

**2012**

# **York County**

## ***Real Estate Market Report***

*Prepared by:*



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# 2012 York County Real Estate Market Report

The REALTORS® Association of York & Adams Counties (RAYAC) represents over 800 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's real estate market 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.

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



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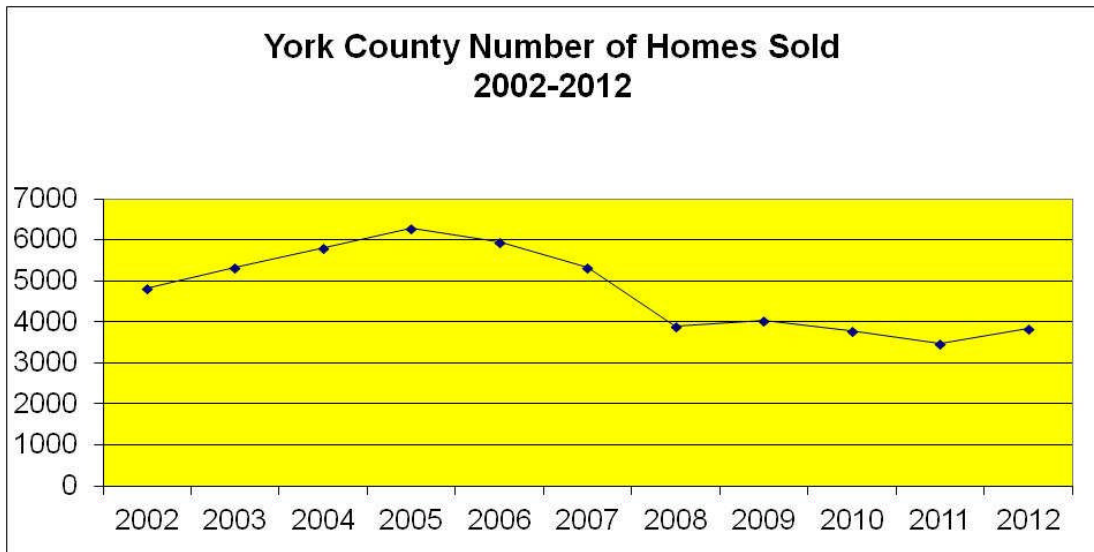
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## York County Housing Market: Number of Homes Sold

REALTORS in 2012 sold 3,848 homes in York County for a total dollar volume of \$602,475,365. This reflects an 11% increase in the number of homes sold compared to 2011. The total dollar volume reflected an 11% increase compared to 2011 sales.

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

<u>School District</u>	<u>2012 Sold</u>	<u>2011 Sold</u>	<u>2007 Sold</u>	<u>2002 Sold</u>	<u>% Change from 2011 to 2012</u>	<u>% Change from 2007 to 2012</u>	<u>% Change from 2002 to 2012</u>
Central	427	356	559	618	20%	-24%	-31%
Dallastown	405	387	526	531	5%	-23%	-24%
Dover	239	252	429	302	-5%	-44%	-21%
Eastern	136	137	178	193	-1%	-24%	-30%
Hanover	126	114	178	256	11%	-29%	-51%
Northeastern	258	201	352	196	28%	-27%	32%
Northern	112	77	96	26	45%	17%	331%
Red Lion	315	313	405	404	1%	-22%	-22%
South Eastern	168	155	199	241	8%	-16%	-30%
South Western	276	216	314	450	28%	-12%	-39%
Southern	179	163	261	260	10%	-31%	-31%
Spring Grove	248	205	363	241	21%	-32%	3%
West Shore	146	124	132	29	18%	11%	403%
West York	288	226	310	305	27%	-7%	-6%
York City	254	329	707	427	-23%	-64%	-41%
York Suburban	271	224	322	339	21%	-16%	-20%
<b>Total York County</b>	<b>3848</b>	<b>3479</b>	<b>5331</b>	<b>4818</b>	<b>11%</b>	<b>-28%</b>	<b>-20%</b>

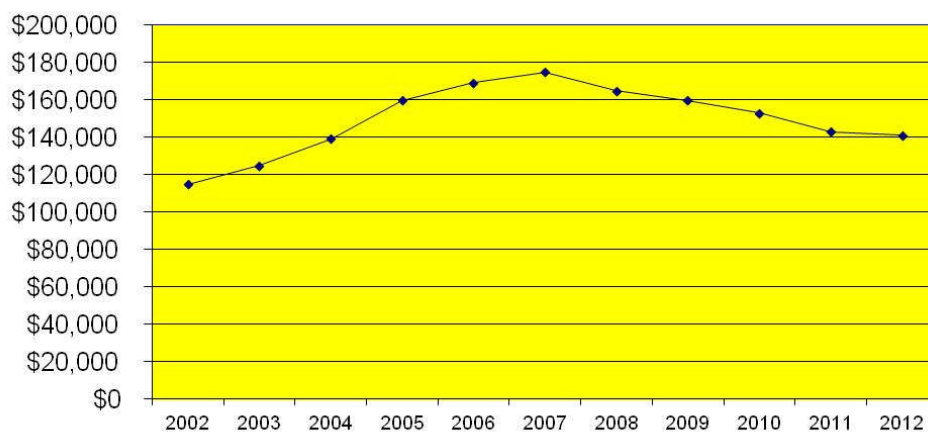


## York County Housing Market: Median Home Sale Price

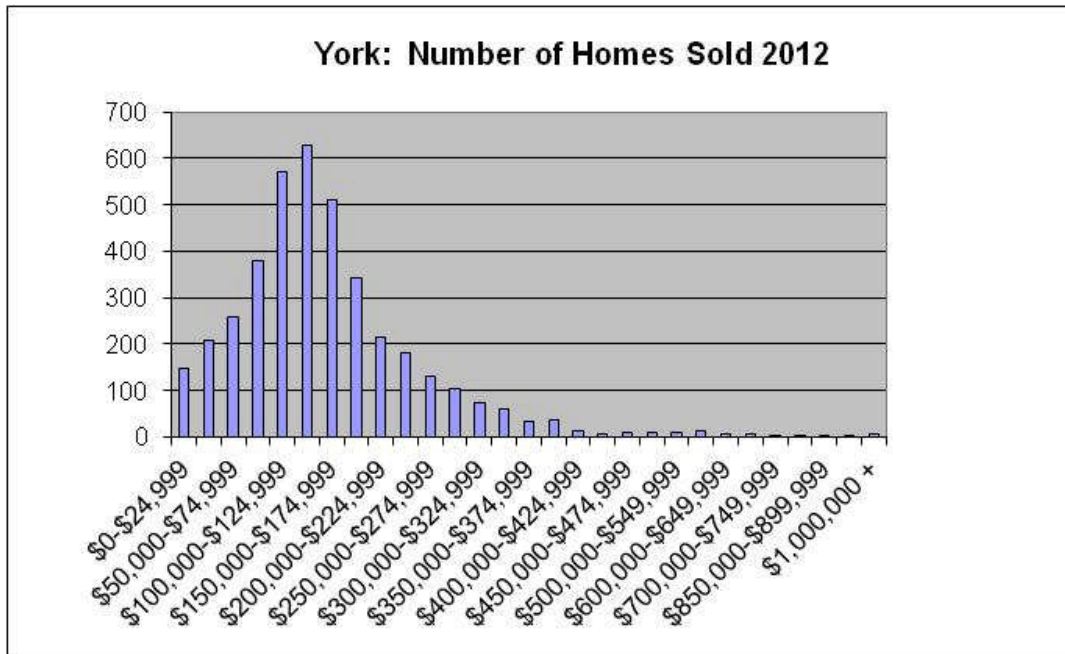
In York County the median home sale price decreased by 1% compared to 2011 sales to \$141,107. The median sold price in York County decreased 19% in five years and increased 23% over the past 10 years. According to the Pennsylvania Association of REALTORS®, homebuyers stay in their home an average of 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 a good long term investment.

<u>School District</u>	<u>2012 Median Sale Price</u>	<u>2011 Median Sale Price</u>	<u>2007 Median Sale Price</u>	<u>2002 Median Sale Price</u>	<u>% Change from 2011 to 2012</u>	<u>% Change from 2007 to 2012</u>	<u>% Change from 2002 to 2012</u>
Central	\$156,500	\$173,900	\$185,000	\$123,250	-10%	-15%	27%
Dallastown	\$150,500	\$160,475	\$198,750	\$135,100	-6%	-24%	11%
Dover	\$144,900	\$136,675	\$176,600	\$107,750	6%	-18%	34%
Eastern	\$126,075	\$130,000	\$155,450	\$100,000	-3%	-19%	26%
Hanover	\$115,050	\$131,450	\$160,900	\$104,950	-12%	-28%	10%
Northeastern	\$141,000	\$146,900	\$183,450	\$110,363	-4%	-23%	28%
Northern	\$205,000	\$200,000	\$220,750	\$112,500	3%	-7%	82%
Red Lion	\$133,700	\$148,000	\$194,900	\$124,900	-10%	-31%	7%
South Eastern	\$179,950	\$174,000	\$224,900	\$147,480	3%	-20%	22%
South Western	\$157,450	\$154,900	\$199,651	\$118,250	2%	-21%	33%
Southern	\$202,000	\$185,000	\$245,000	\$162,000	9%	-18%	25%
Spring Grove	\$141,000	\$145,000	\$192,500	\$125,925	-3%	-27%	12%
West Shore	\$159,950	\$164,560	\$187,950	\$107,000	-3%	-15%	49%
West York	\$120,000	\$127,097	\$149,900	\$103,500	-6%	-20%	16%
York City	\$35,000	\$38,000	\$69,900	\$46,500	-8%	-50%	-25%
York Suburban	\$137,000	\$147,250	\$169,900	\$112,900	-7%	-19%	21%
<b>Total York County</b>	<b>\$141,107</b>	<b>\$142,907</b>	<b>\$174,900</b>	<b>\$115,000</b>	<b>-1%</b>	<b>-19%</b>	<b>23%</b>

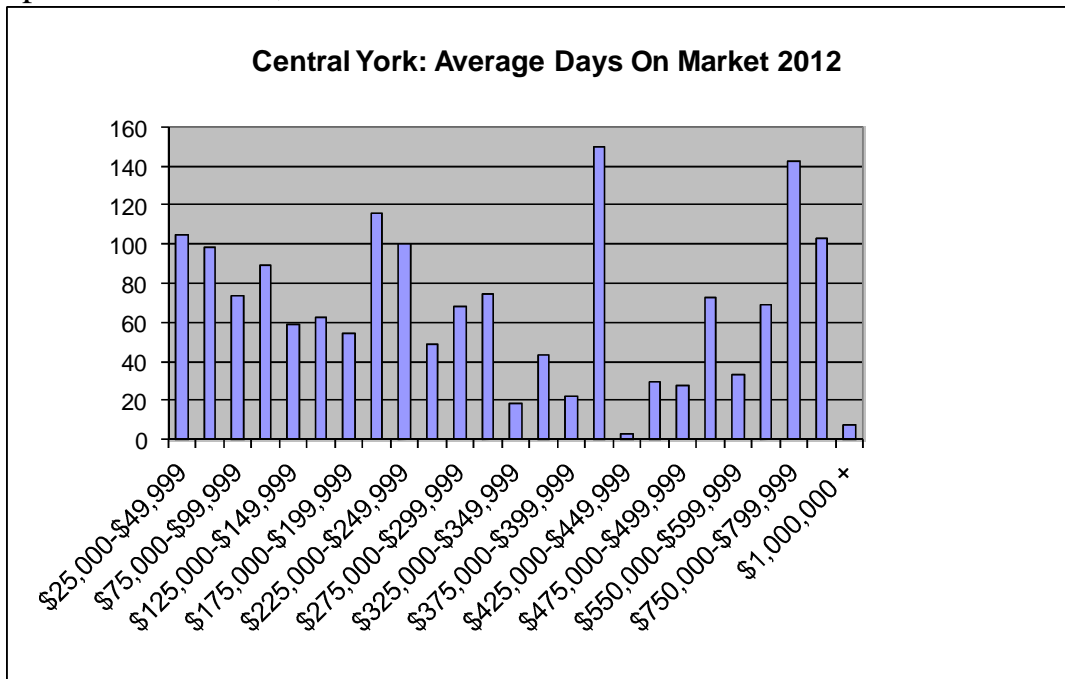
**York County Median Home Sale Price  
2002-2012**



## York County Housing Market By Price Range



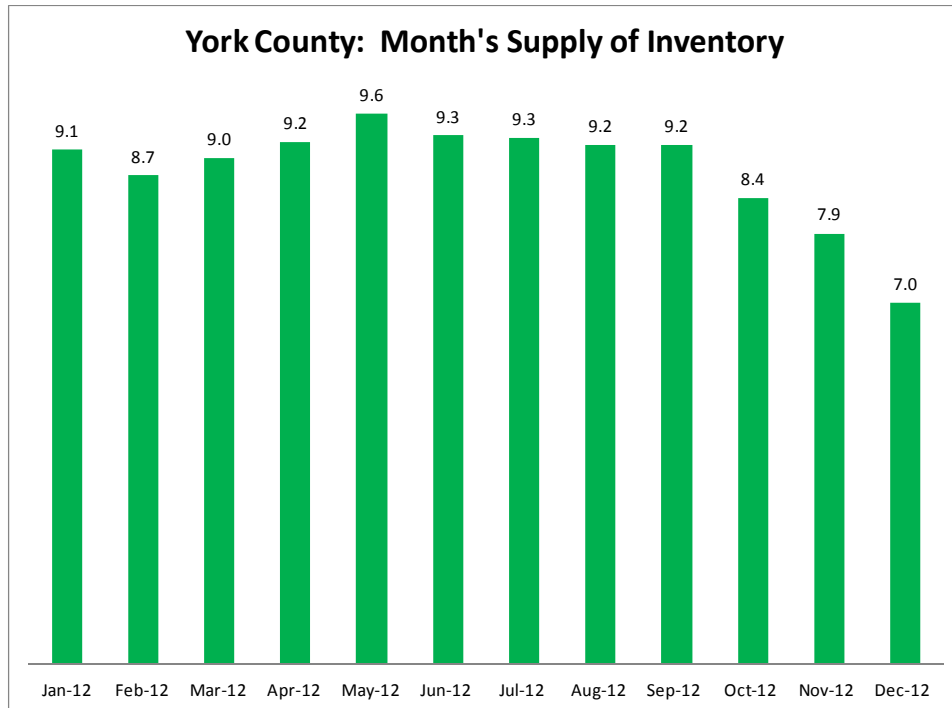
In 2012 25% of the homes sold in York County were priced under \$100,000, 52% of the homes sold were priced between \$100,00-\$199,999, 16% of the homes sold were priced between \$200,000-\$299,999 and 7% of the homes sold were priced over \$300,000.



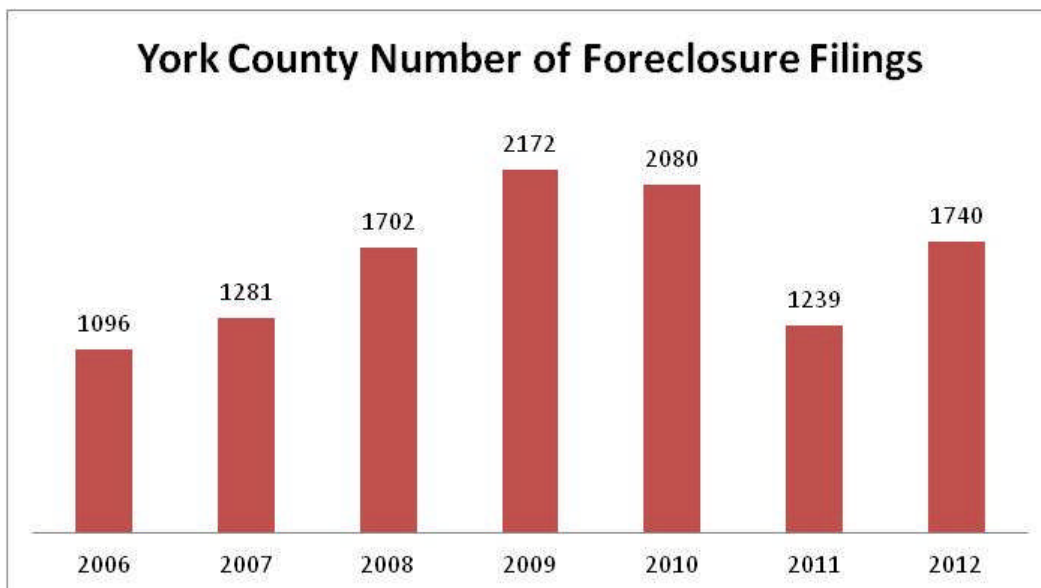
The average days on market for York County was 87 days in 2012. This reflects a 1% decrease on average days on market over 2011 sales.

## York County: Month's Supply of Inventory

The month's supply of inventory indicates how many months it would take for all the current homes for sale on the market to sell, given a monthly sales volume. Six month's supply of inventory is considered a balanced market. The greater the number means there are more sellers than buyers in the market.



