

2013

York County

Real Estate Market Report

Prepared by:



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2013 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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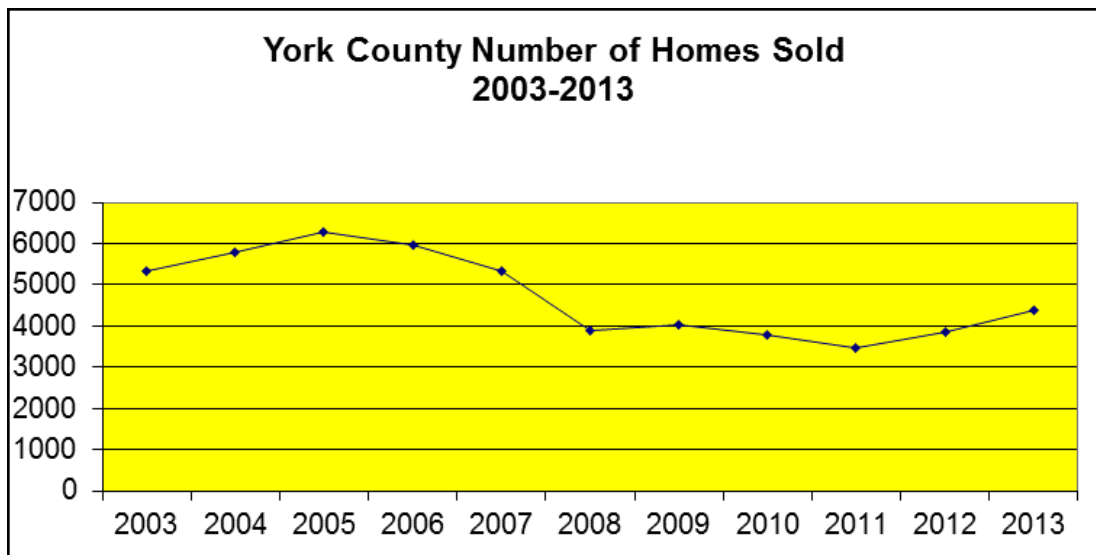
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York County Housing Market: Number of Homes Sold

REALTORS in 2013 sold 4,399 homes in York County for a total dollar volume of \$715,609,030. This reflects a 14% increase in the number of homes sold compared to 2012. The total dollar volume reflected a 19% increase compared to 2012 sales.

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

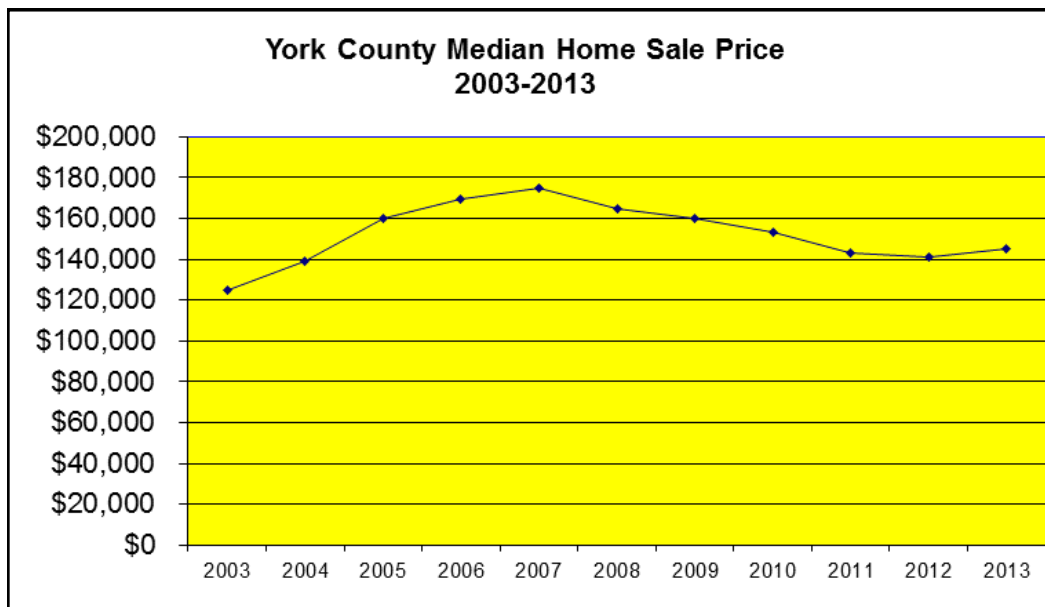
<u>School District</u>	<u>2013 Sold</u>	<u>2012 Sold</u>	<u>2008 Sold</u>	<u>2003 Sold</u>	<u>% Change from 2012 to 2013</u>	<u>% Change over 5 years</u>	<u>% Change over 10 years</u>
Central	478	427	401	656	12%	19%	-27%
Dallastown	443	405	403	624	9%	10%	-29%
Dover	271	239	265	341	13%	2%	-21%
Eastern	187	136	130	190	38%	44%	-2%
Hanover	166	126	153	229	32%	8%	-28%
Northeastern	257	258	255	281	0%	1%	-9%
Northern	107	112	84	24	-4%	27%	346%
Red Lion	422	315	303	462	34%	39%	-9%
South Eastern	205	168	136	248	22%	51%	-17%
South Western	308	276	246	548	12%	25%	-44%
Southern	219	179	128	192	22%	71%	14%
Spring Grove	277	248	212	271	12%	31%	2%
West Shore	168	146	157	44	15%	7%	282%
West York	295	288	271	360	2%	9%	-18%
York City	317	254	467	498	25%	-32%	-36%
York Suburban	279	271	275	360	3%	1%	-23%
Total York County	4399	3848	3886	5328	14%	13%	-17%



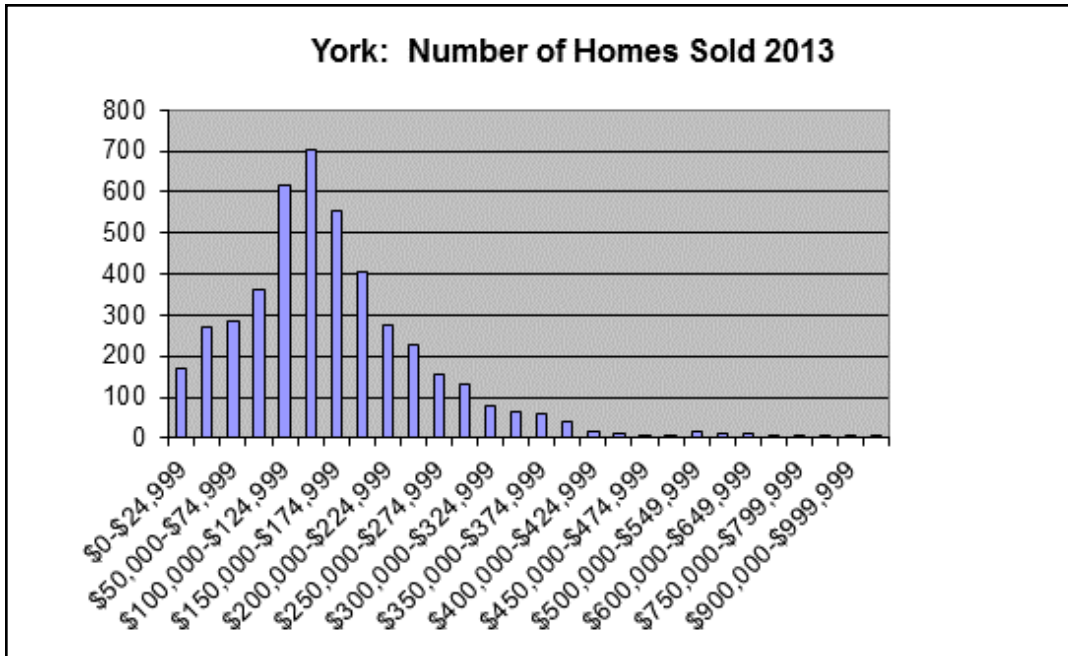
York County Housing Market: Median Home Sale Price

In York County the median home sale price increased by 3% compared to 2012 sales to \$145,000. The median sold price in York County decreased 12% in five years and increased 16% over the past 10 years.

