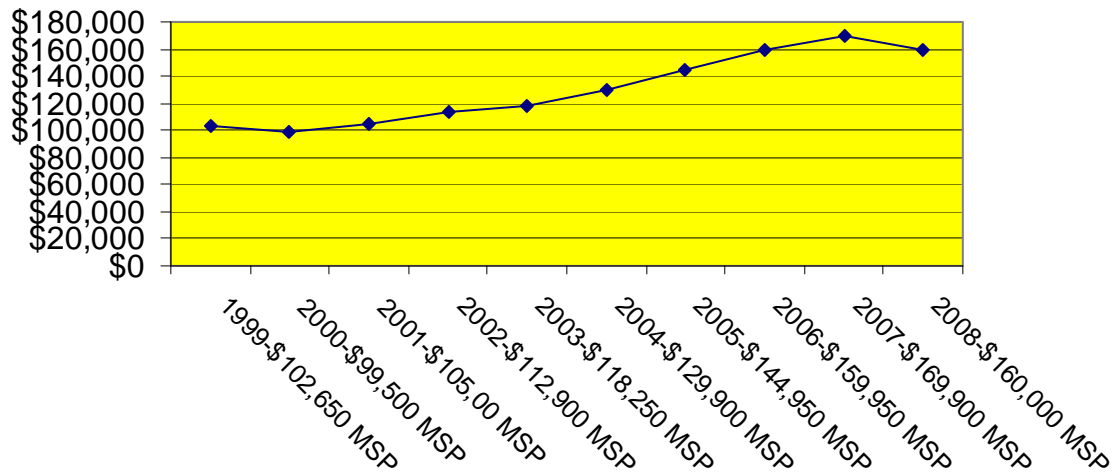


York Suburban School District

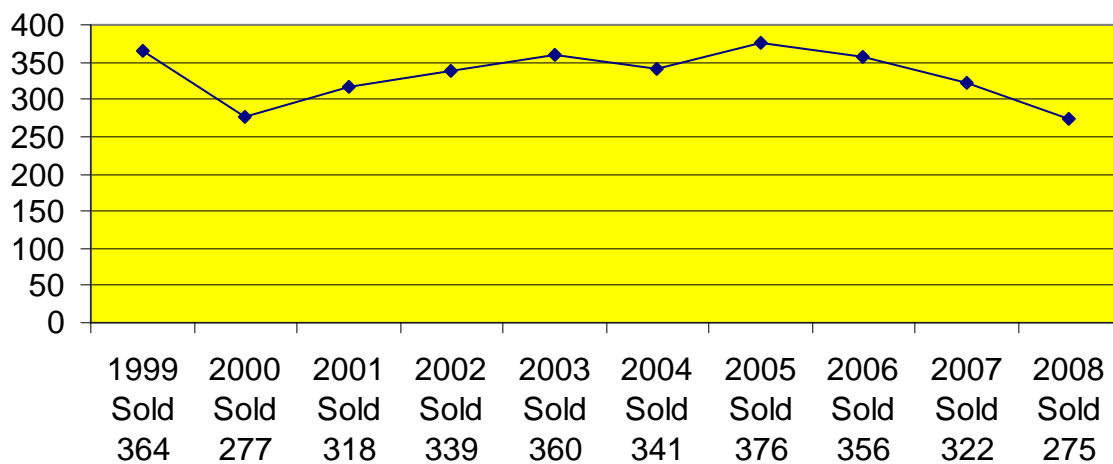
In the York Suburban School District there were 275 homes sold in 2008 for a total dollar volume of \$54,792,196. The number of homes sold in 2008 decreased by 15% from 2007.

The median home sale price was \$160,000 in 2008. This home sale price reflects a 6% decrease over 2007 sales, a 23% increase over 5 years and a 56% increase over 10 years.

York Suburban Median Sale Price (MSP) 1999-2008



York Suburban Number Sold 1999-2008

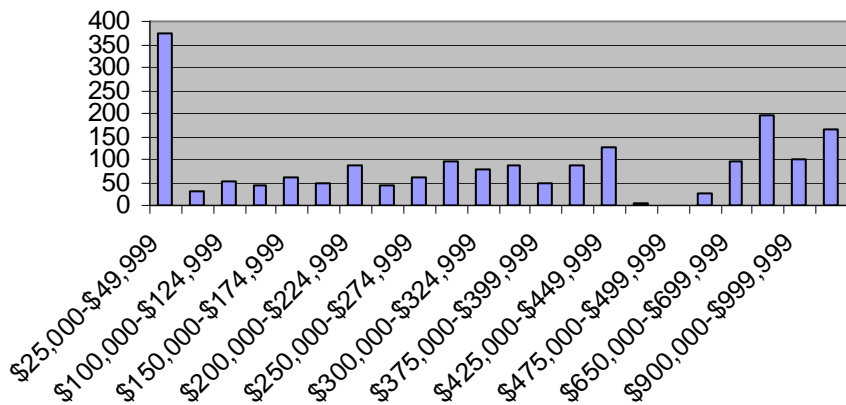


York Suburban School District

Type	No. Sold	Median Price	Average Days on Market
Detached	211	\$ 170,000	60
Semi-Detached/Attached	35	\$ 114,900	40
Farm	0		
Condo/Townhouse	29	\$ 140,000	64
Mobile Home w/ Land	0		
Grand Total	275	\$ 160,000	58

The charts below reflect the average days on market in each price range and the number of units sold in each price range.

York Suburban: Average Days On Market 2008



York Suburban: Number of Units Sold 2008