## York County: Foreclosure Filings



Source: Prothonotary of York County

# York County: New Construction

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

## New Construction Single Family Detached Homes

Year	Median Sold Price	Median Finished Square Ft	\$/Square Ft
2012	\$ 233,981	2079	\$ 112.54
2011	\$ 266,350	2225	\$ 119.71
2010	\$ 269,578	2246	\$ 120.03
2009	\$ 255,990	2215	\$ 115.57
2008	\$ 291,603	2176	\$ 134.00
2007	\$ 305,000	2610	\$ 116.73

## New Construction Townhouse/Condo Homes

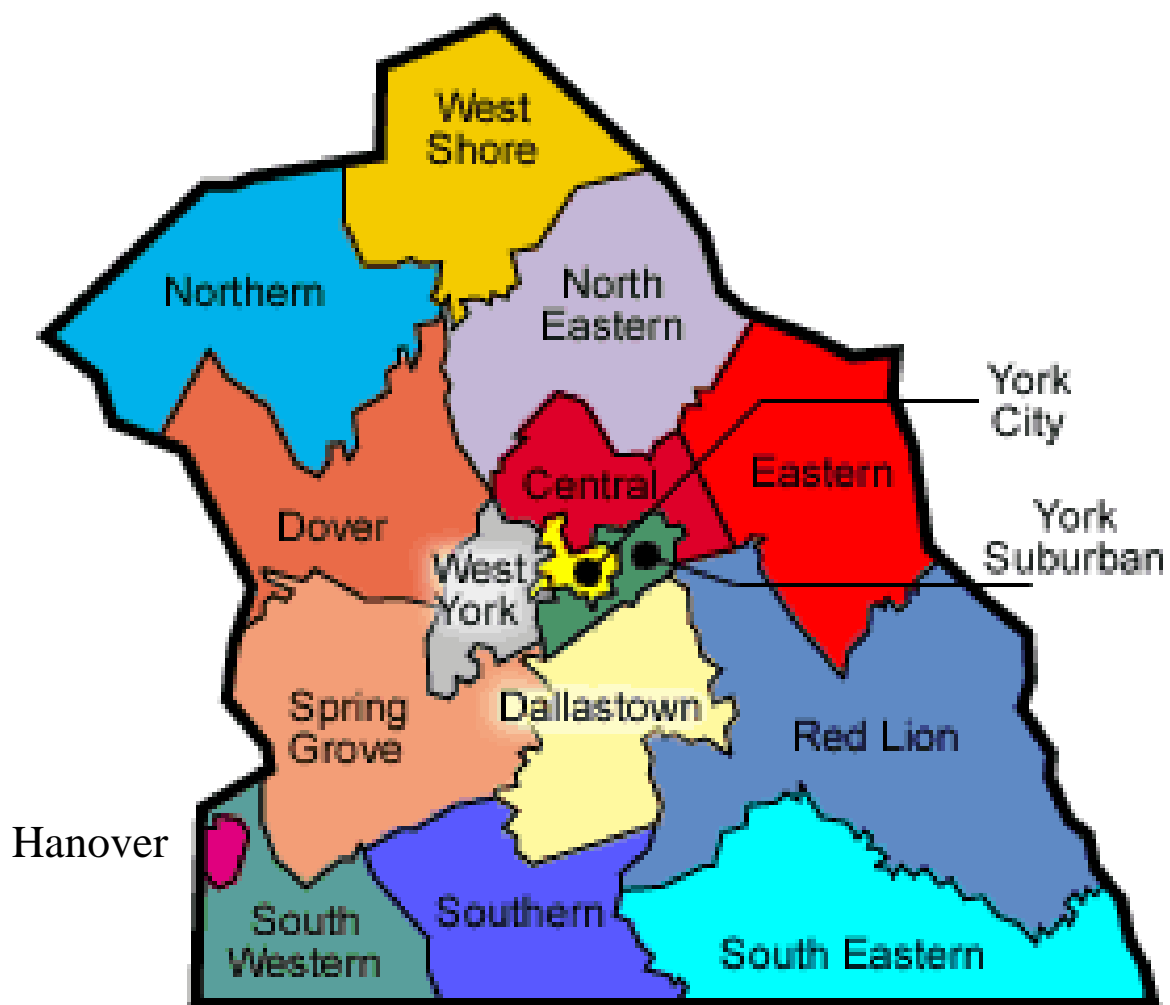
Year	Median Sold Price	Median Finished Square Ft	\$/Square Ft
2012	\$ 159,900	1586	\$ 100.82
2011	\$ 147,900	1496	\$ 98.86
2010	\$ 149,900	1592	\$ 94.16
2009	\$ 146,950	1618	\$ 90.82
2008	\$ 206,500	1225	\$ 169.00
2007	\$ 174,760	1600	\$ 111.84

## York County Number of New Home Sales By School District

	2012	2011	2010	2009	2008	2007
Central	19	21	48	50	35	145
Dallastown	10	21	43	43	40	134
Dover	22	18	46	35	58	168
Eastern	5	8	5	4	2	23
Hanover	1	4	0	1	3	7
Northeastern	40	16	42	68	47	155
Northern	8	5	6	10	8	84
Red Lion	6	14	20	22	11	101
South Eastern	1	1	3	3	7	54
South Western	23	14	21	21	22	45
Southern	8	2	2	6	6	104
Spring Grove	25	27	35	63	54	241
West Shore	10	9	10	8	11	43
West York	0	0	12	15	18	95
York City	1	0	0	0	0	20
York Suburban	0	0	4	19	2	71
<b>Total York County</b>	<b>179</b>	<b>160</b>	<b>298</b>	<b>368</b>	<b>324</b>	<b>1490</b>



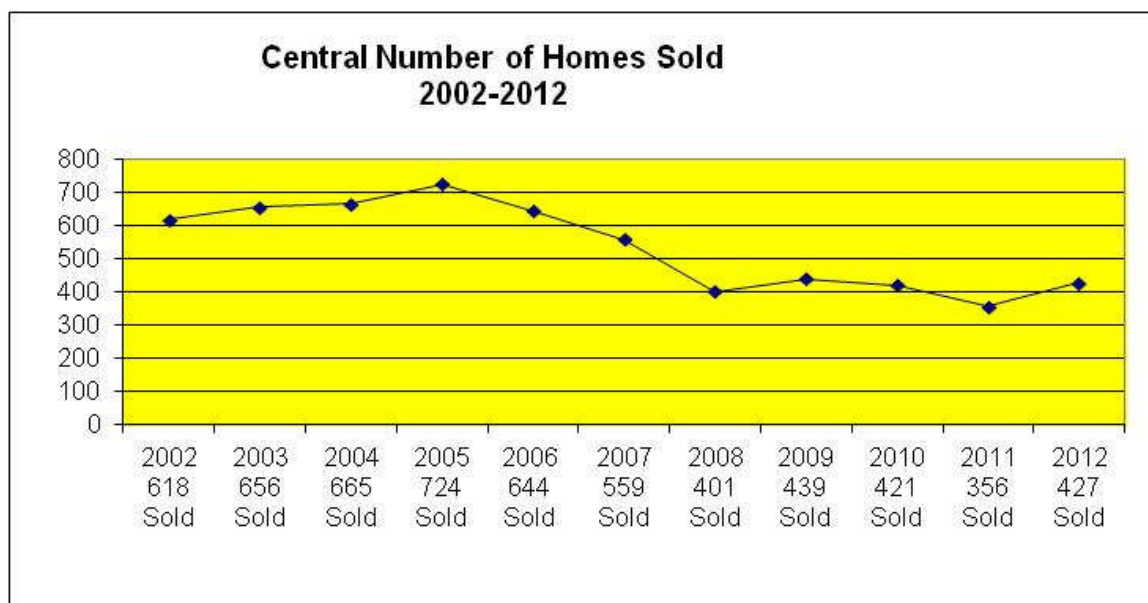
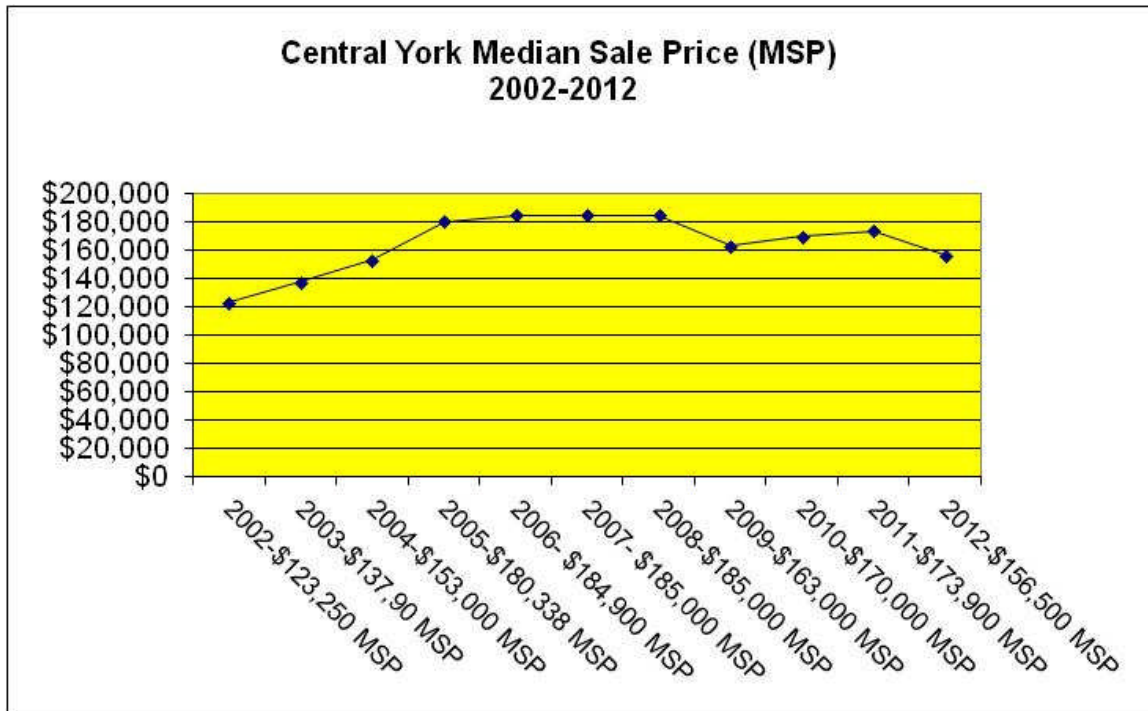
## Real Estate Activity By School District



# Central York School District

In the Central York School District there were 427 homes sold in 2012 for a total dollar volume of \$81,234,219. The number of homes sold in 2012 increased by 20% from 2011.

The median home sale price was \$156,500 in 2012. This home sale price reflects a 10% decrease compared to 2011 sales, a 15% decrease over 5 years, and a 27% increase over 10 years.

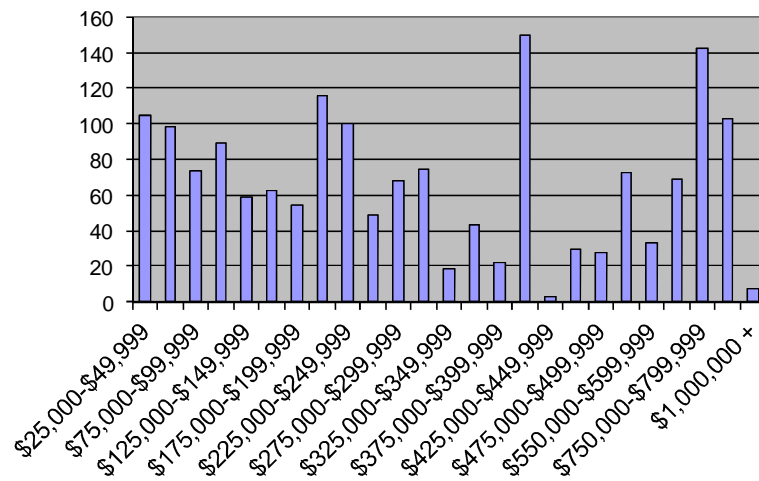


# Central York School District

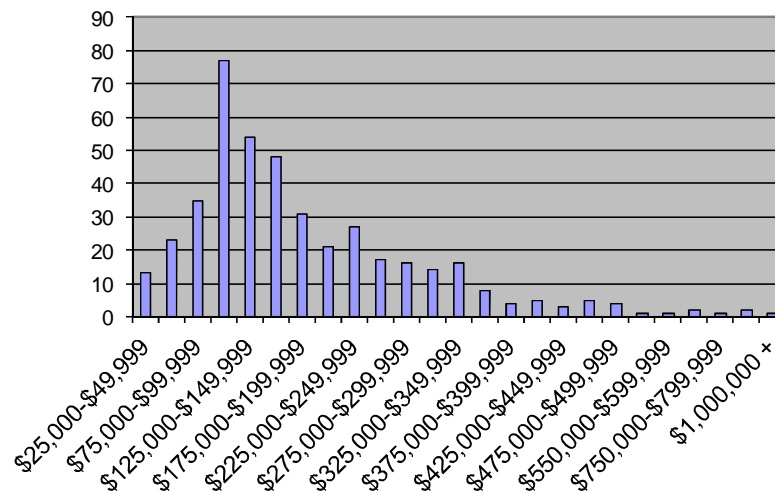
Type	No. Sold	Median Price	Average Days on Market
Detached	320	\$ 179,000	71
Semi-Detached	18	\$ 89,000	106
Attached	10	\$ 102,000	65
Condo/Townhouse	78	\$ 118,101	78
Mobile Home w/ Land	1	\$ 42,000	52
<b>Grand Total</b>	<b>427</b>	<b>\$ 156,500</b>	<b>74</b>

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

**Central York: Average Days On Market 2012**



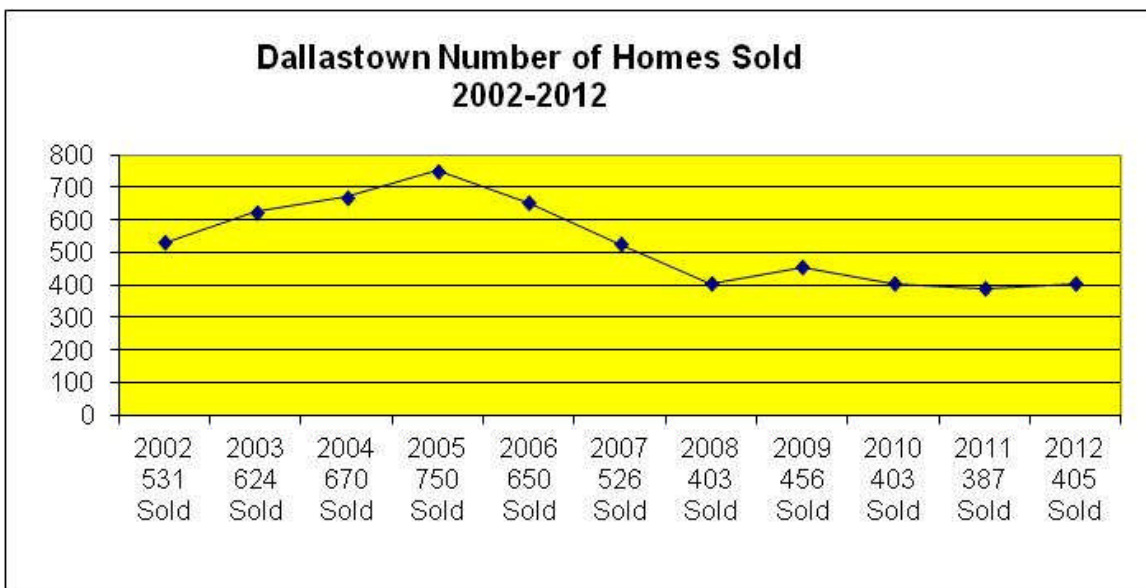
**Central York: Number of Homes Sold 2012**



## Dallastown Area School District

In the Dallastown Area School District there were 405 homes sold in 2012 for a total dollar volume of \$70,807,880. The number of homes sold in 2012 increased by 5% from 2011.

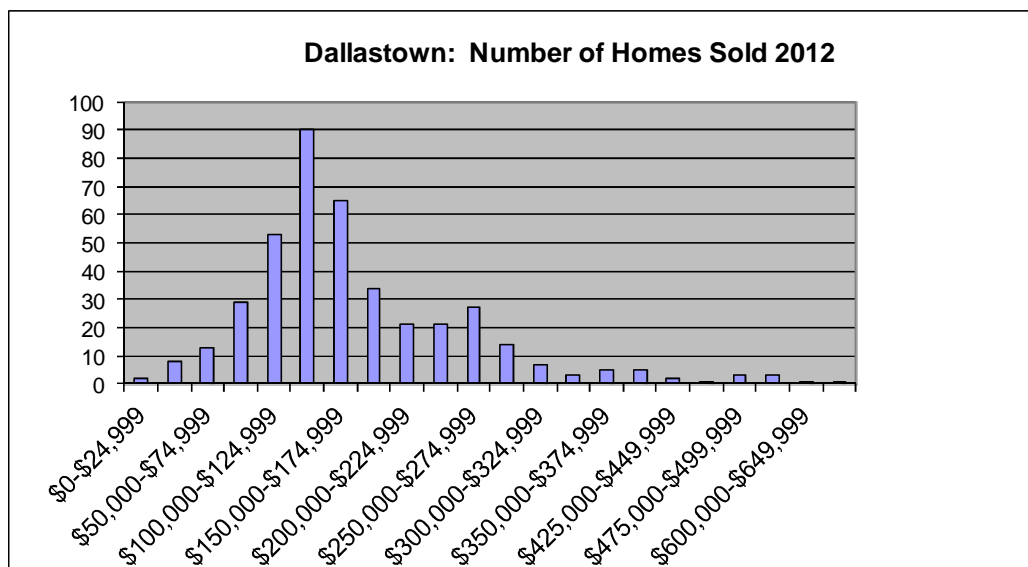
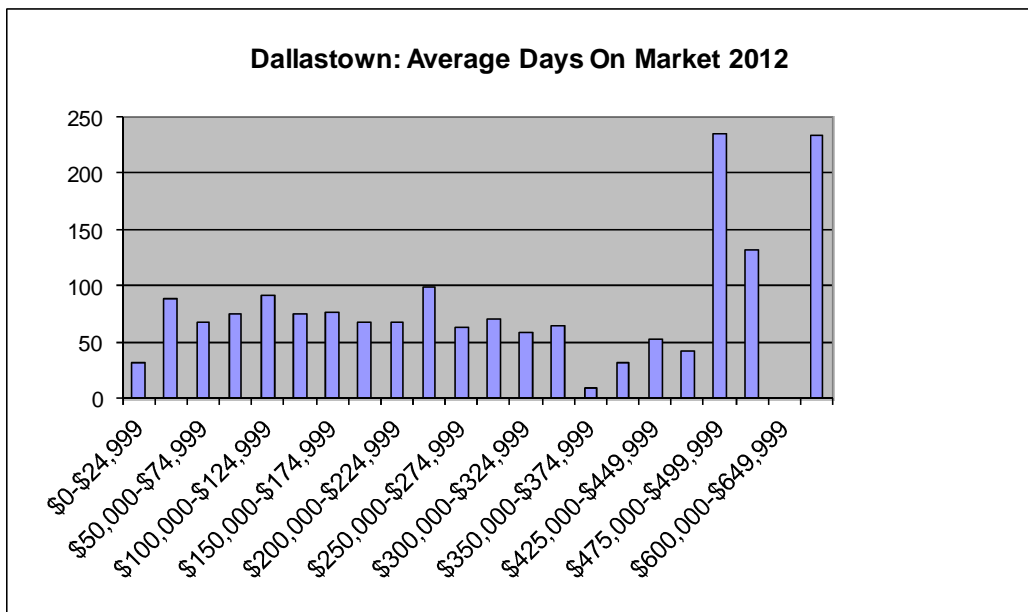
The median home sale price was \$150,500 in 2012. This home sale price reflects a 6% decrease compared to 2011 sales, a 24% decrease over 5 years and an 11% increase over 10 years.



# Dallastown Area School District

Type	No. Sold	Median Price	Average Days on Market
Detached	286	\$ 159,900	71
Semi-Detached	27	\$ 126,000	65
Attached	5	\$ 80,500	124
Condo/Townhouse	87	\$ 147,500	95
Mobile Home w/ Land			
<b>Grand Total</b>	<b>405</b>	<b>\$ 150,500</b>	<b>77</b>

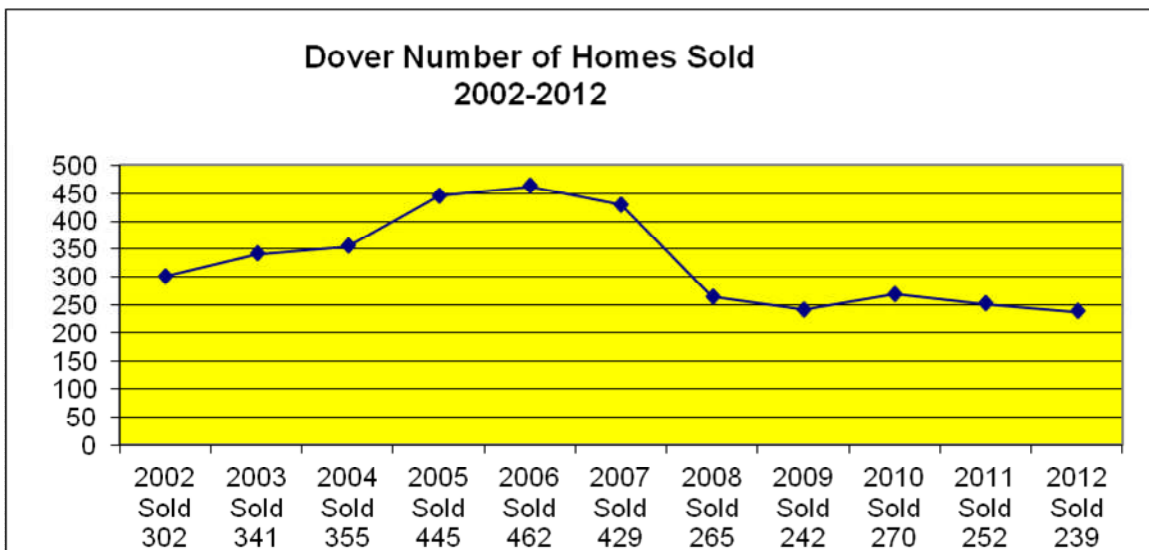
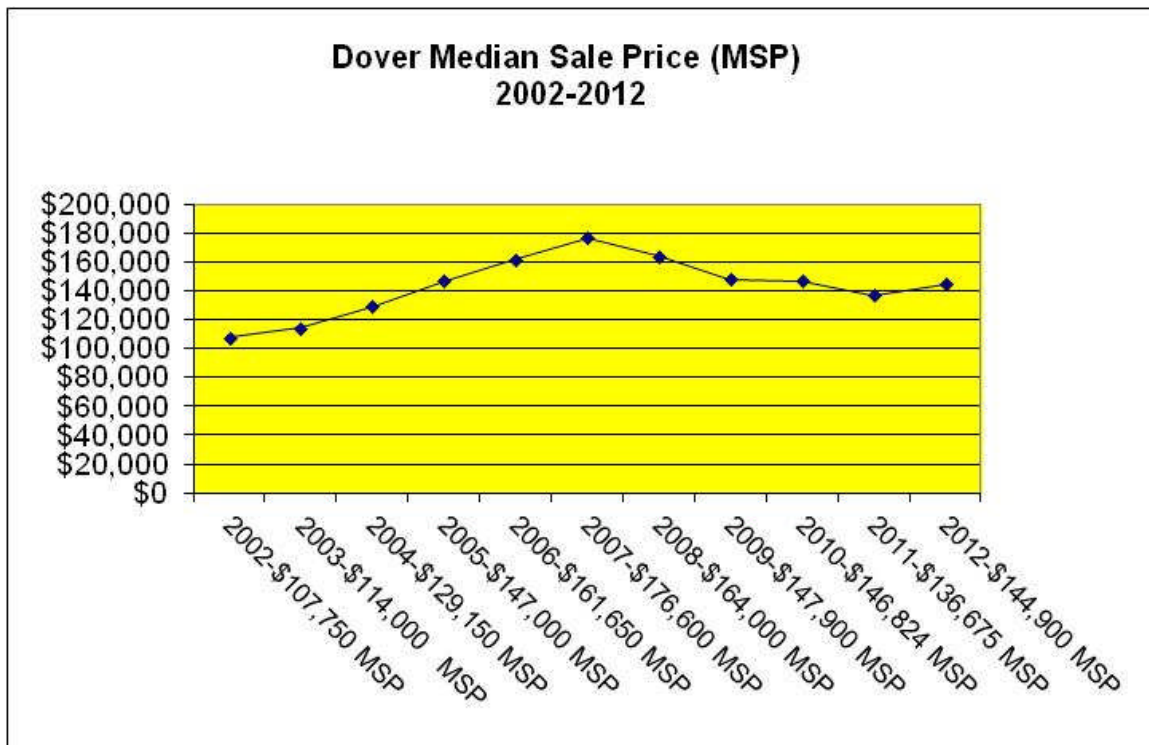
The charts below reflect the average days on market in each price range and the number of units sold in each price range.