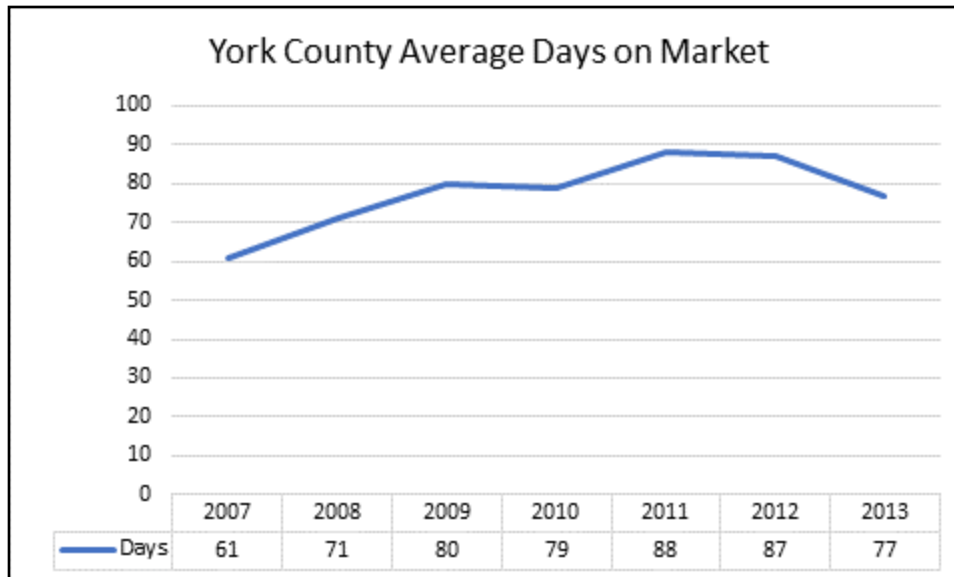
<u>School District</u>	<u>2013 Median Sale Price</u>	<u>2012 Median Sale Price</u>	<u>2008 Median Sale Price</u>	<u>2003 Median Sale Price</u>	<u>% Change from 2012 to 2013</u>	<u>% Change over 5 years</u>	<u>% Change over 10 years</u>
Central	\$150,000	\$156,500	\$185,000	\$137,900	-4%	-19%	9%
Dallastown	\$150,000	\$150,500	\$190,000	\$140,115	0%	-21%	7%
Dover	\$145,000	\$144,900	\$164,000	\$114,000	0%	-12%	27%
Eastern	\$120,000	\$126,075	\$148,750	\$105,050	-5%	-19%	14%
Hanover	\$125,000	\$115,050	\$148,000	\$112,000	9%	-16%	12%
Northeastern	\$149,900	\$141,000	\$169,900	\$123,500	6%	-12%	21%
Northern	\$210,000	\$205,000	\$188,000	\$97,500	2%	12%	115%
Red Lion	\$145,000	\$133,700	\$170,000	\$132,000	8%	-15%	10%
South Eastern	\$182,900	\$179,950	\$213,750	\$154,900	2%	-14%	18%
South Western	\$164,900	\$157,450	\$195,000	\$132,030	5%	-15%	25%
Southern	\$200,000	\$202,000	\$229,000	\$176,550	-1%	-13%	13%
Spring Grove	\$155,000	\$141,000	\$174,950	\$139,900	10%	-11%	11%
West Shore	\$167,200	\$159,950	\$168,900	\$130,450	5%	-1%	28%
West York	\$125,000	\$120,000	\$147,000	\$108,000	4%	-15%	16%
York City	\$30,161	\$35,000	\$68,000	\$50,000	-14%	-56%	-40%
York Suburban	\$140,000	\$137,000	\$160,000	\$118,250	2%	-13%	18%
Total York County	\$145,000	\$141,107	\$164,900	\$124,900	3%	-12%	16%



York County Housing Market By Price Range



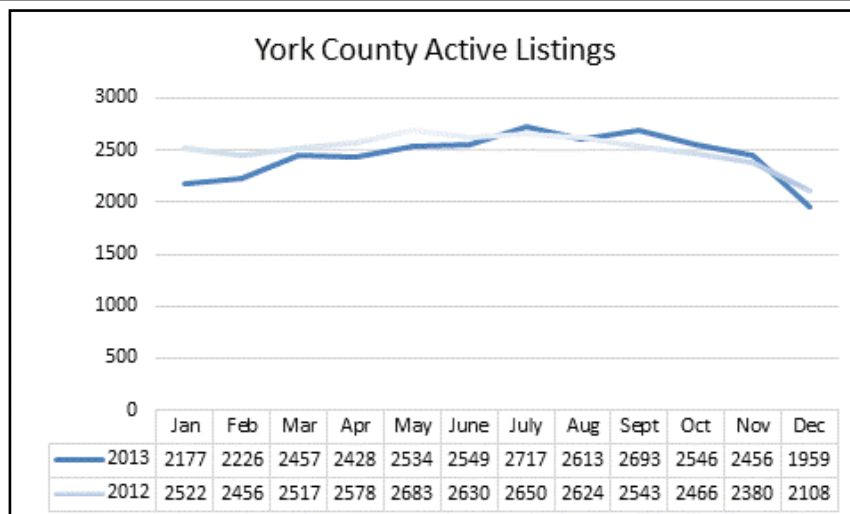
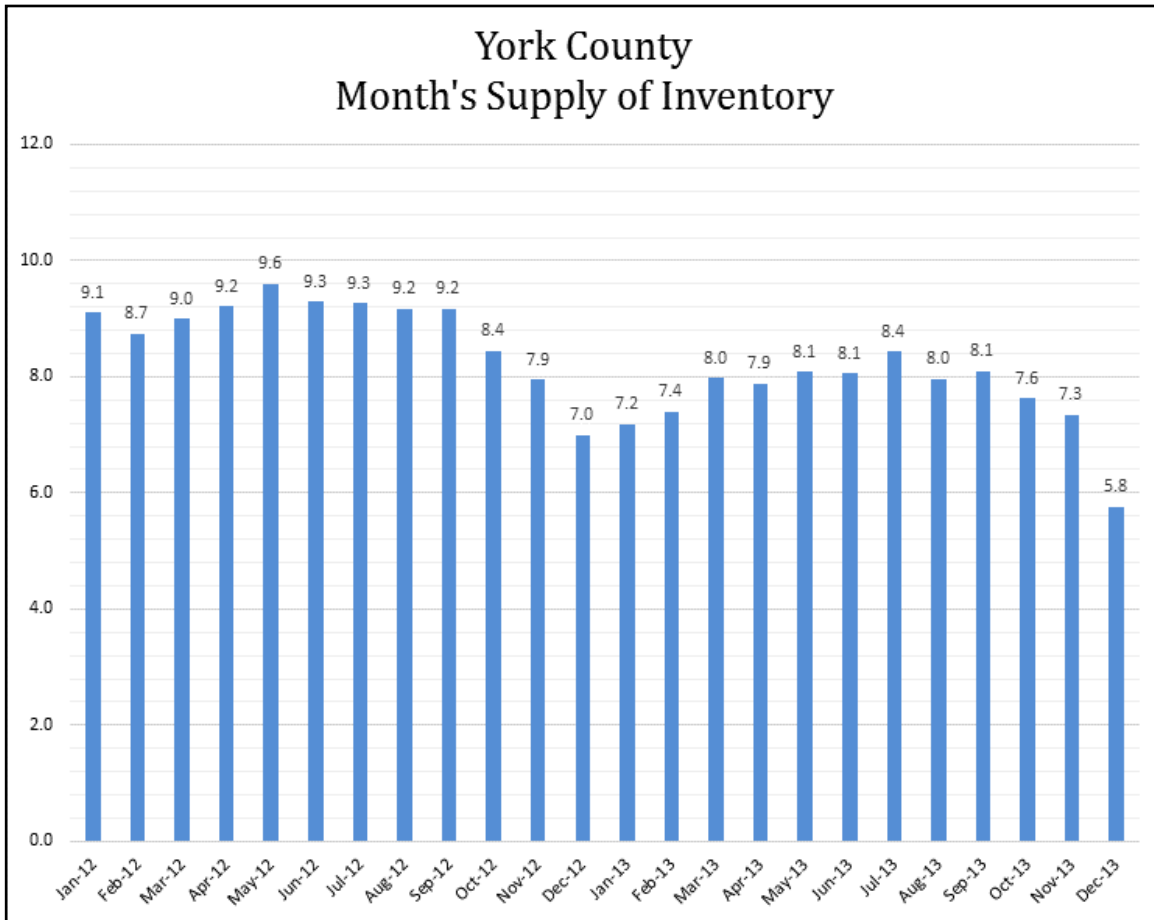
In 2013, 24% of the homes sold in York County were priced under \$100,000, 51% of the homes sold were priced between \$100,00-\$199,999, 18% of the homes sold were priced between \$200,000-\$299,999 and 7% of the homes sold were priced over \$300,000.



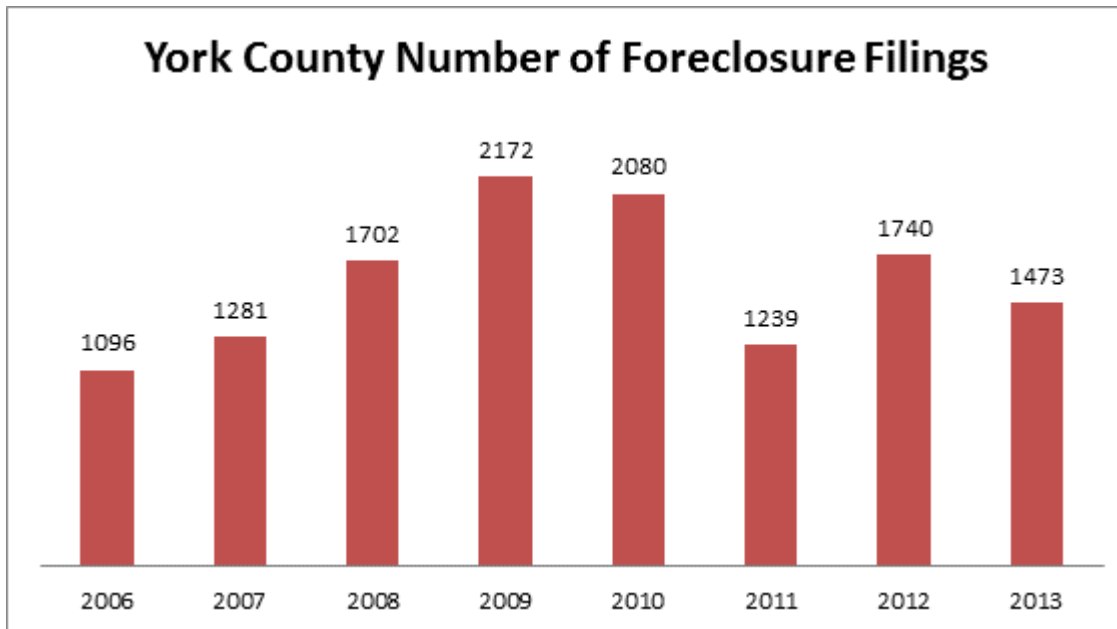
The average days on market for York County in 2013 was 77 days in 2013. This reflects an 11% decrease on average days on market over 2012 sales.

York County: Month's Supply of Inventory

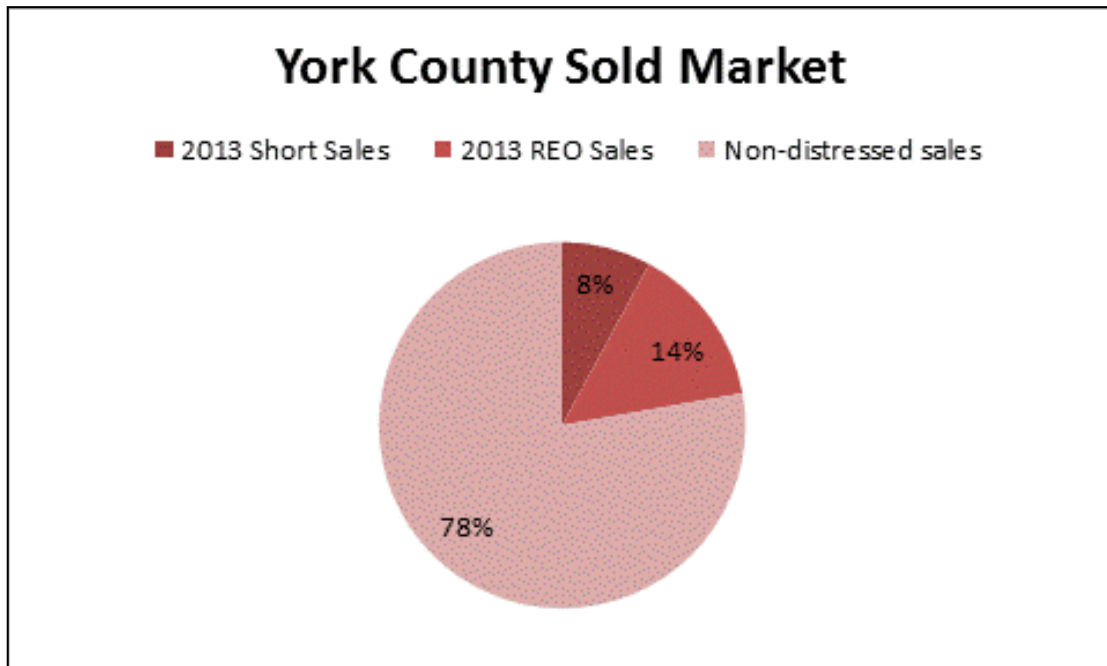
The month's supply of inventory indicates how many months it would take for all the current homes for sale on the market to sell, given a monthly sales volume. Six month's supply of inventory is considered a balanced market. The greater the number means there are more sellers than buyers in the market.