## Dover Area School District

In the Dover Area School District there were 239 homes sold in 2012 for a total dollar volume of \$36,448,799. The number of homes sold in 2012 decreased by 5% from 2011.

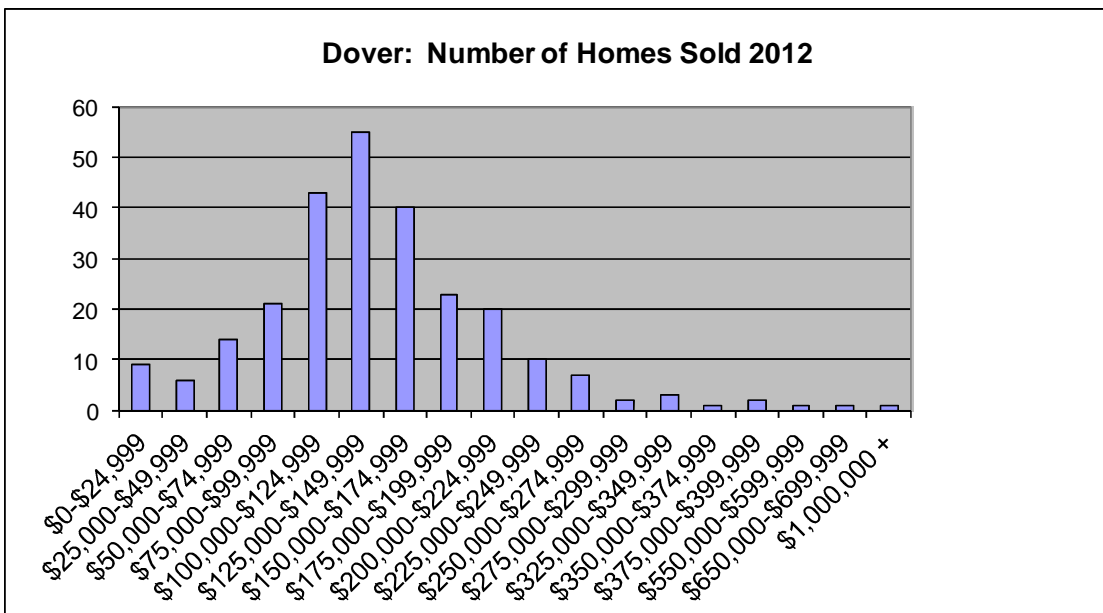
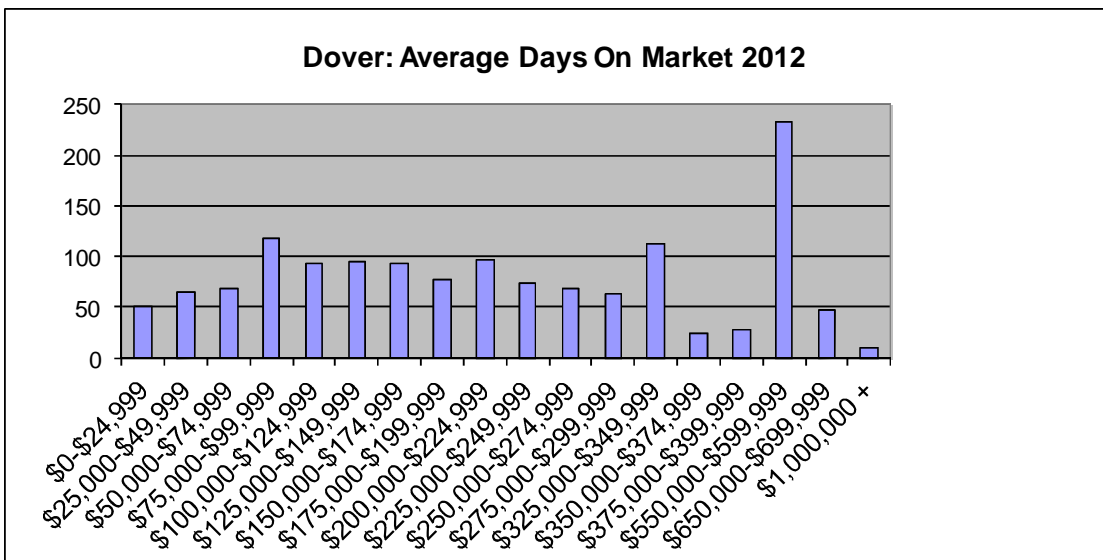
The median home sale price was \$144,900 in 2012. This home sale price reflects a 6% increase compared to 2011 sales, an 18% decrease over 5 years and a 34% increase over 10 years.



# Dover Area School District

Type	No. Sold	Median Price	Average Days on Market
Detached	174	\$ 156,250	83
Semi-Detached	39	\$ 127,000	126
Attached	5	\$ 91,075	83
Condo/Townhouse	16	\$ 115,950	90
Mobile Home w/ Land	5	\$ 58,887	77
<b>Grand Total</b>	<b>239</b>	<b>\$ 144,900</b>	<b>90</b>

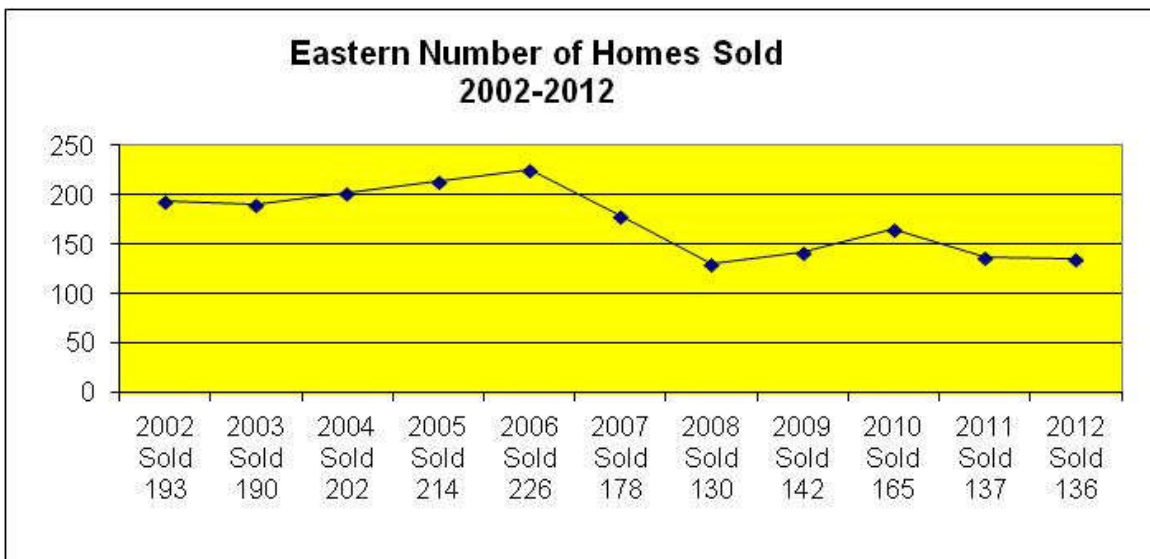
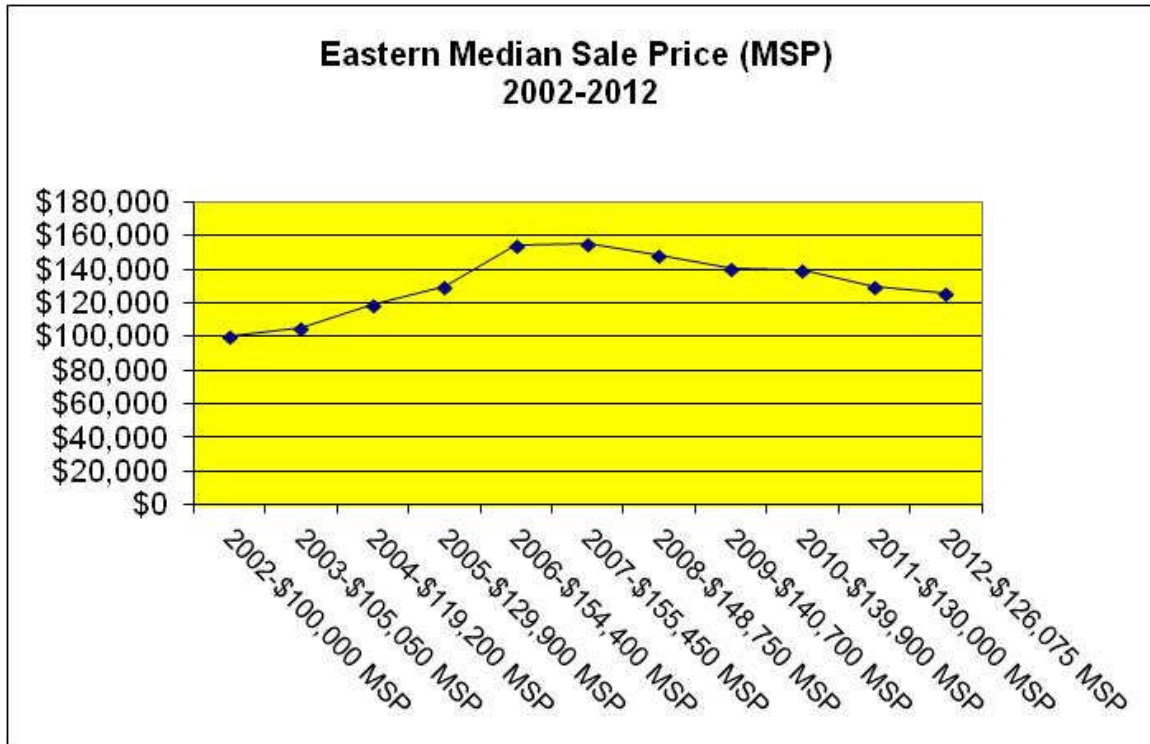
The charts below reflect the average days on market in each price range and the number of units sold in each price range.



## Eastern York School District

In the Eastern York School District there were 136 homes sold in 2012 for a total dollar volume of \$20,173,249. The number of homes sold in 2012 decreased by 1% from 2011.

The median home sale price was \$126,075 in 2012. This home sale price reflects a 3% decrease compared to 2011 sales, a 19% decrease over 5 years and a 26% increase over 10 years.



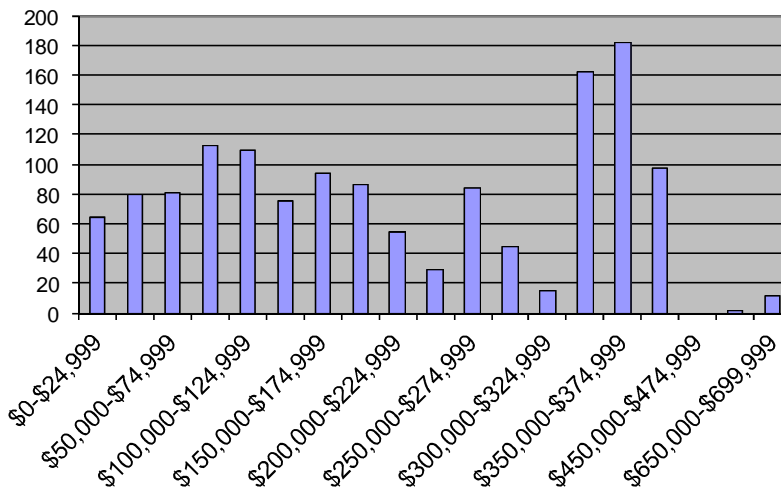


# Eastern York School District

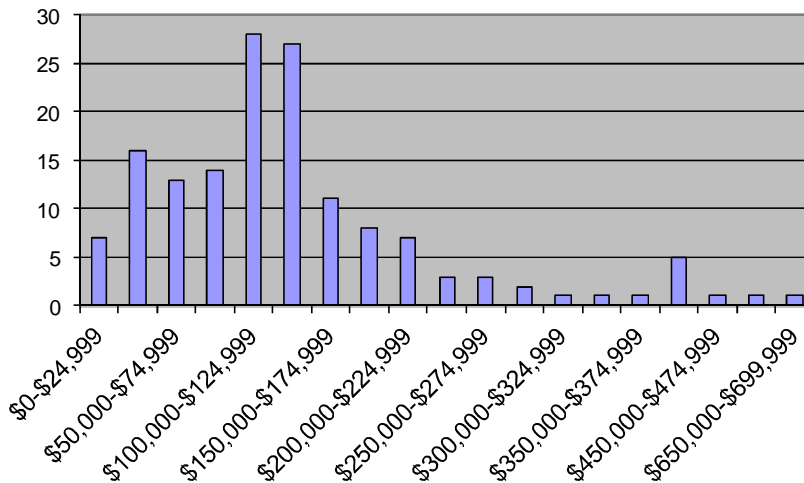
Type	No. Sold	Median Price	Average Days on Market
Detached	103	\$ 140,000	86
Semi-Detached	8	\$ 80,825	86
Attached	6	\$ 108,250	94
Condo/Townhouse	15	\$ 92,100	102
Mobile Home w/ Land	4	\$ 72,500	49
<b>Grand Total</b>	<b>136</b>	<b>\$ 126,075</b>	<b>87</b>

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

**Eastern: Average Days On Market 2012**



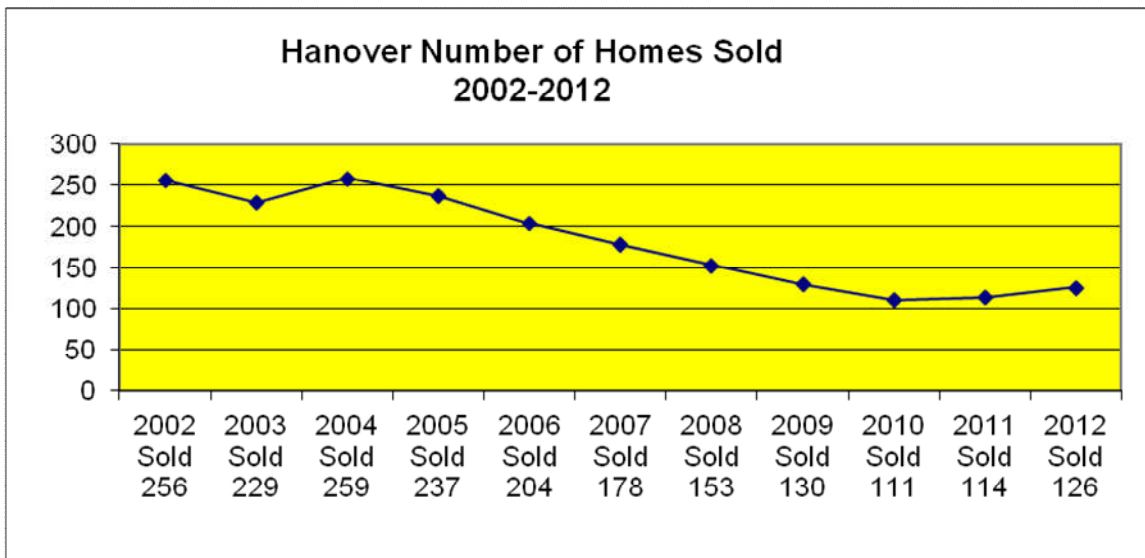
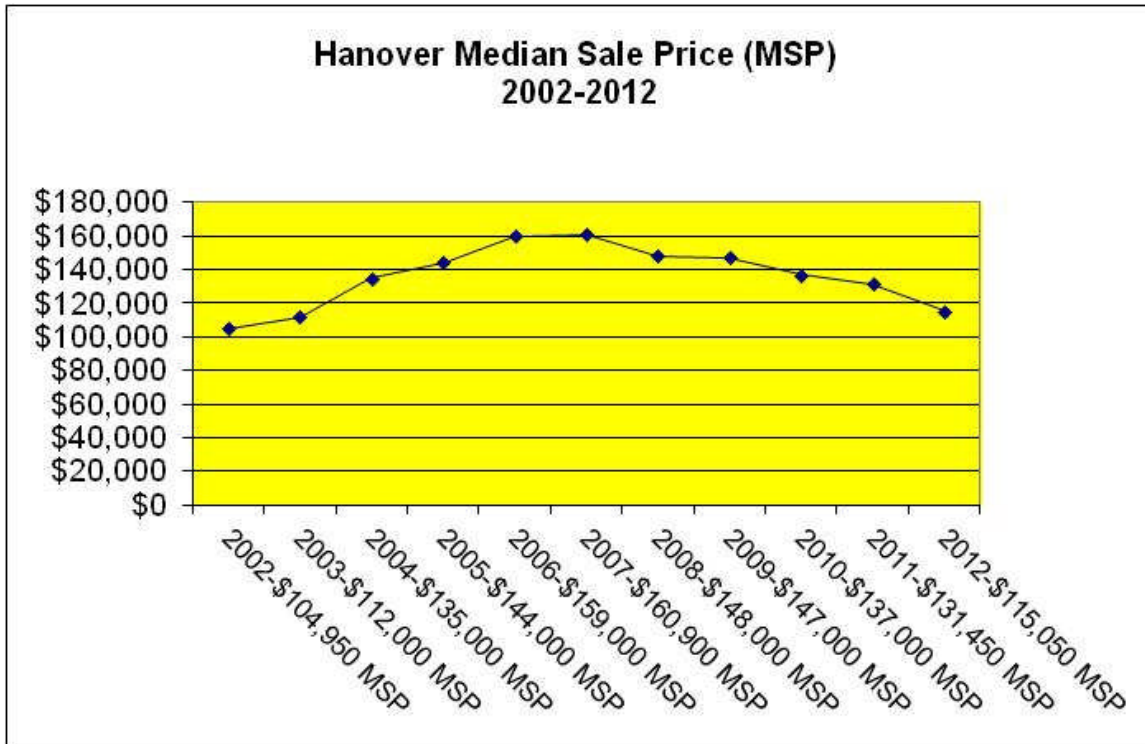
**Eastern: Number of Homes Sold 2012**



# Hanover Public School District

In the Hanover Public School District there were 126 homes sold in 2012 for a total dollar volume of \$14,852,946. The number of homes sold in 2012 increased by 11% from 2011.