York County: Foreclosure Filings



Source: Prothonotary of York County



A short sale is when the proceeds from a sale of real estate falls short from paying the balance of the liens on the property but the lien holder agrees to release the lien and accept less than the amount owed on the debt. A REO Sale is a Real Estate Owned Sale which is a class of property typically owned by a bank or government entity as a result of a foreclosure on a property.

York County: New Construction

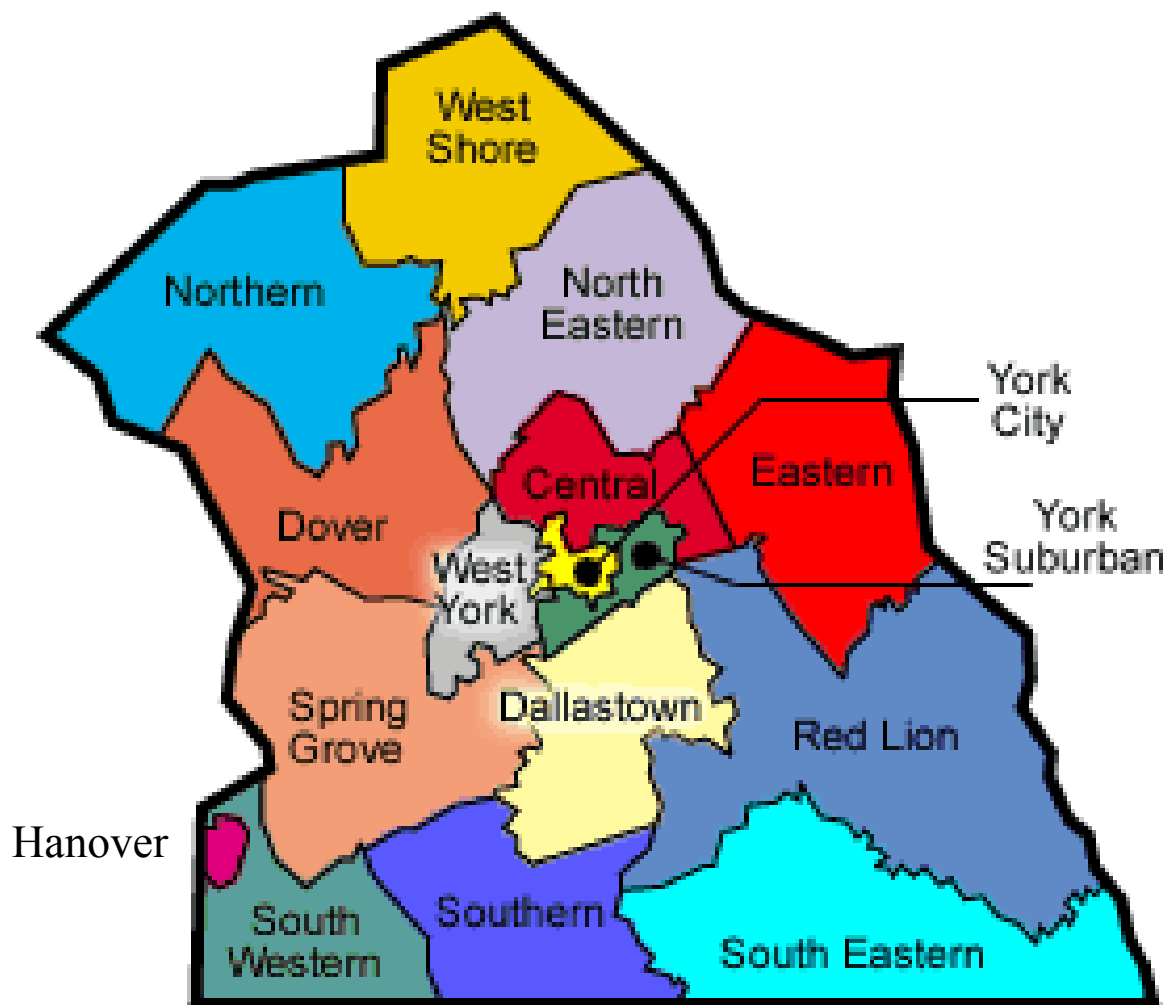
The RAYAC Multi-List System only captures a part of the new home construction market which involved a REALTOR®.

New Construction Single Family Detached Homes			
Year	Median Sold Price	Median Finished Square Ft	\$/Square Ft
2013	\$ 232,676	2190	\$ 115.39
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

New Construction Townhouse/Condo Homes			
Year	Median Sold Price	Median Finished Square Ft	\$/Square Ft
2013	\$ 162,352	1501	\$ 108
2012	\$ 159,900	1586	\$ 101
2011	\$ 147,900	1496	\$ 99
2010	\$ 149,900	1592	\$ 94
2009	\$ 146,950	1618	\$ 91
2008	\$ 206,500	1225	\$ 169

York County Number of New Home Sales By School District						
	2013	2012	2011	2010	2009	2008
Central	16	19	21	48	50	35
Dallastown	10	10	21	43	43	40
Dover	23	22	18	46	35	58
Eastern	1	5	8	5	4	2
Hanover	2	1	4	0	1	3
Northeastern	29	40	16	42	68	47
Northern	11	8	5	6	10	8
Red Lion	5	6	14	20	22	11
South Eastern	1	1	1	3	3	7
South Western	25	23	14	21	21	22
Southern	9	8	2	2	6	6
Spring Grove	32	25	27	35	63	54
West Shore	6	10	9	10	8	11
West York	1	0	0	12	15	18
York City	1	1	0	0	0	0
York Suburban	1	0	0	4	19	2
Total York County	173	179	160	298	368	324

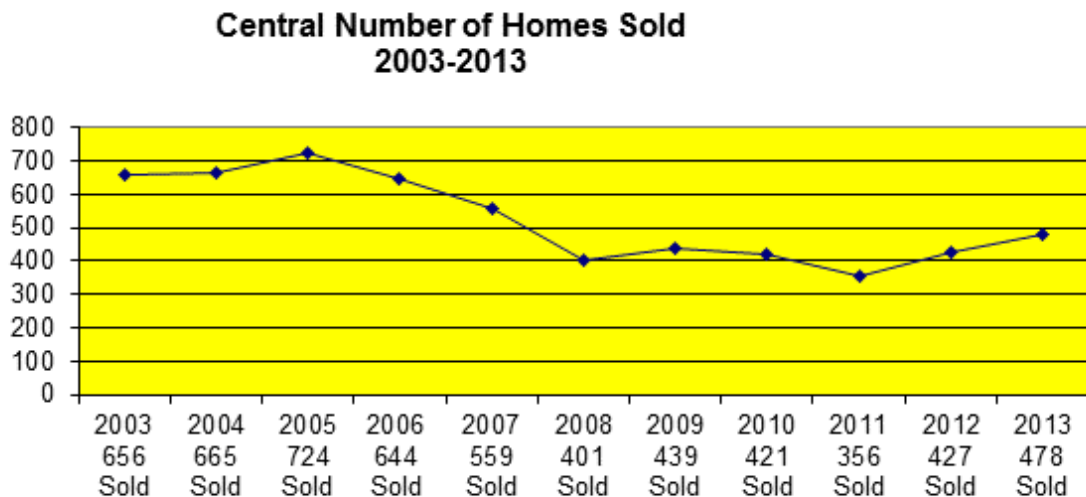
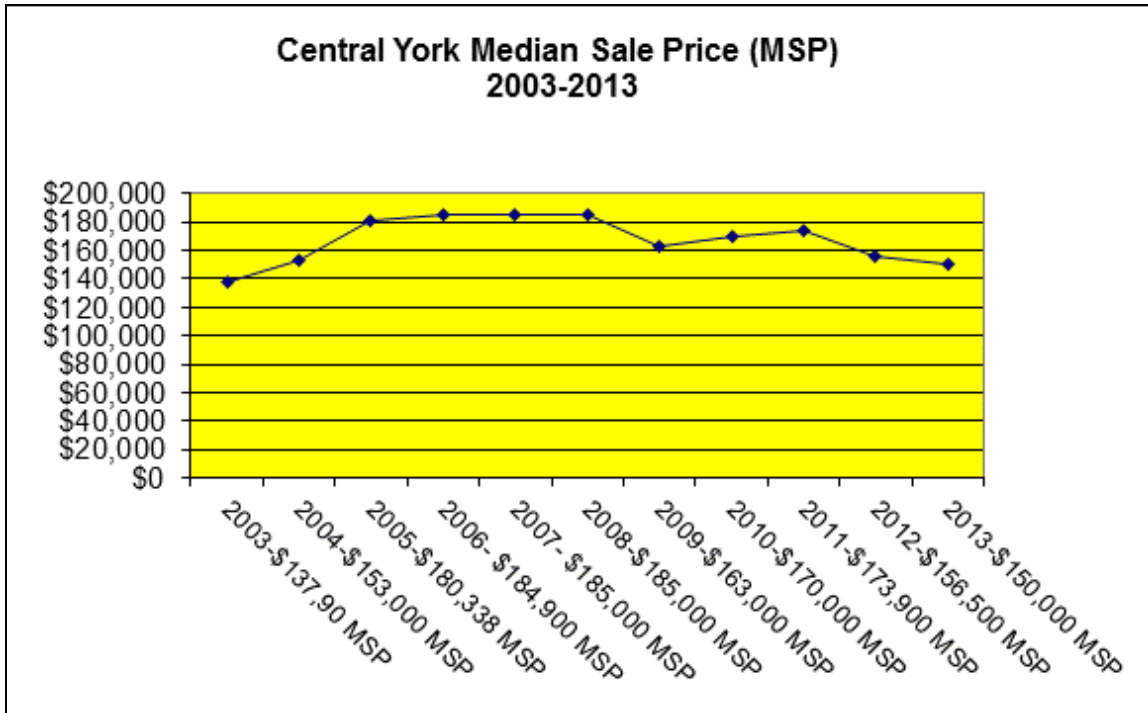
Real Estate Activity By School District



Central York School District

In the Central York School District there were 478 homes sold in 2013 for a total dollar volume of \$91,054,071. The number of homes sold in 2013 increased by 12% from 2012.

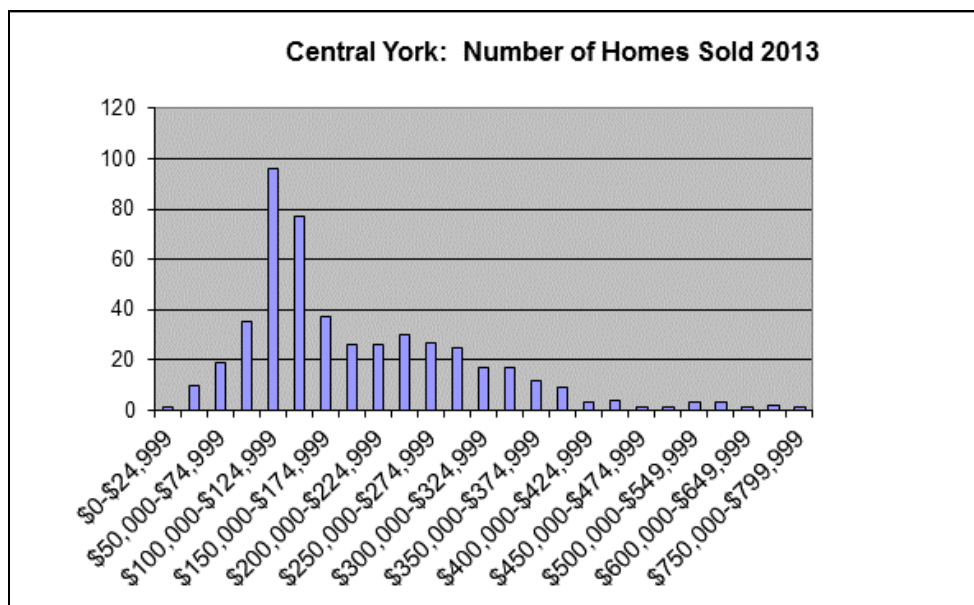
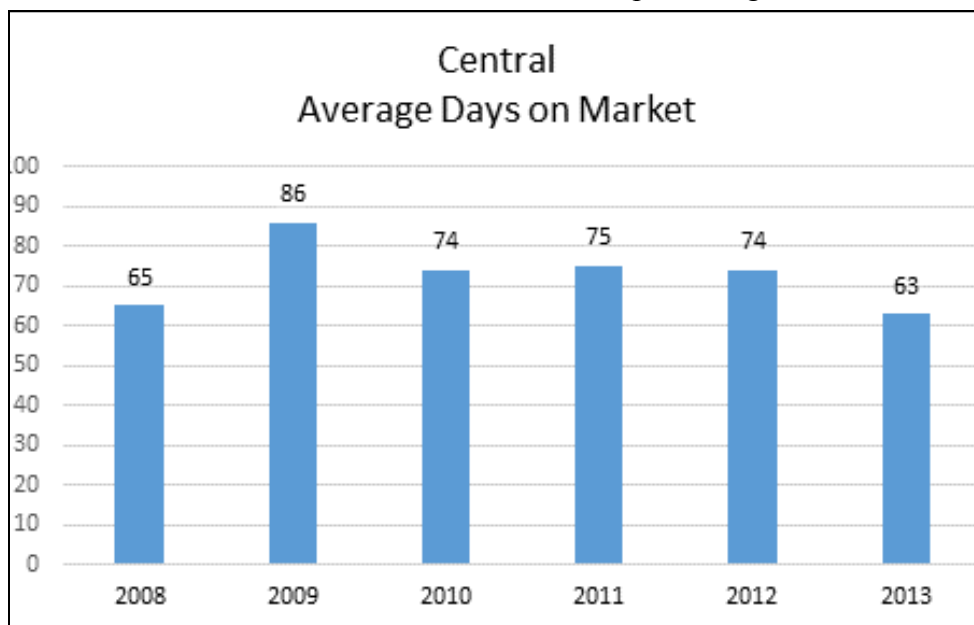
The median home sale price was \$150,000 in 2013. This home sale price reflects a 4% decrease compared to 2012 sales, a 19% decrease over 5 years, and a 9% increase over 10 years.