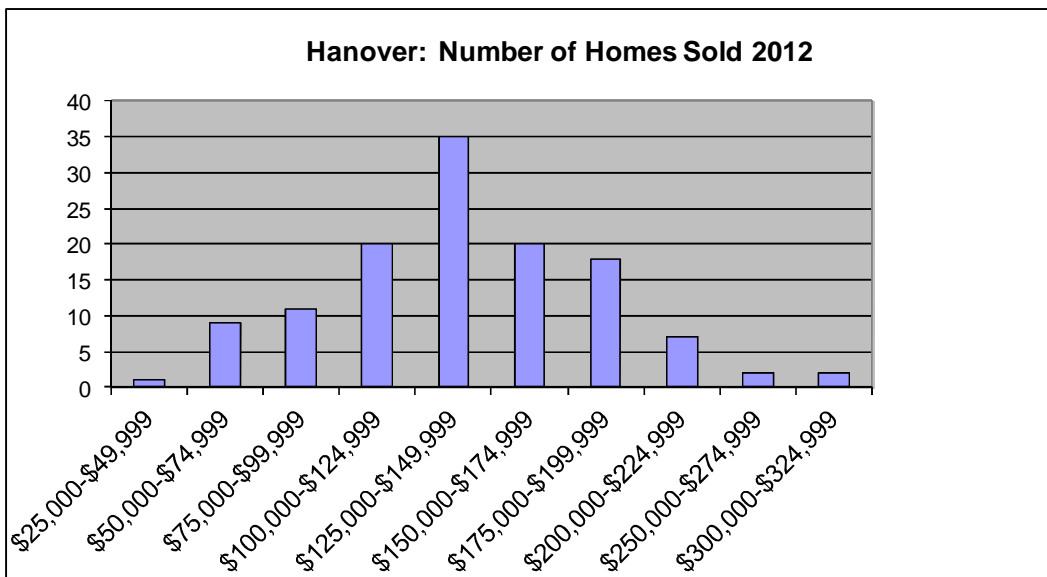
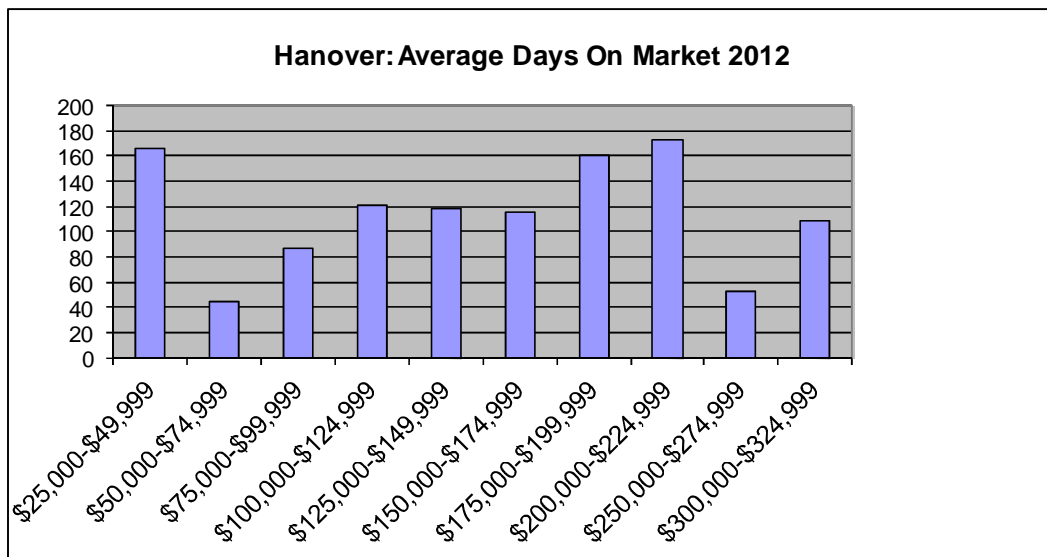
The median home sale price was \$115,050 in 2012. This home sale price reflects a 12% decrease compared to 2011 sales, a 28% decrease over 5 years and a 10% increase over 10 years.



# Hanover Public School District

Type	No. Sold	Median Price	Average Days on Market
Detached	89	\$ 119,900	125
Semi-Detached	14	\$ 71,500	90
Attached	7	\$ 95,000	96
Condo/Townhouse	16	\$ 157,450	173
Mobile Home w/ Land			
<b>Grand Total</b>	<b>126</b>	<b>\$ 115,050</b>	<b>125</b>

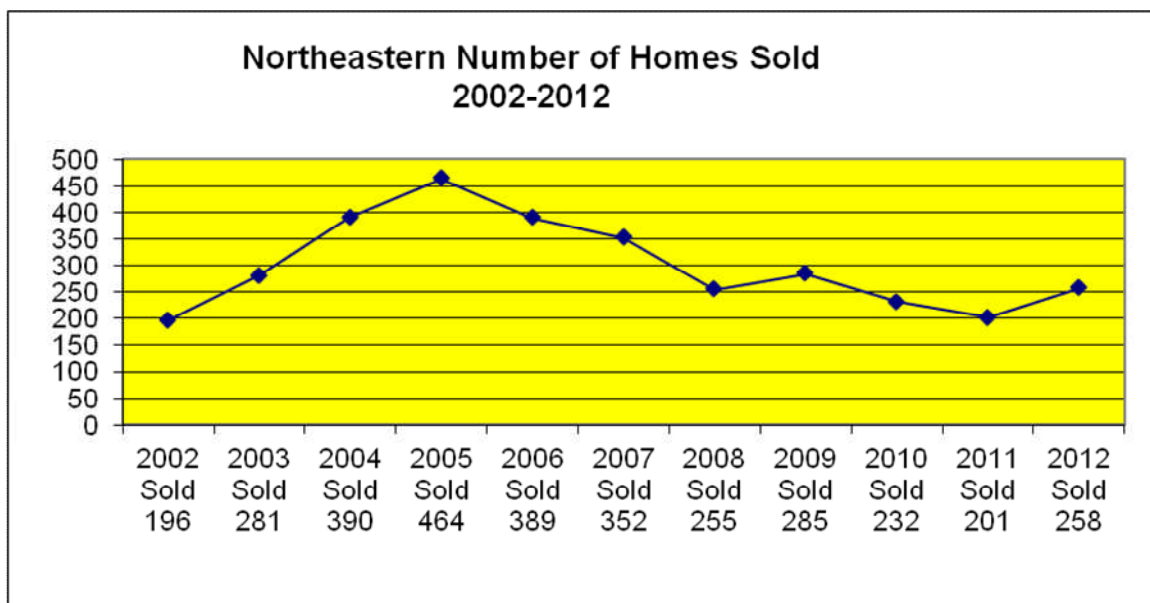
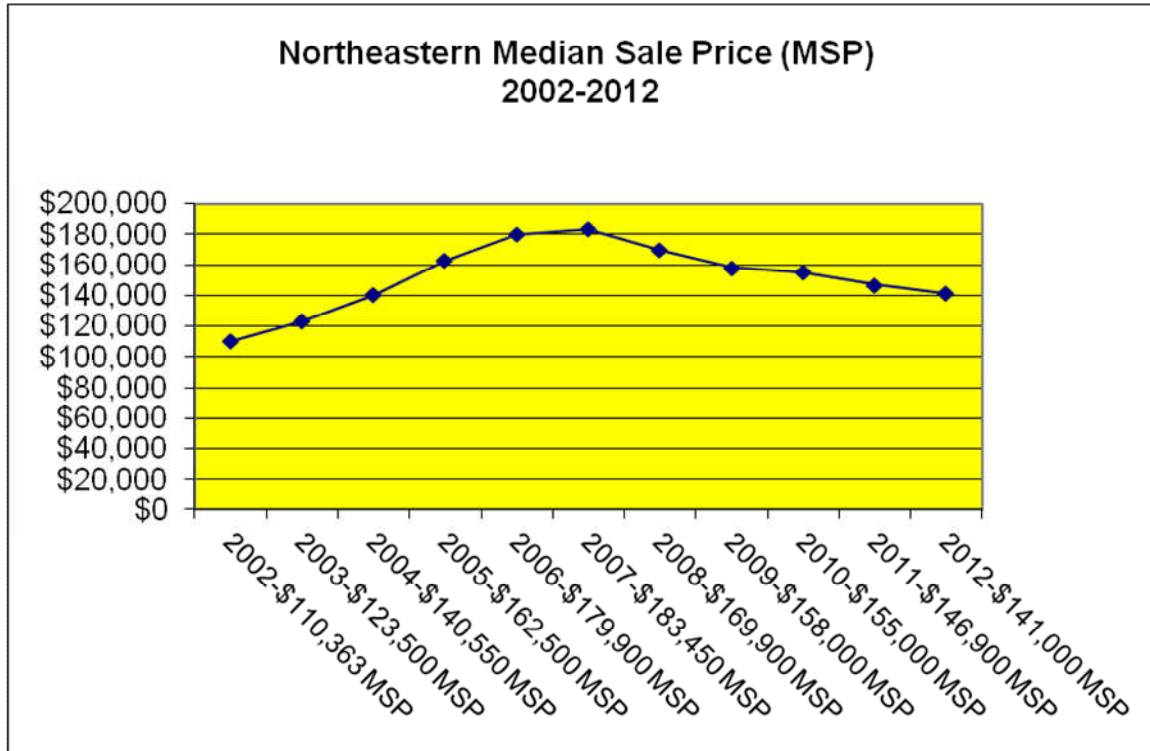
The charts below reflect the average days on market in each price range and the number of units sold in each price range.



# Northeastern School District

In the Northeastern School District there were 258 homes sold in 2012 for a total dollar volume of \$36,509,895. The number of homes sold in 2012 increased by 28% from 2011.

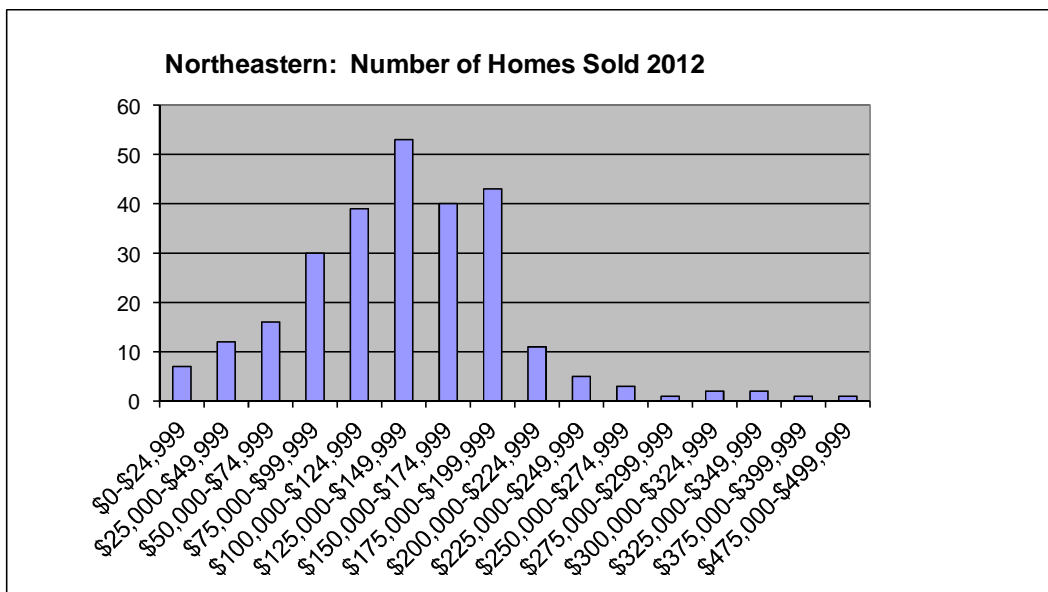
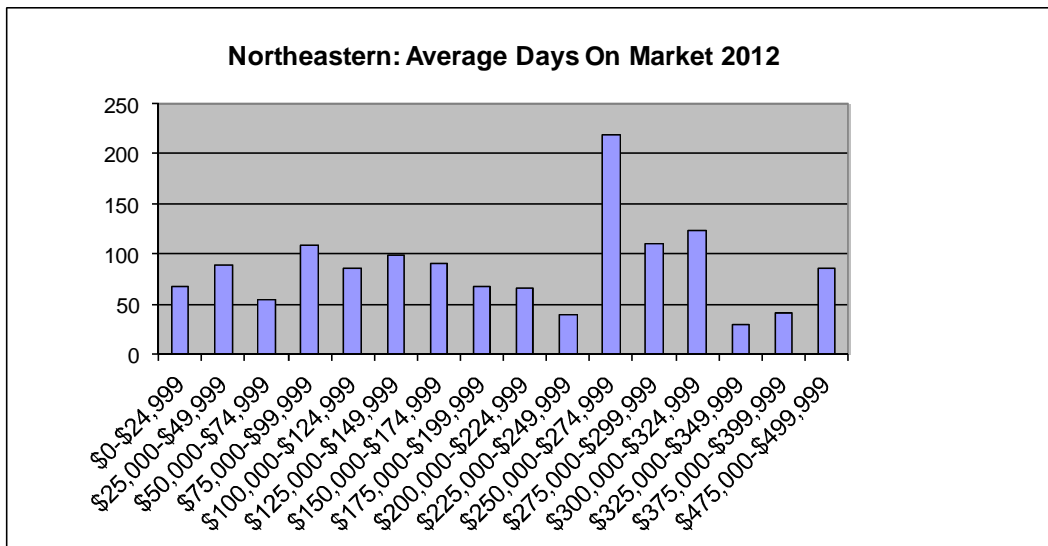
The median home sale price was \$141,000 in 2012. This home sale price reflects a 4% decrease compared to 2011 sales, a 23% decrease over 5 years and a 28% increase over 10 years.



# Northeastern School District

Type	No. Sold	Median Price	Average Days on Market
Detached	222	\$ 148,000	83
Semi-Detached	9	\$ 99,900	64
Attached	7	\$ 96,750	94
Condo/Townhouse	16	\$ 118,450	137
Mobile Home w/ Land	4	\$ 40,000	17
<b>Grand Total</b>	<b>258</b>	<b>\$ 141,000</b>	<b>85</b>

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

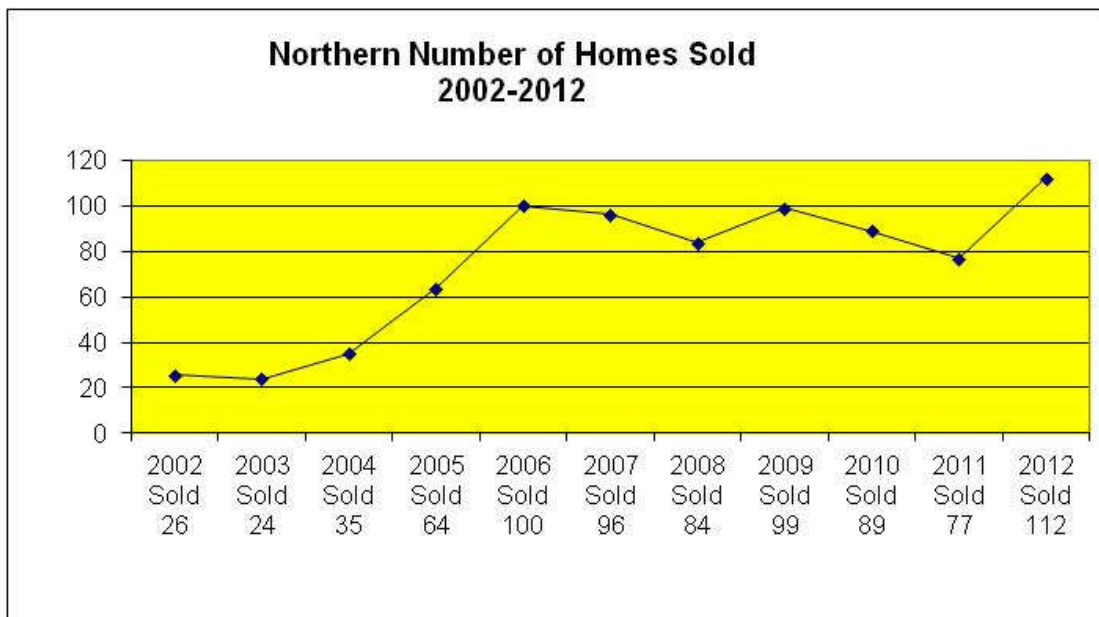
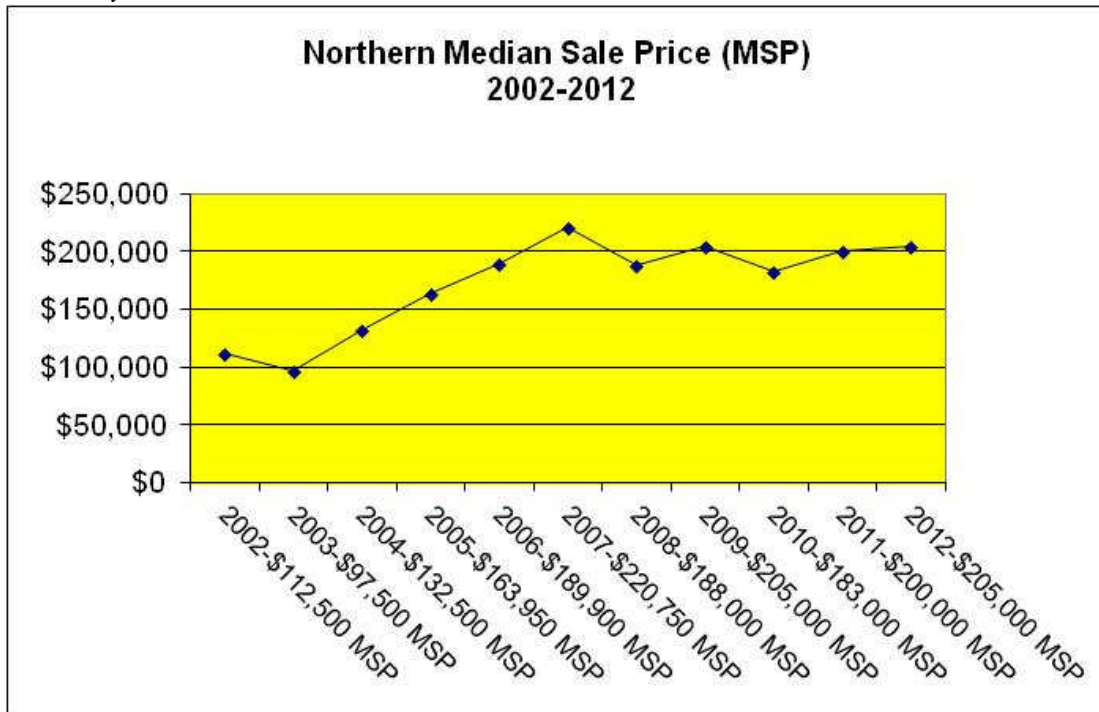


# Northern York County School District

In the Northern York County School District there were 112 homes sold in 2012 for a total dollar volume of \$24,663,445. The number of homes sold in 2012 increased by 45% from 2011.