Central York School District

Type	No. Sold	Median Price	Average Days on Market
Detached	360	\$ 196,000	61
Semi-Detached	20	\$ 110,950	81
Attached	48	\$ 109,900	64
Condo/Townhouse	50	\$ 121,850	67
Mobile Home w/ Land			
Grand Total	478	\$ 150,000	63

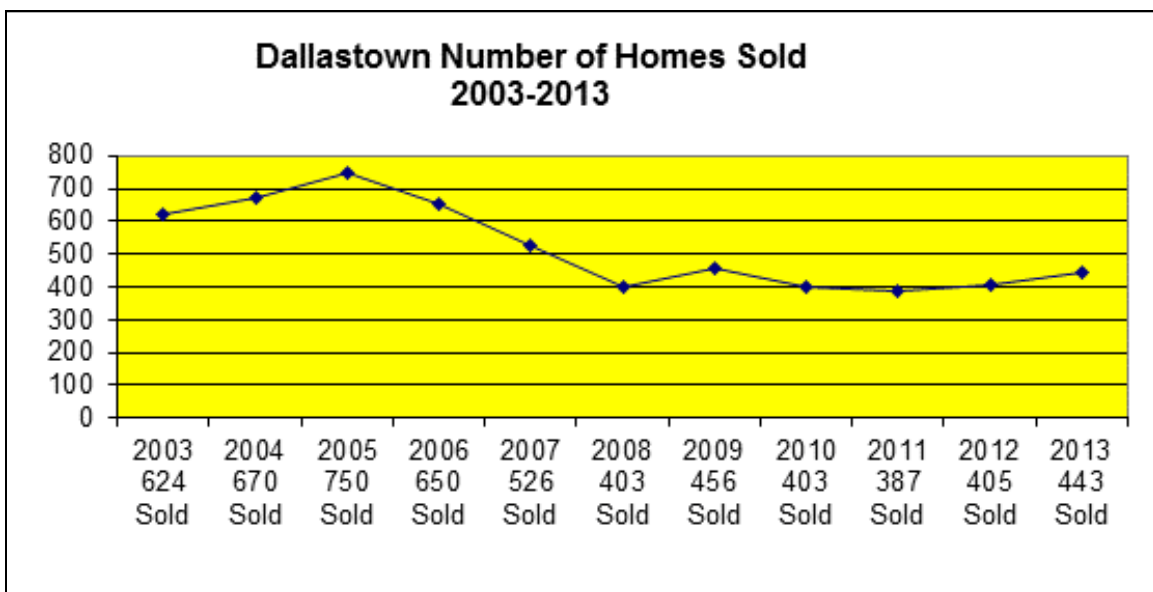
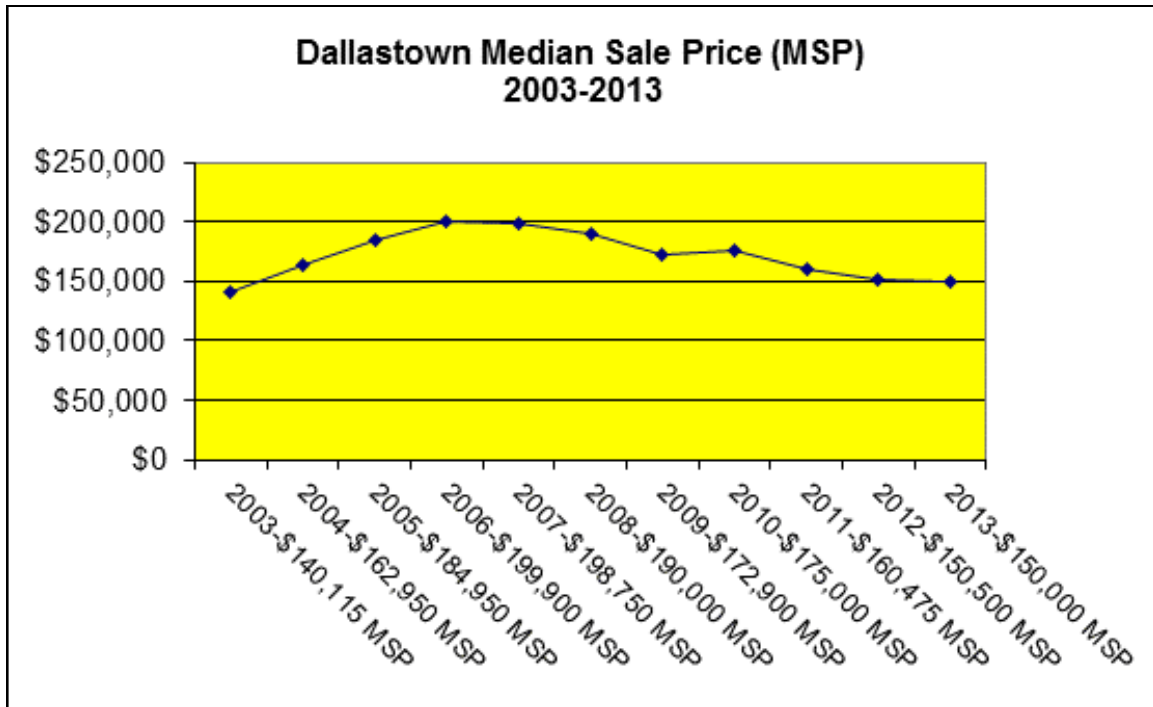
The charts below reflect the average days on market and the number of units sold in each price range.



Dallastown Area School District

In the Dallastown Area School District there were 443 homes sold in 2013 for a total dollar volume of \$76,231,437. The number of homes sold in 2013 increased by 9% from 2012.