The median home sale price was \$205,000 in 2012. This home sale price reflects a 3% increase compared to 2011 sales, a 7% decrease over 5 years and an 82% increase over 10 years.\*

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

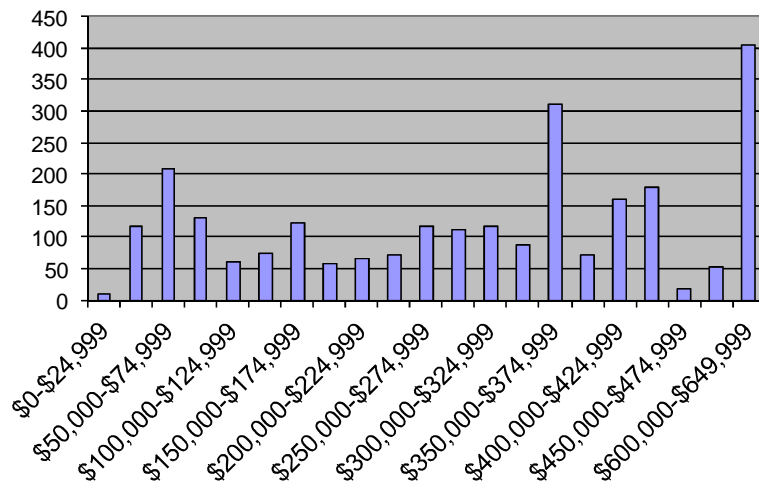


# Northern York County School District

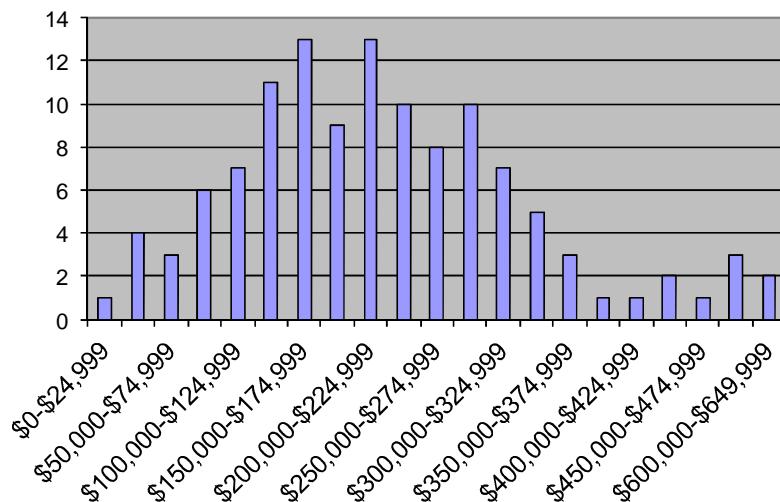
Type	No. Sold	Median Price	Average Days on Market
Detached	103	\$ 213,950	115
Semi-Detached	4	\$ 77,750	48
Attached	3	\$ 136,000	68
Condo/Townhouse	1	\$ 139,900	51
Mobile Home w/ Land	1	\$ 120,000	111
<b>Grand Total</b>	<b>112</b>	<b>\$ 205,000</b>	<b>110</b>

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

**Northern: Average Days On Market 2012**



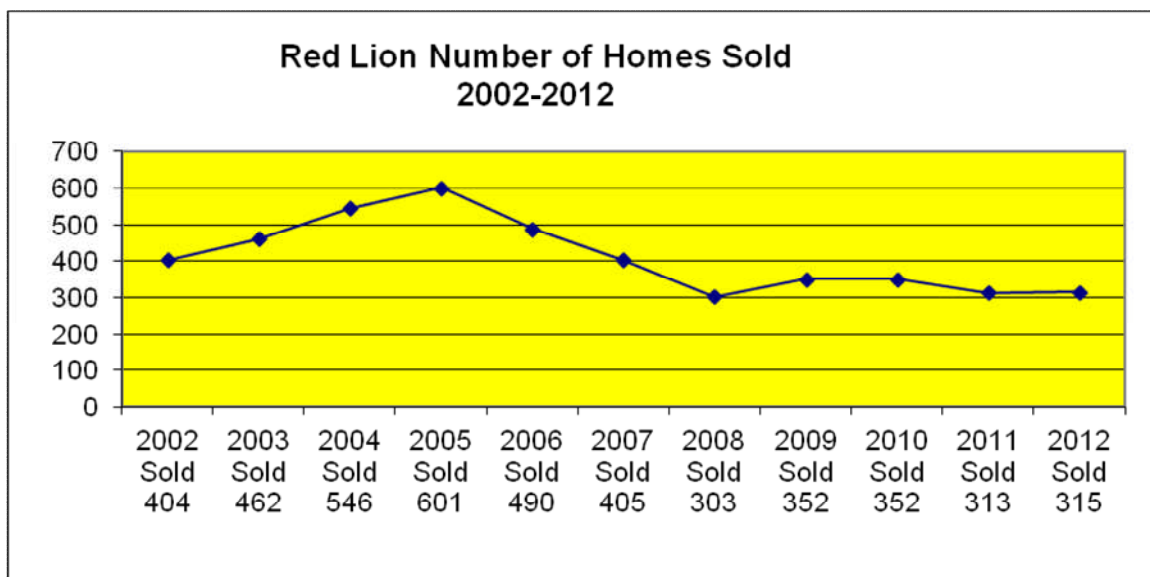
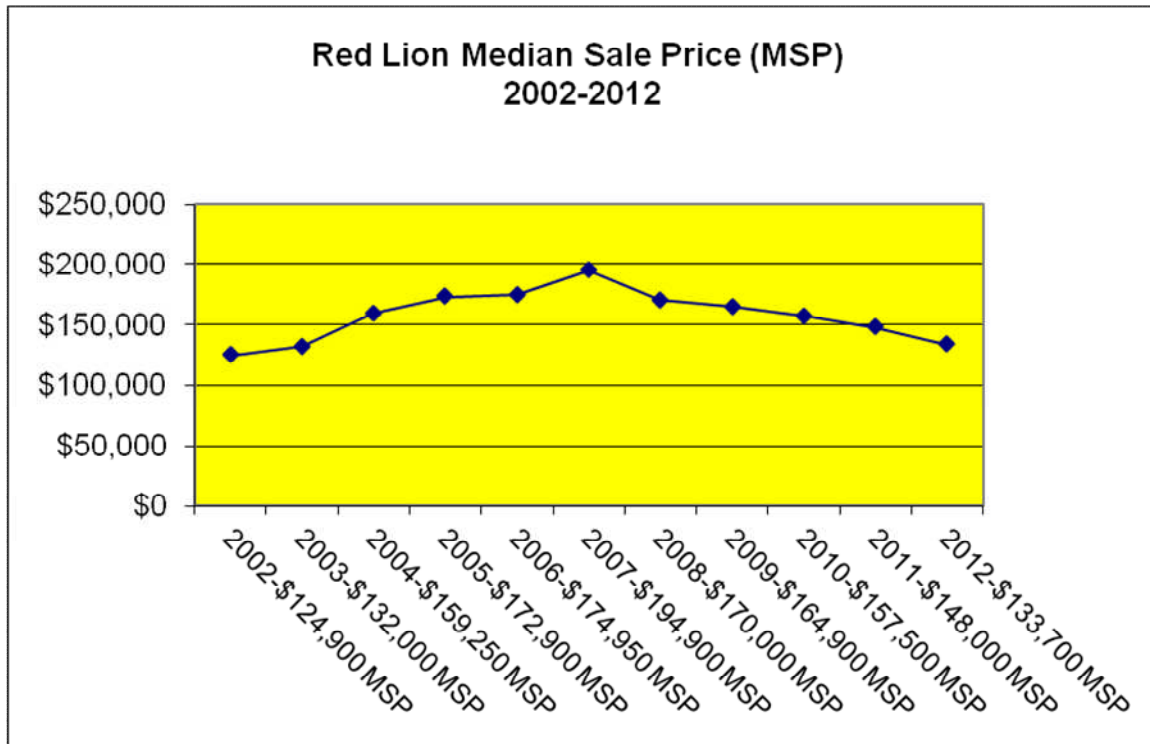
**Northern: Number of Homes Sold 2012**



## Red Lion Area School District

In the Red Lion Area School District there were 315 homes sold in 2012 for a total dollar volume of \$44,030,206. The number of homes sold in 2012 was a 1% increase from 2011.

The median home sale price was \$133,700 in 2012. This home sale price reflects a 10% decrease compared to 2011 sales, a 31% decrease over 5 years and a 7% increase over 10 years.

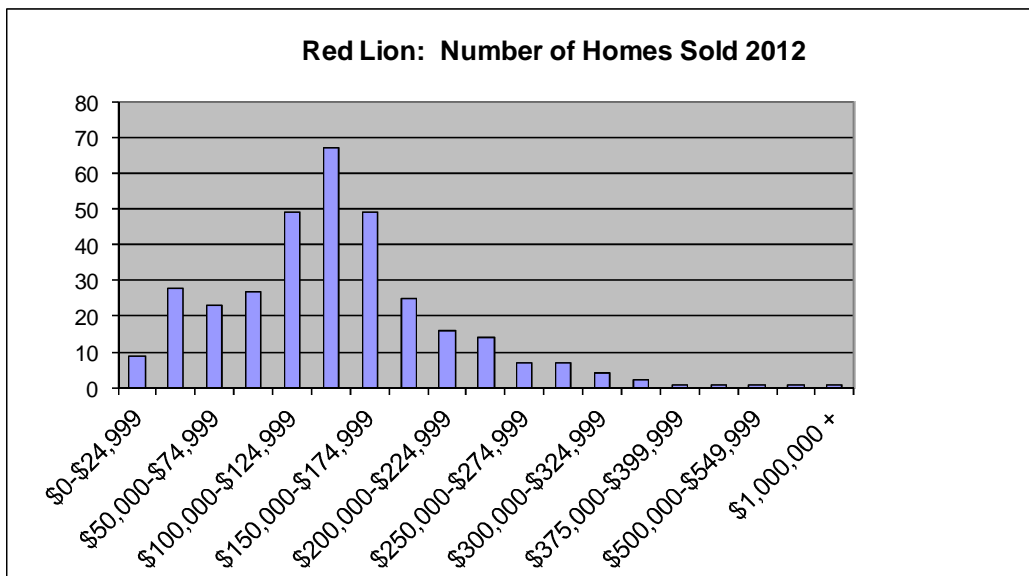
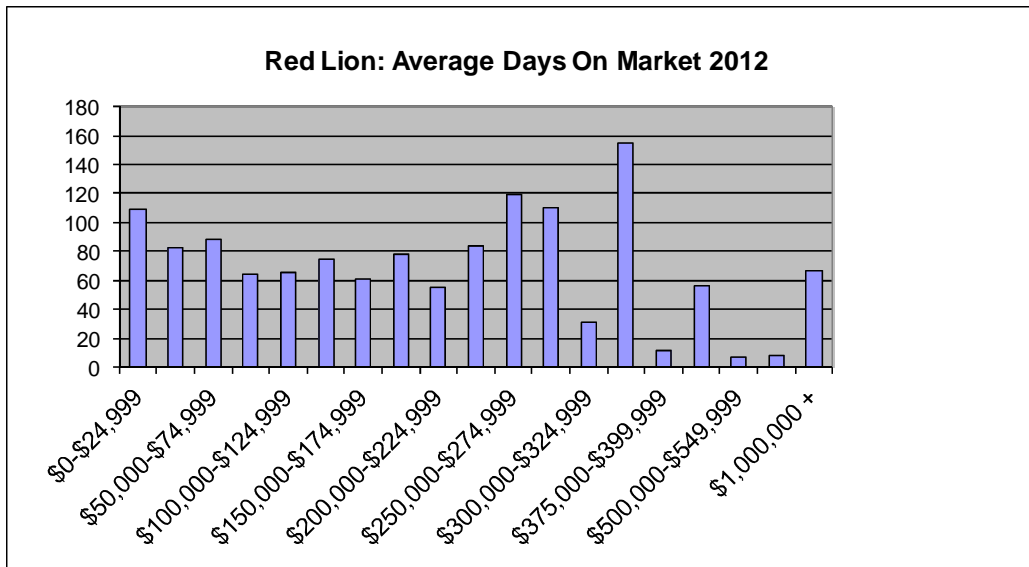




## Red Lion Area School District

Type	No. Sold	Median Price	Average Days on Market
Detached	251	\$ 142,000	76
Semi-Detached	33	\$ 94,500	66
Attached	6	\$ 57,000	36
Condo/Townhouse	24	\$ 143,750	75
Mobile Home w/ Land	1	\$ 130,000	53
<b>Grand Total</b>	<b>315</b>	<b>\$ 133,700</b>	<b>74</b>

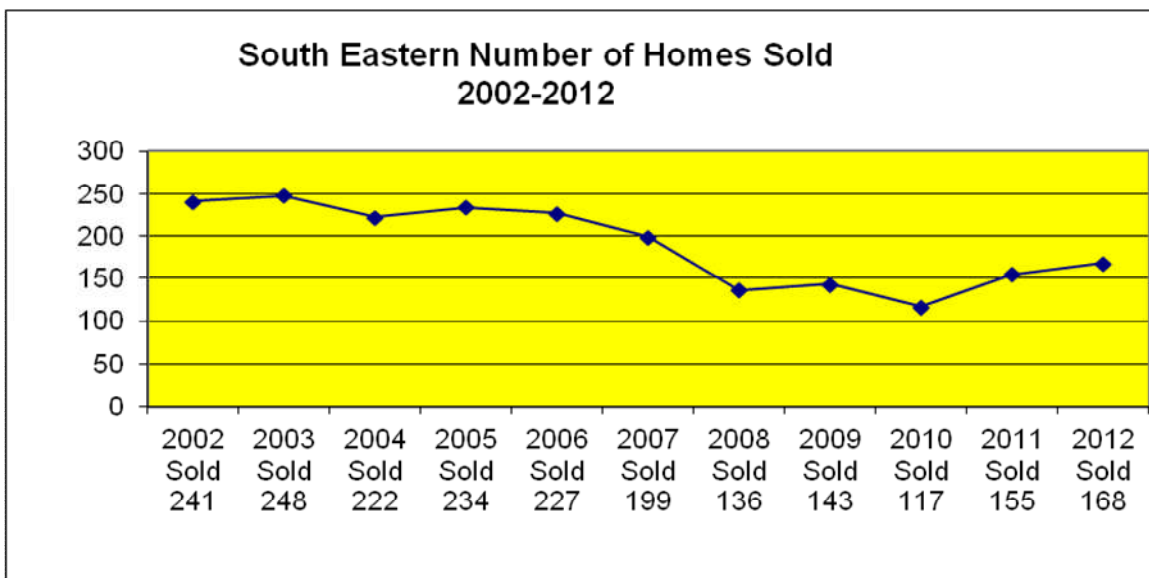
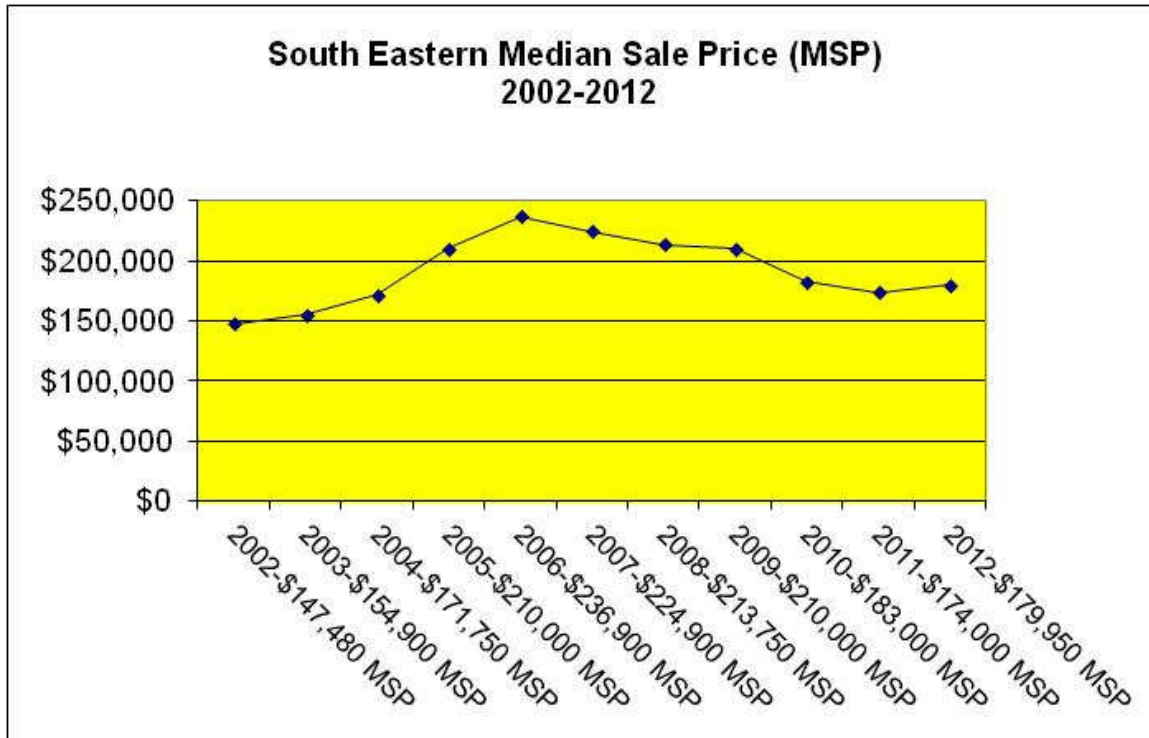
The charts below reflect the average days on market in each price range and the number of units sold in each price range.



## South Eastern School District

In the South Eastern School District there were 168 homes sold in 2012 for a total dollar volume of \$30,051,667. The number of homes sold in 2012 increased by 8% from 2011.

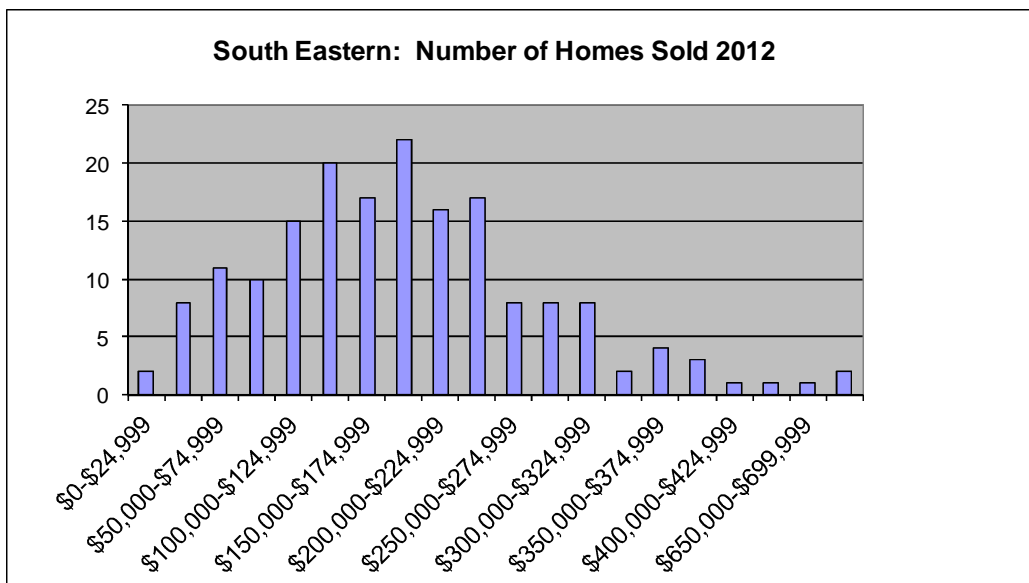
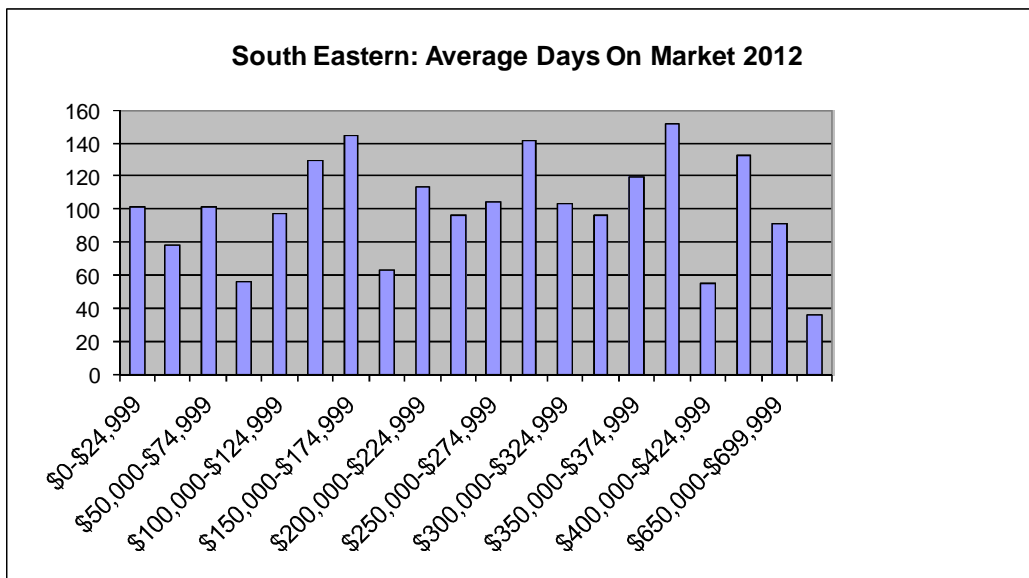
The median home sale price was \$179,950 in 2012. This home sale price reflects a 3% increase compared to 2011 sales, a 20% decrease over 5 years and a 22% increase over 10 years.



## South Eastern School District

Type	No. Sold	Median Price	Average Days on Market
Detached	153	\$ 185,000	97
Semi-Detached			
Attached			
Condo/Townhouse	12	\$ 142,500	192
Mobile Home w/ Land	3	\$ 57,500	34
<b>Grand Total</b>	<b>168</b>	<b>\$ 179,950</b>	<b>102</b>

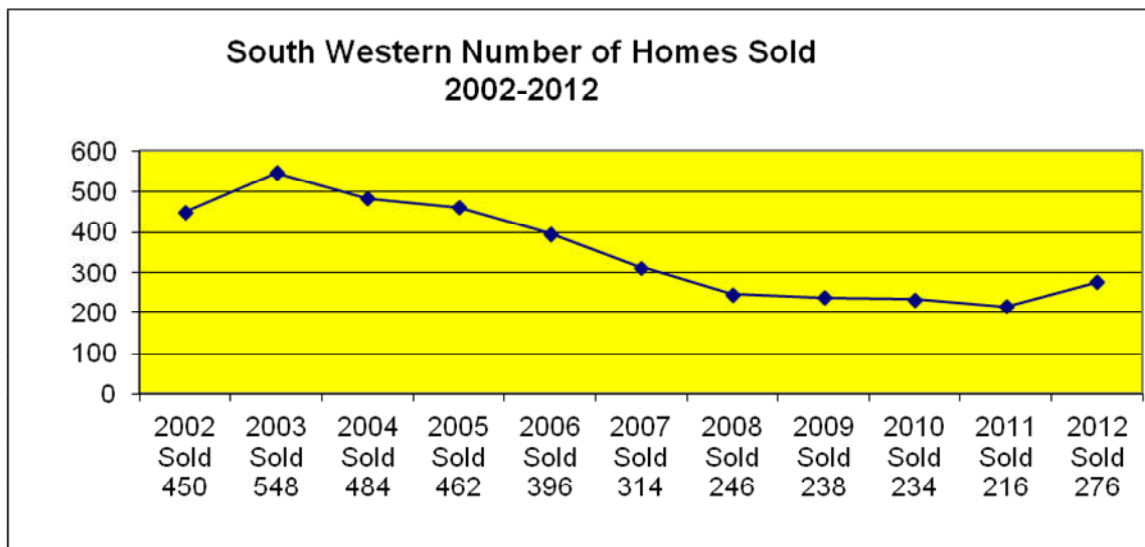
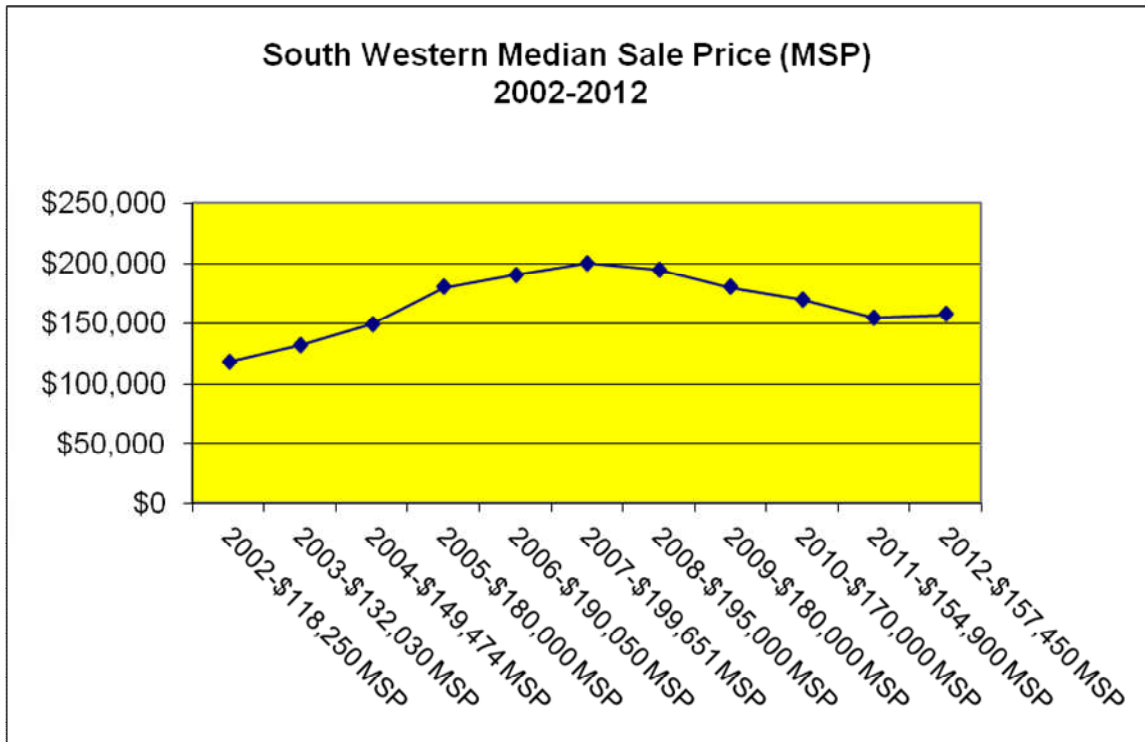
The charts below reflect the average days on market in each price range and the number of units sold in each price range.



## South Western School District

In the South Western School District there were 276 homes sold in 2012 for a total dollar volume of \$47,178,821. The number of homes sold in 2012 increased by 28% from 2011.

The median home sale price was \$157,450 in 2012. This home sale price reflects a 2% increase compared to 2011 sales, a 21% decrease over 5 years and a 33% increase over 10 years.

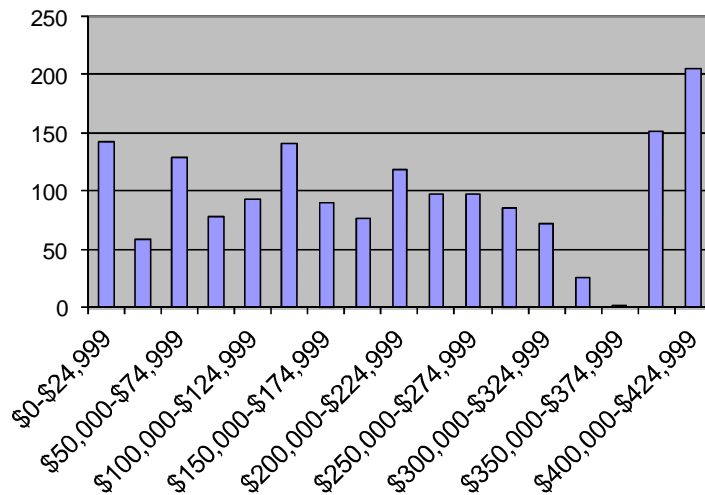


# South Western School District

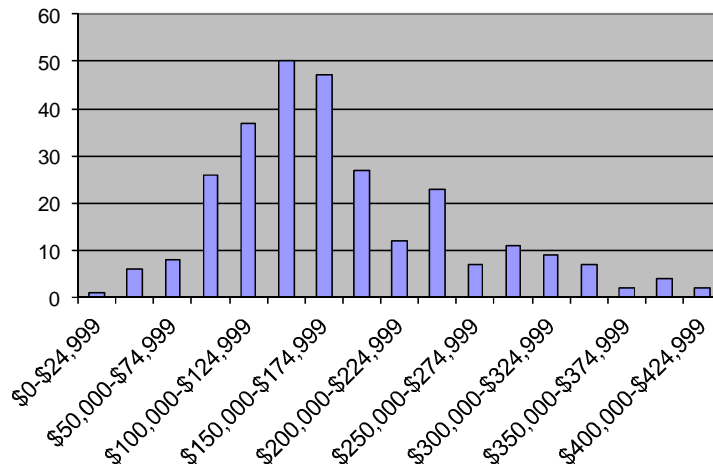
Type	No. Sold	Median Price	Average Days on Market
Detached	230	\$ 165,000	94
Semi-Detached	22	\$ 114,750	107
Attached	10	\$ 128,250	205
Condo/Townhouse	12	\$ 127,900	94
Mobile Home w/ Land	2	\$ 39,250	68
<b>Grand Total</b>	<b>276</b>	<b>\$ 157,450</b>	<b>99</b>

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 2012**



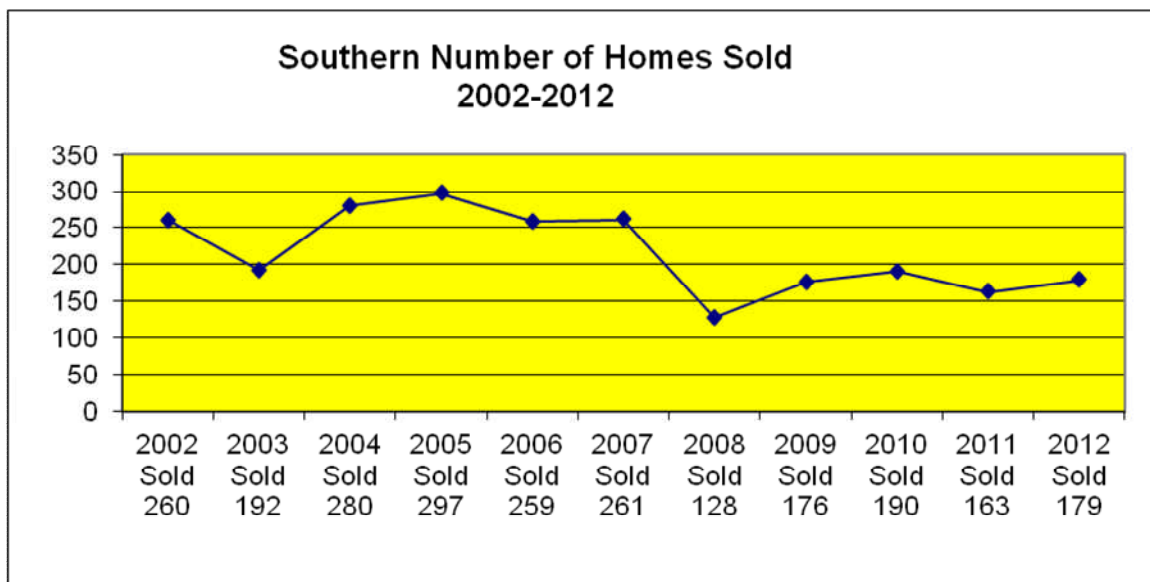
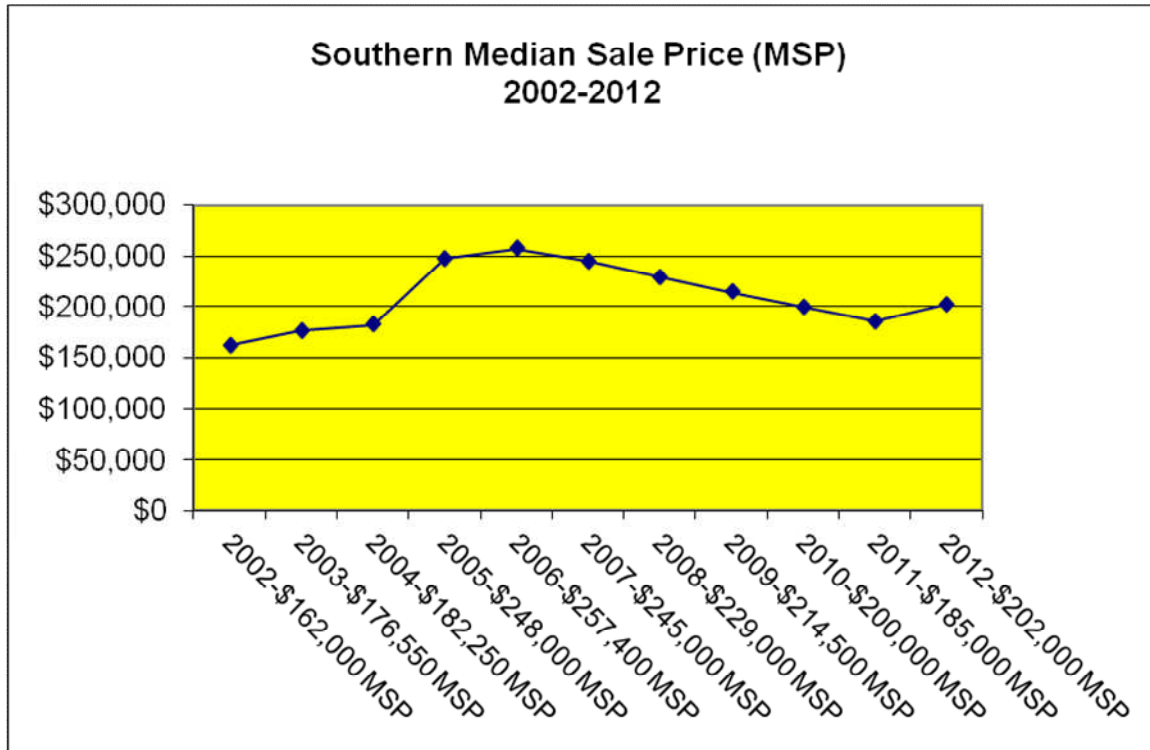
**South Western: Number of Homes Sold 2012**



## Southern York County School District

In the Southern York County School District there were 179 homes sold in 2012 for a total dollar volume of \$37,323,520. The number of homes sold in 2012 increased by 10% from 2011.

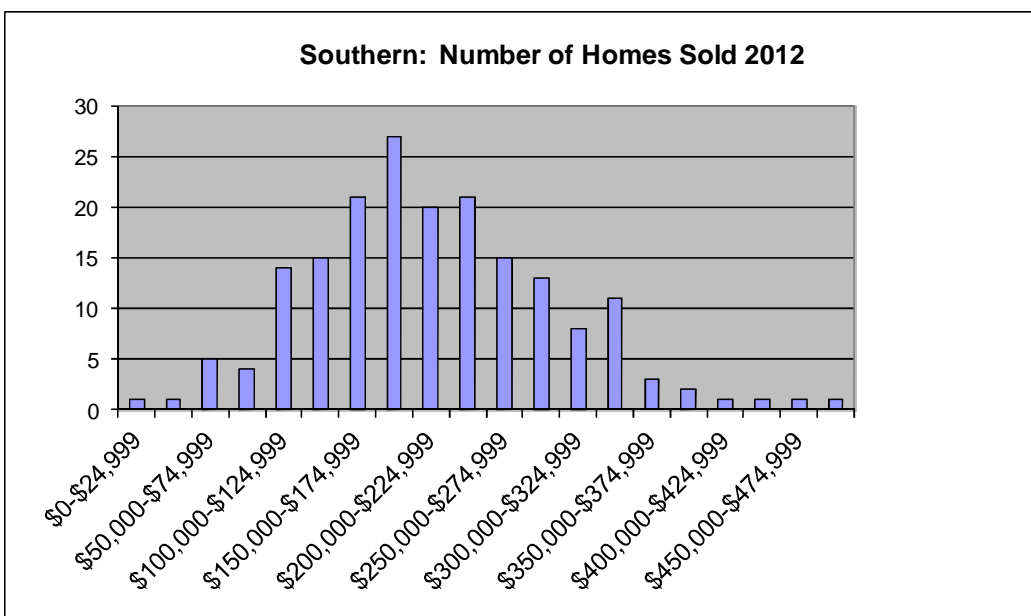
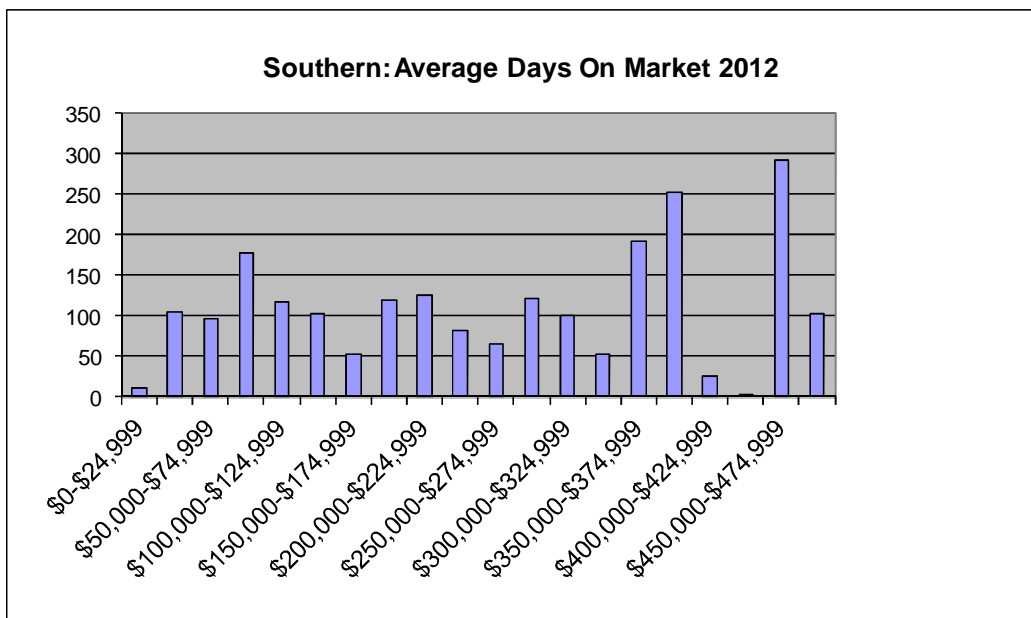
The median home sale price was \$202,000 in 2012. This home sale price reflects a 9% increase compared to 2011 sales, an 18% decrease over 5 years and a 25% increase over 10 years.