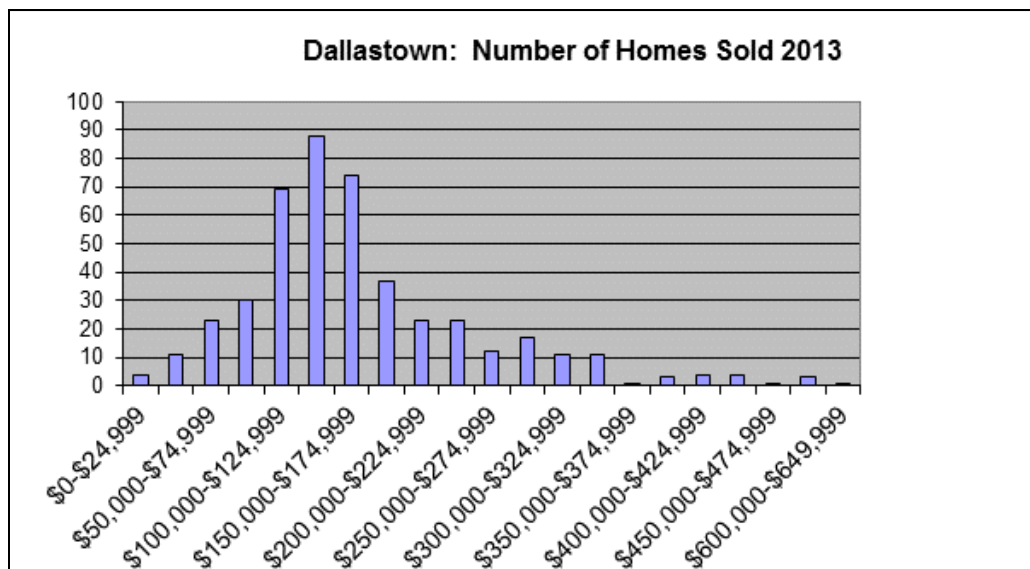
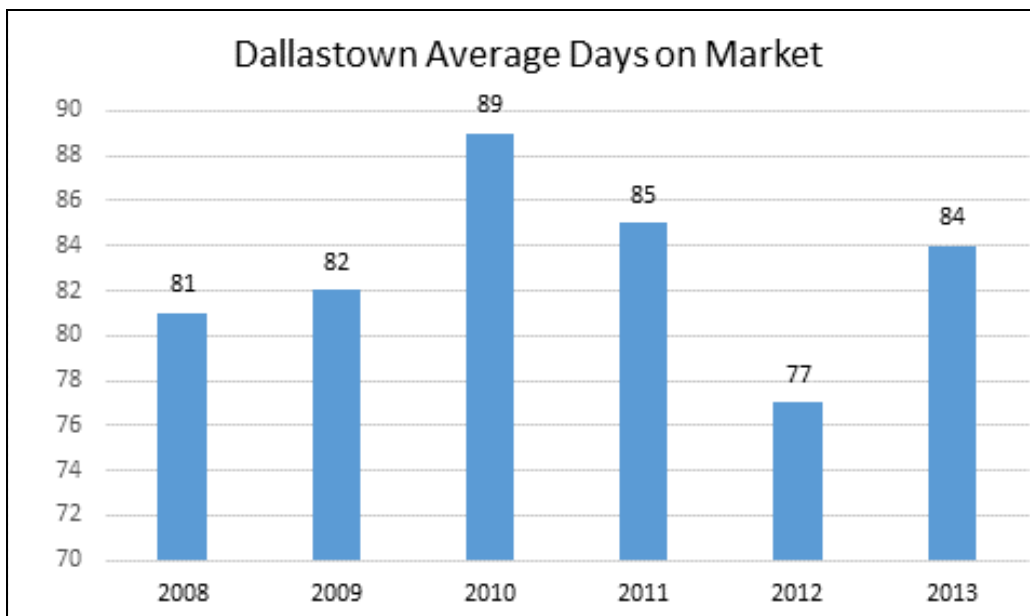
The median home sale price was \$150,000 in 2013. This home sale price remains steady compared to 2012 sales, a 21% decrease over 5 years and a 7% increase over 10 years.



Dallastown Area School District

Type	No. Sold	Median Price	Average Days on Market
Detached	301	\$ 168,000	77
Semi-Detached	35	\$ 113,000	85
Attached	15	\$ 124,900	94
Condo/Townhouse	90	\$ 137,950	105
Mobile Home w/ Land	2	\$ 31,500	27
Grand Total	443	\$ 150,000	84

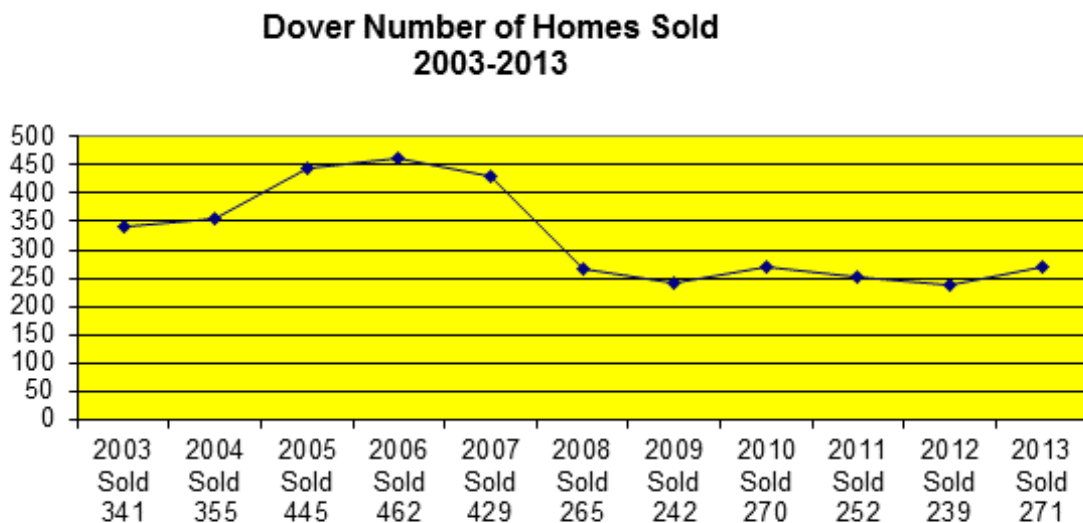
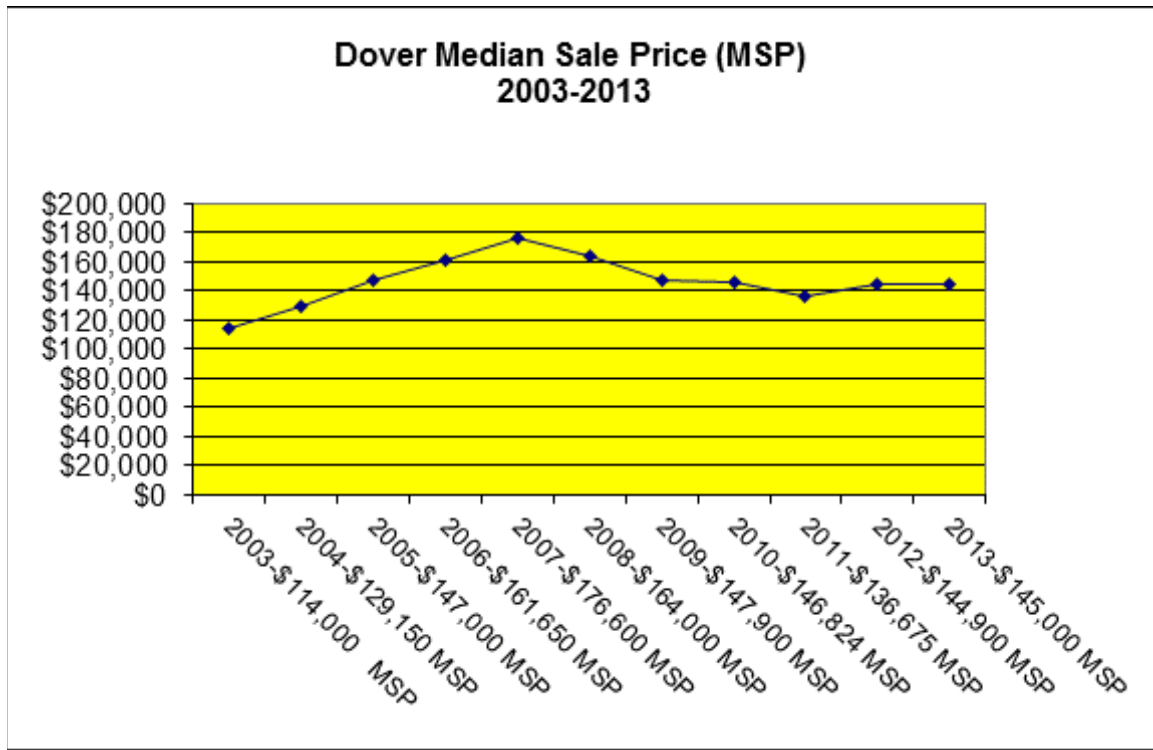
The charts below reflect the average days on market and the number of units sold in each price range.