# Southern York County School District

Type	No. Sold	Median Price	Average Days on Market
Detached	153	\$ 215,000	93
Semi-Detached	3	\$ 179,000	63
Attached	10	\$ 185,386	127
Condo/Townhouse	13	\$ 182,500	167
Mobile Home w/ Land			
<b>Grand Total</b>	<b>179</b>	<b>\$ 202,000</b>	<b>100</b>

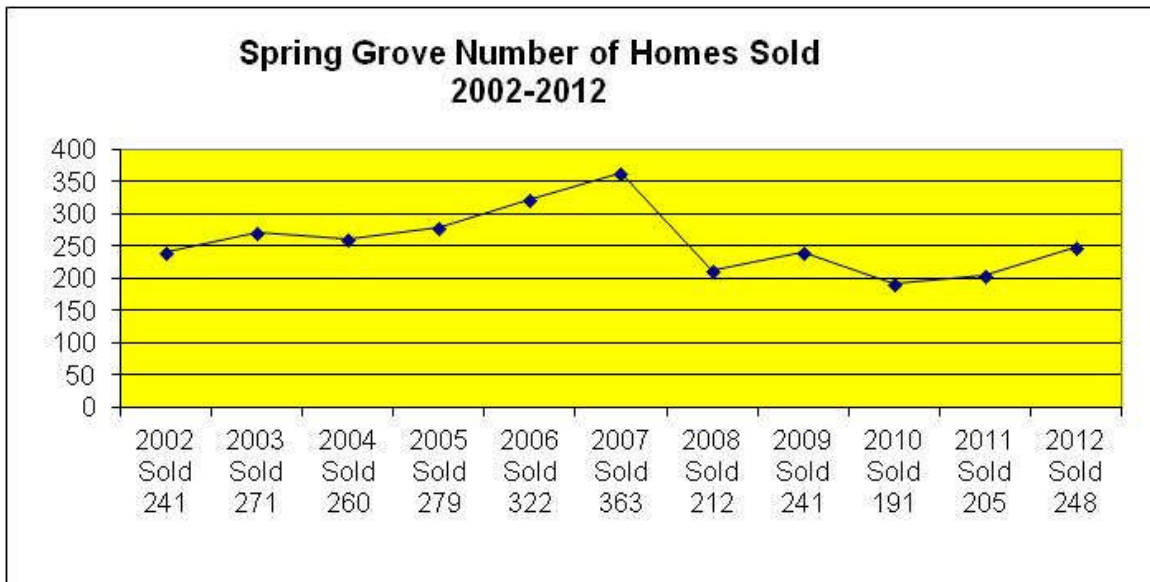
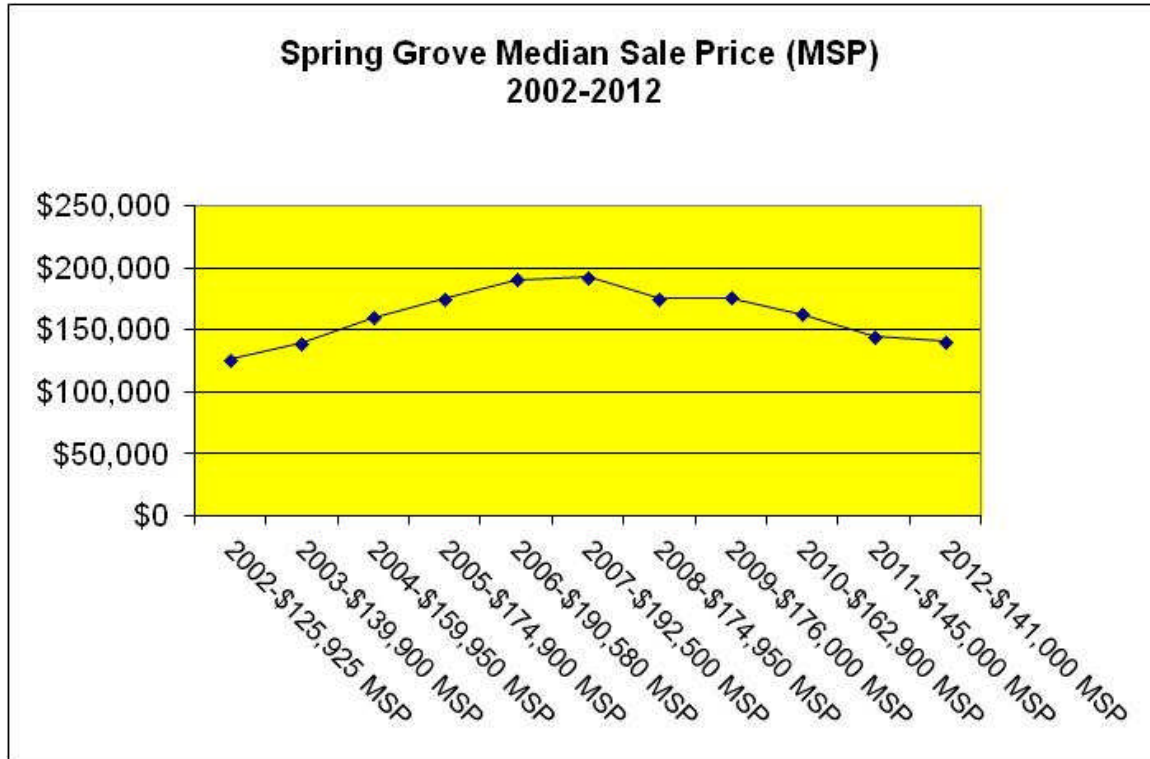
The charts below reflect the average days on market in each price range and the number of units sold in each price range.



## Spring Grove School District

In the Spring Grove School District there were 248 homes sold in 2012 for a total dollar volume of \$36,730,536. The number of homes sold in 2012 increased by 21% from 2011.

The median home sale price was \$141,000 in 2012. This home sale price reflects a 3% decrease compared to 2011 sales, a 27% decrease over 5 years and a 12% increase over 10 years.



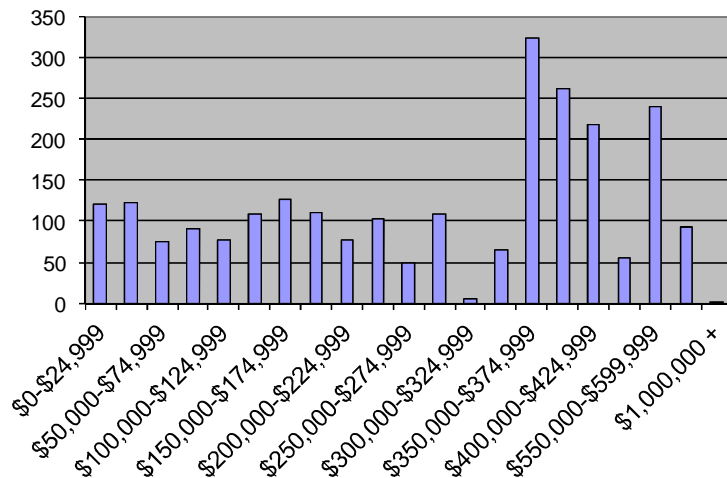


# Spring Grove School District

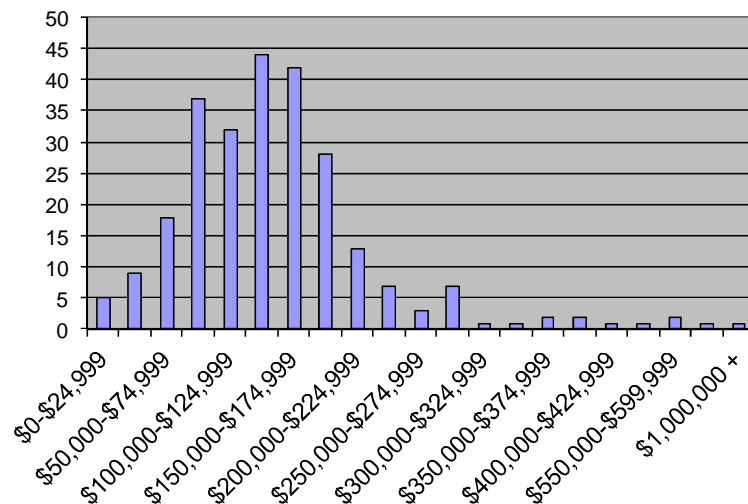
Type	No. Sold	Median Price	Average Days on Market
Detached	181	\$ 149,900	101
Semi-Detached	10	\$ 112,750	42
Attached	4	\$ 106,500	24
Condo/Townhouse	50	\$ 130,550	135
Mobile Home w/ Land	3	\$ 47,500	58
<b>Grand Total</b>	<b>248</b>	<b>\$141,000</b>	<b>104</b>

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: Average Days On Market 2012**



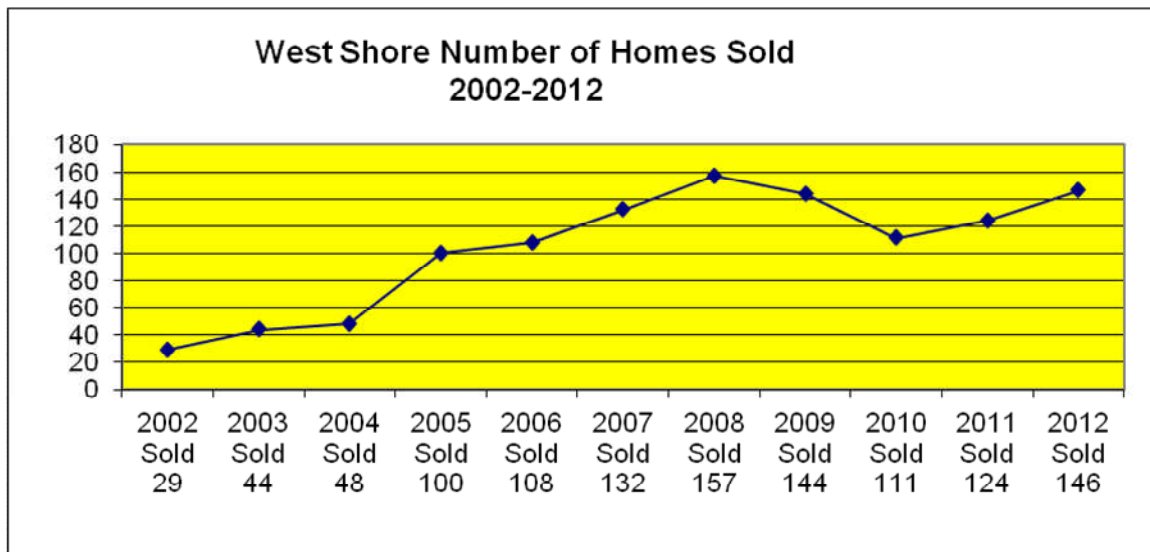
**Spring Grove: Number of Homes Sold 2012**



## West Shore School District

In the West Shore School District there were 146 homes sold in 2012 for a total dollar volume of \$25,650,358. The number of homes sold in 2012 increased by 18% from 2011. The median home sale price was \$159,950 in 2012. This home sale price reflects a 3% decrease compared to 2011 sales, a 15% decrease over 5 years and a 49% increase over 10 years.\*

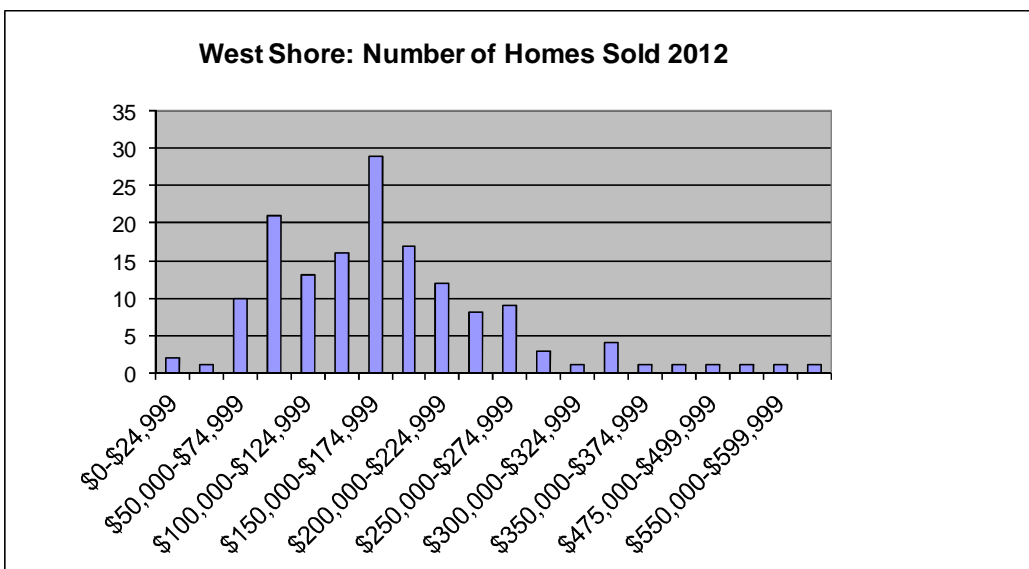
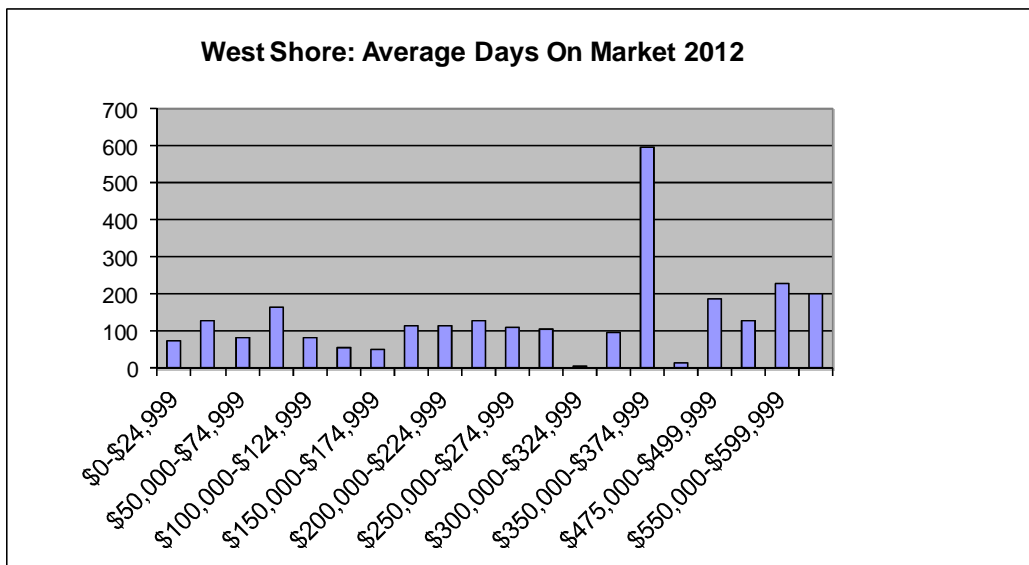
*\*West Shore School District is covered by two MLS systems and this is the information reported from the RAYAC MLS system.*



# West Shore School District

Type	No. Sold	Median Price	Average Days on Market
Detached	112	\$ 169,950	96
Semi-Detached	4	\$ 115,000	144
Attached	22	\$ 117,000	143
Condo/Townhouse	8	\$ 122,900	55
Mobile Home w/ Land			
<b>Grand Total</b>	<b>146</b>	<b>\$ 159,950</b>	<b>103</b>

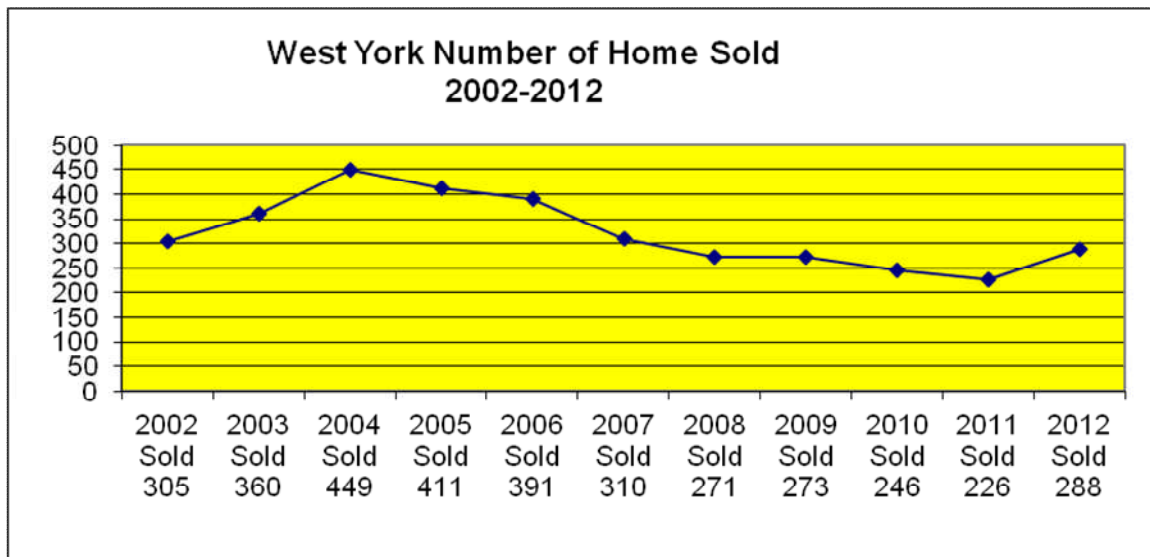
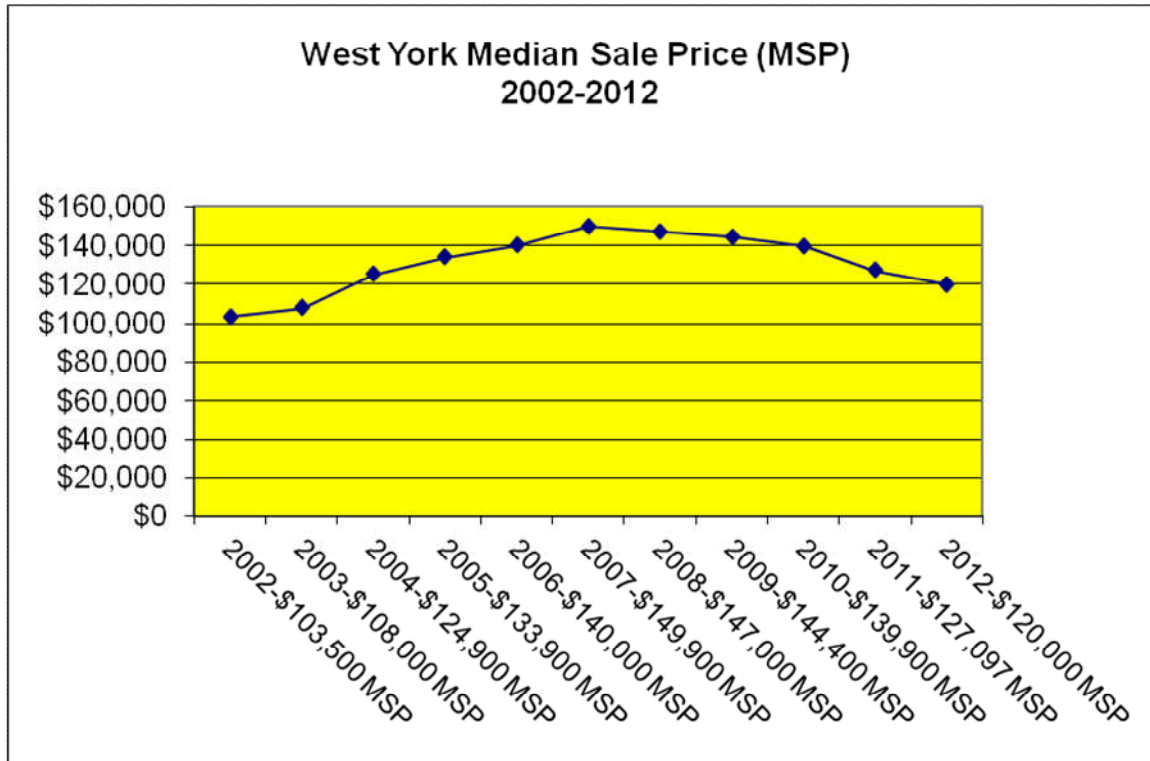
The charts below reflect the average days on market in each price range and the number of units sold in each price range.



## West York Area School District

In the West York Area School District there were 288 homes sold in 2012 for a total dollar volume of \$38,467,595. The number of homes sold in 2012 increased by 27% from 2011.

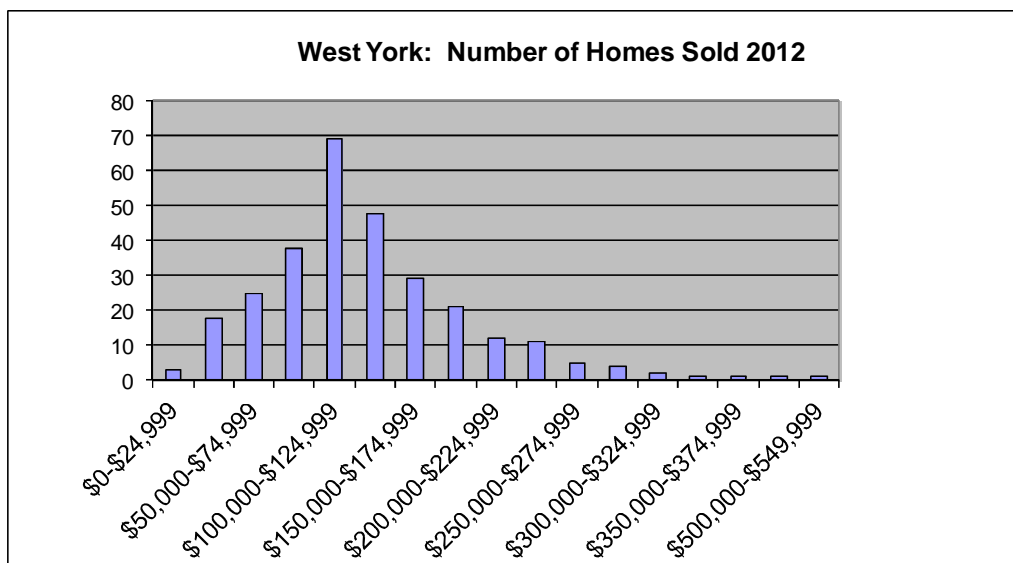
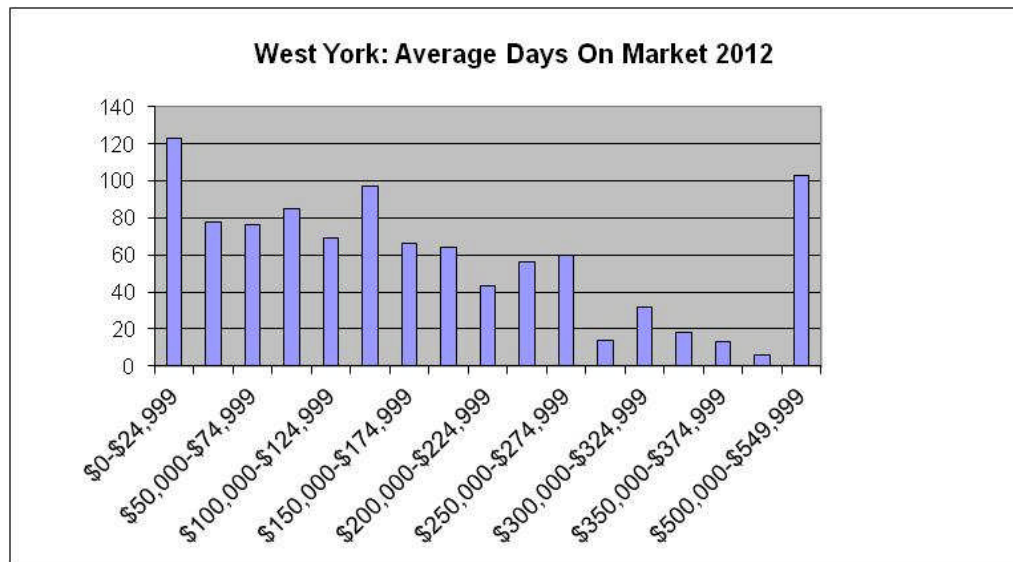
The median home sale price was \$120,000 in 2012. This home sale price reflects a 6% decrease compared to 2011 sales, a 20% decrease over 5 years and a 16% increase over 10 years.



# West York Area School District

Type	No. Sold	Median Price	Average Days on Market
Detached	199	\$ 139,900	67
Semi-Detached	31	\$ 79,900	88
Attached	12	\$ 59,450	58
Condo/Townhouse	46	\$ 115,000	101
Mobile Home w/ Land			
<b>Grand Total</b>	<b>288</b>	<b>\$ 120,000</b>	<b>74</b>

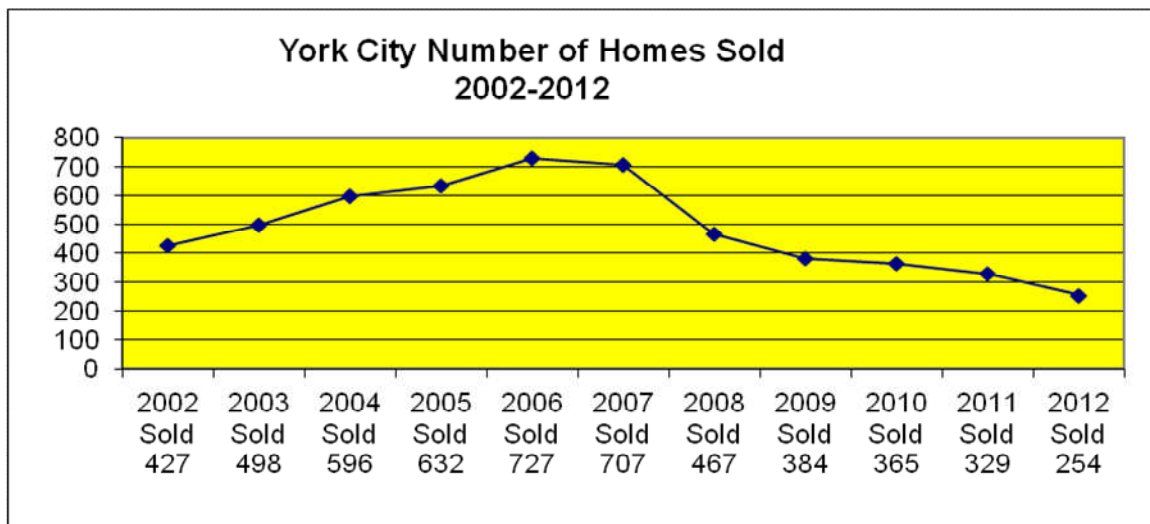
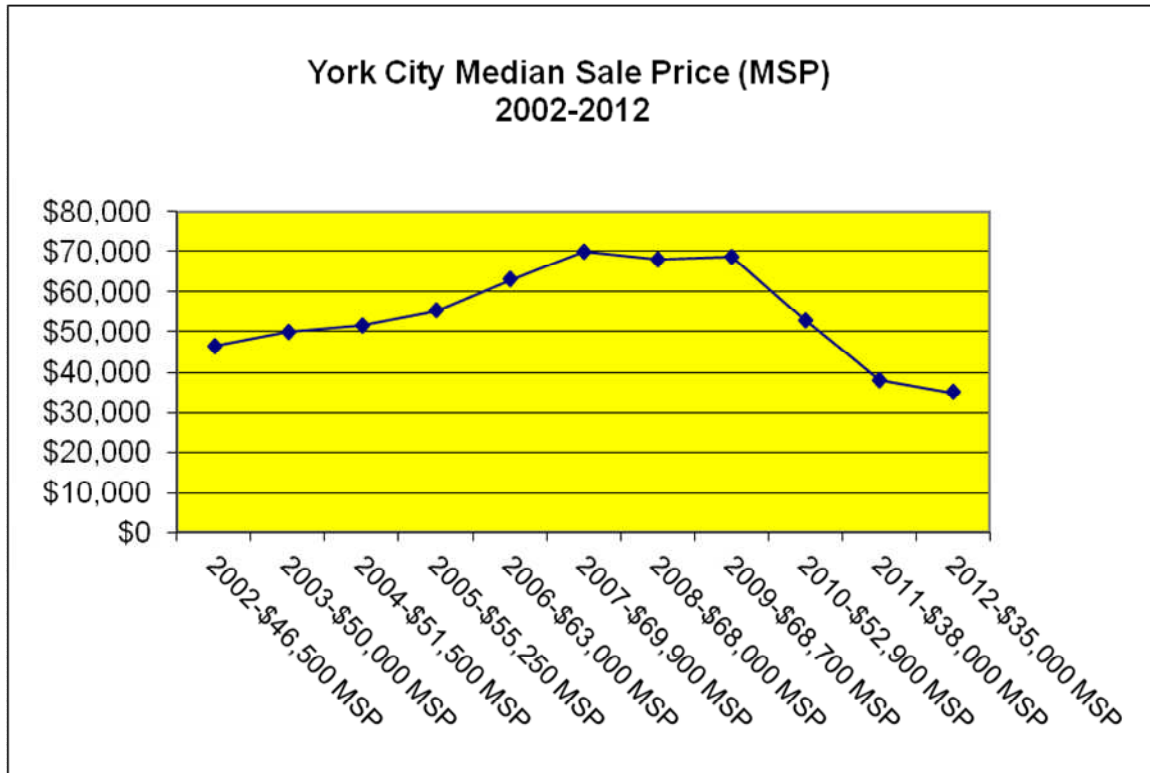
The charts below reflect the average days on market in each price range and the number of units sold in each price range.



## York City School District

In the York City School District there were 254 homes sold in 2012 for a total dollar volume of \$11,776,056. The number of homes sold in 2012 decreased by 23% from 2011.

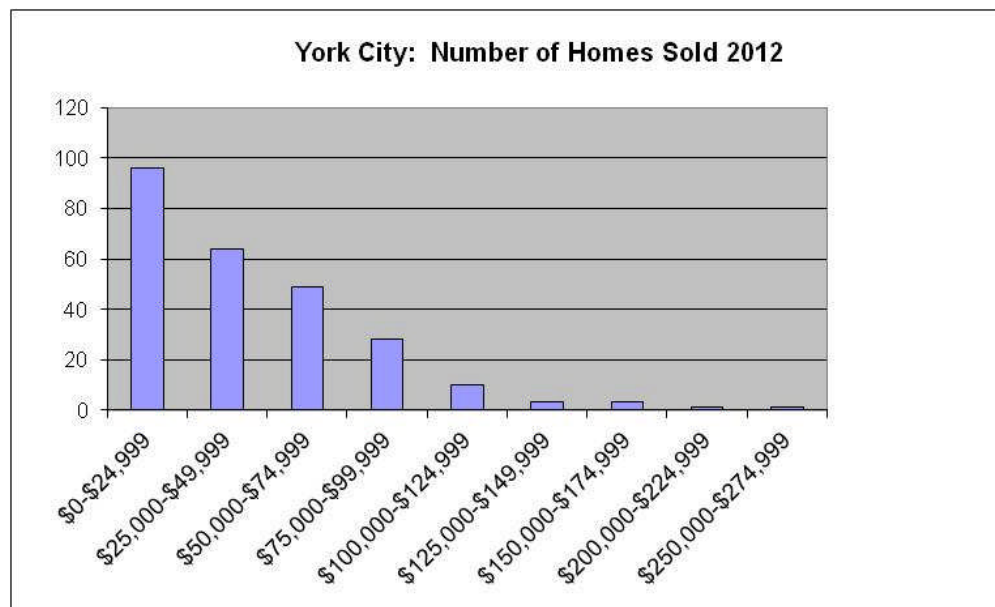
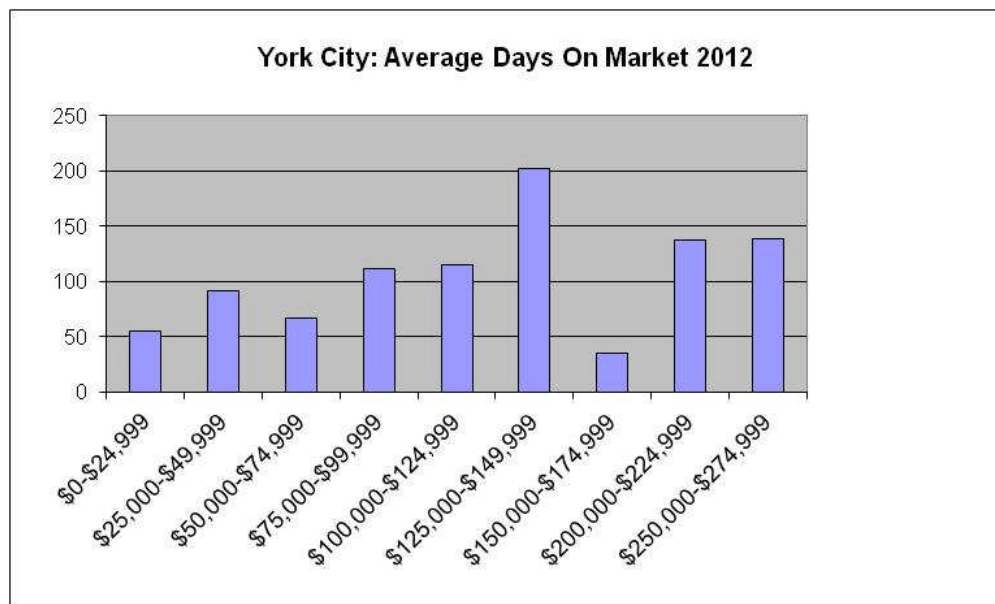
The median home sale price was \$35,000 in 2012. This home sale price reflects an 8% decrease compared to 2011 sales, a 50% decrease over 5 years and a 25% decrease over 10 years.



# York City School District

Type	No. Sold	Median Price	Average Days on Market
Detached	84	\$ 62,650	91
Semi-Detached	94	\$ 25,350	71
Attached	66	\$ 19,636	73
Condo/Townhouse	10	\$ 50,500	55
Mobile Home w/ Land			
<b>Grand Total</b>	<b>254</b>	<b>\$ 35,000</b>	<b>78</b>

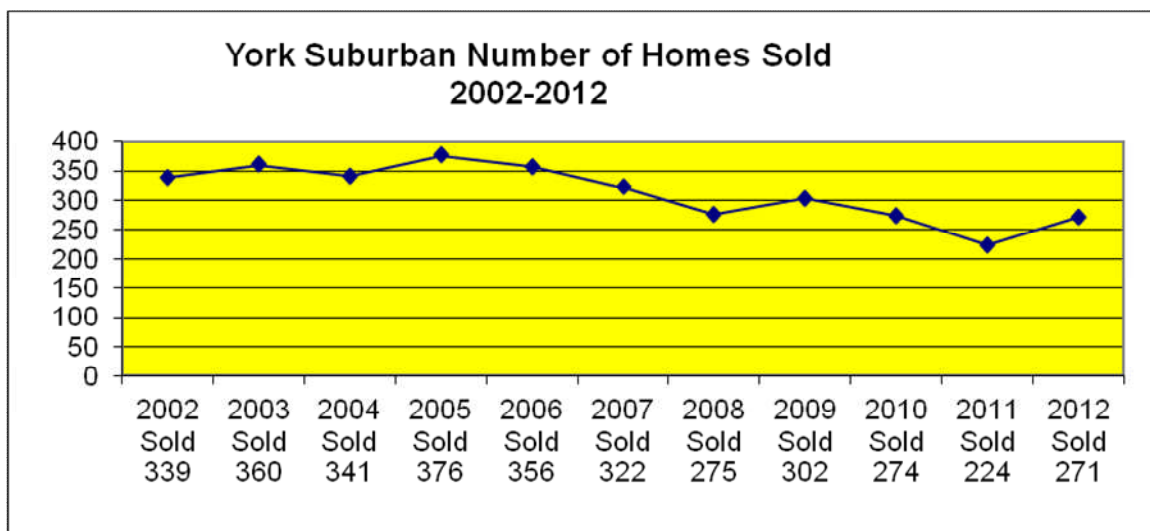
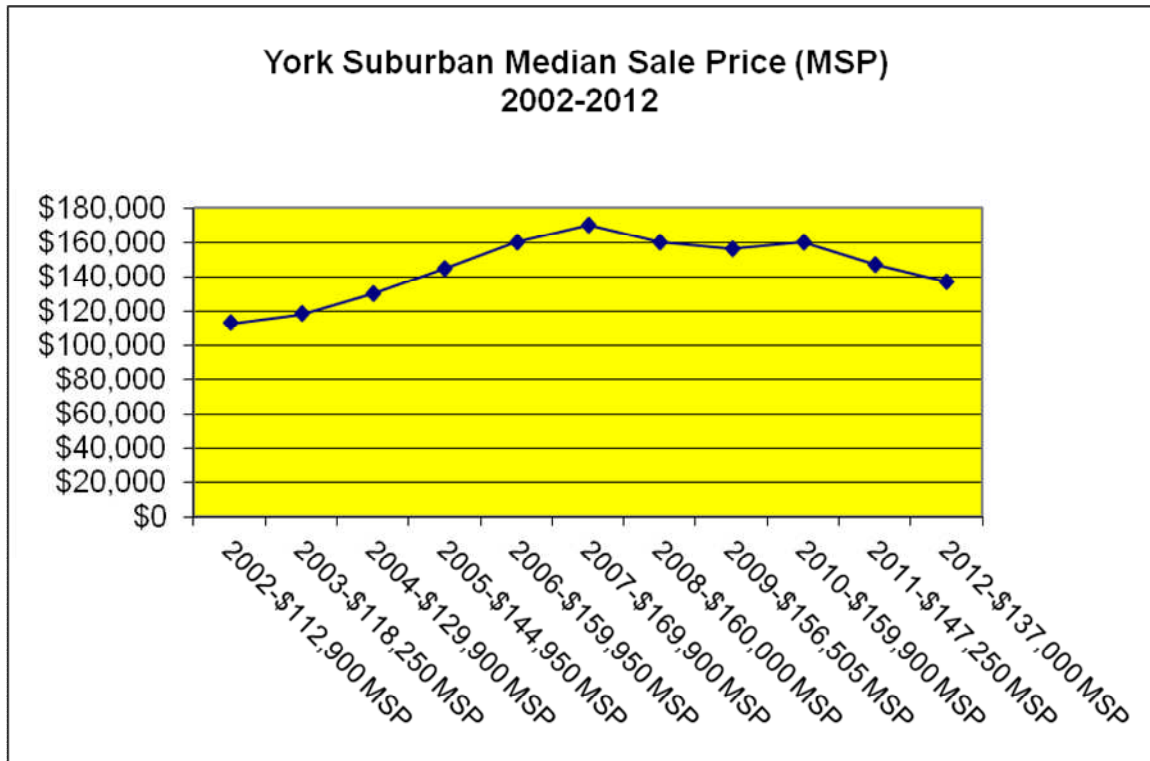
The charts below reflect the average days on market in each price range and the number of units sold in each price range.



## York Suburban School District

In the York Suburban School District there were 271 homes sold in 2012 for a total dollar volume of \$46,576,173. The number of homes sold in 2012 increased by 21% from 2011.

The median home sale price was \$137,000 in 2012. This home sale price reflects a 7% decrease compared to 2011 sales, a 19% decrease over 5 years and a 21% increase over 10 years.



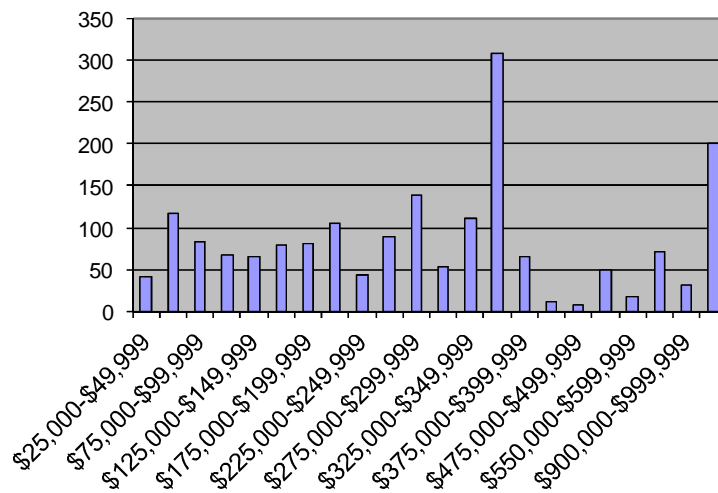


## York Suburban School District

Type	No. Sold	Median Price	Average Days on Market
Detached	204	\$ 150,500	78
Semi-Detached	26	\$ 99,450	88
Attached	5	\$ 87,400	58
Condo/Townhouse	36	\$ 136,000	84
Mobile Home w/ Land			
<b>Grand Total</b>	<b>271</b>	<b>\$ 137,000</b>	<b>79</b>

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 2012**



**York Suburban: Number of Homes Sold 2012**