Dover Area School District

In the Dover Area School District there were 271 homes sold in 2013 for a total dollar volume of \$44,353,278. The number of homes sold in 2013 increased by 13% from 2012.

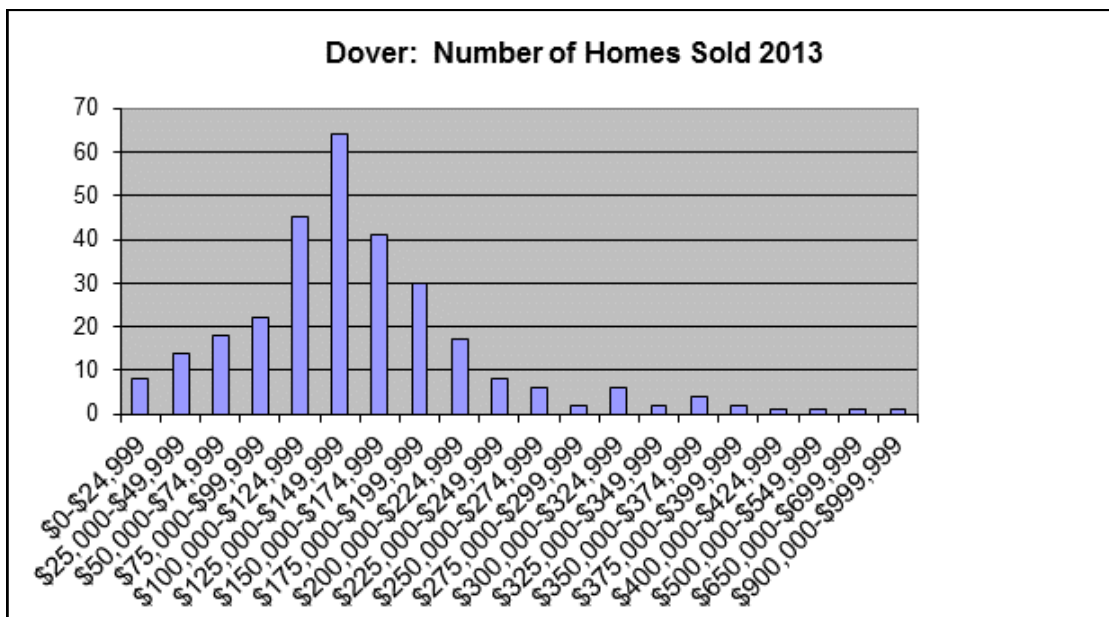
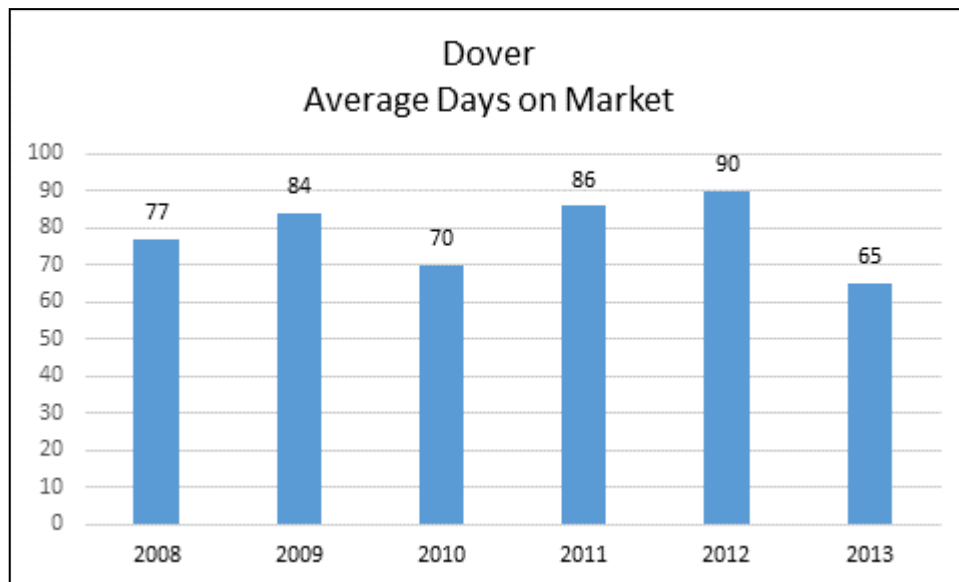
The median home sale price was \$145,000 in 2013. This home sale price remains steady compared to 2012 sales, a 12% decrease over 5 years and a 27% increase over 10 years.



Dover Area School District

Type	No. Sold	Median Price	Average Days on Market
Detached	194	\$ 155,500	59
Semi-Detached	47	\$ 124,500	81
Attached	11	\$ 115,000	106
Condo/Townhouse	17	\$ 113,000	59
Mobile Home w/ Land	2	\$ 77,500	75
Grand Total	271	\$ 145,000	65

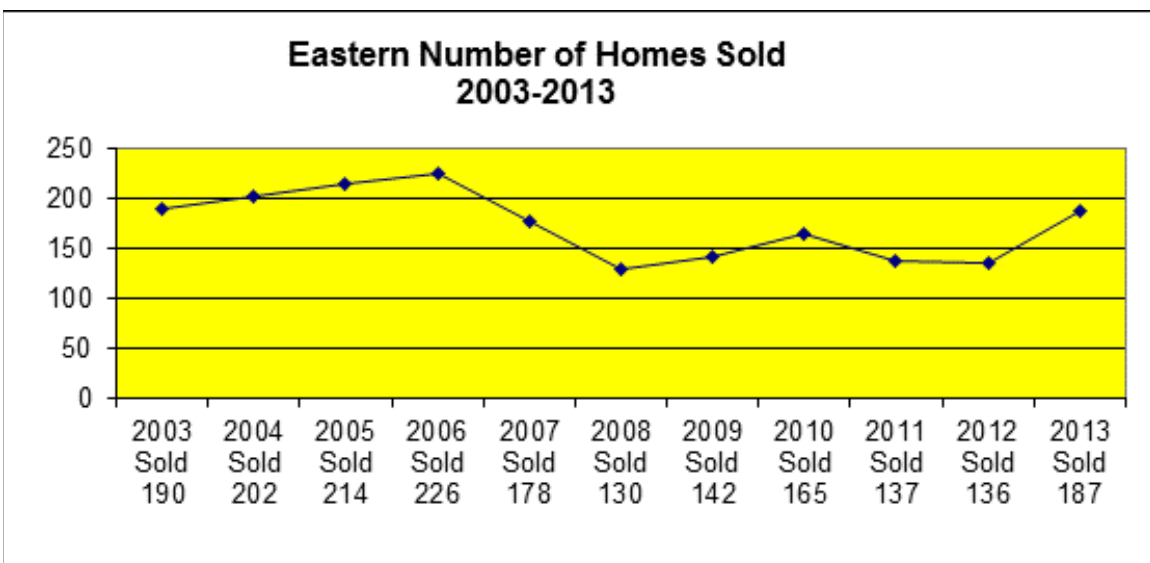
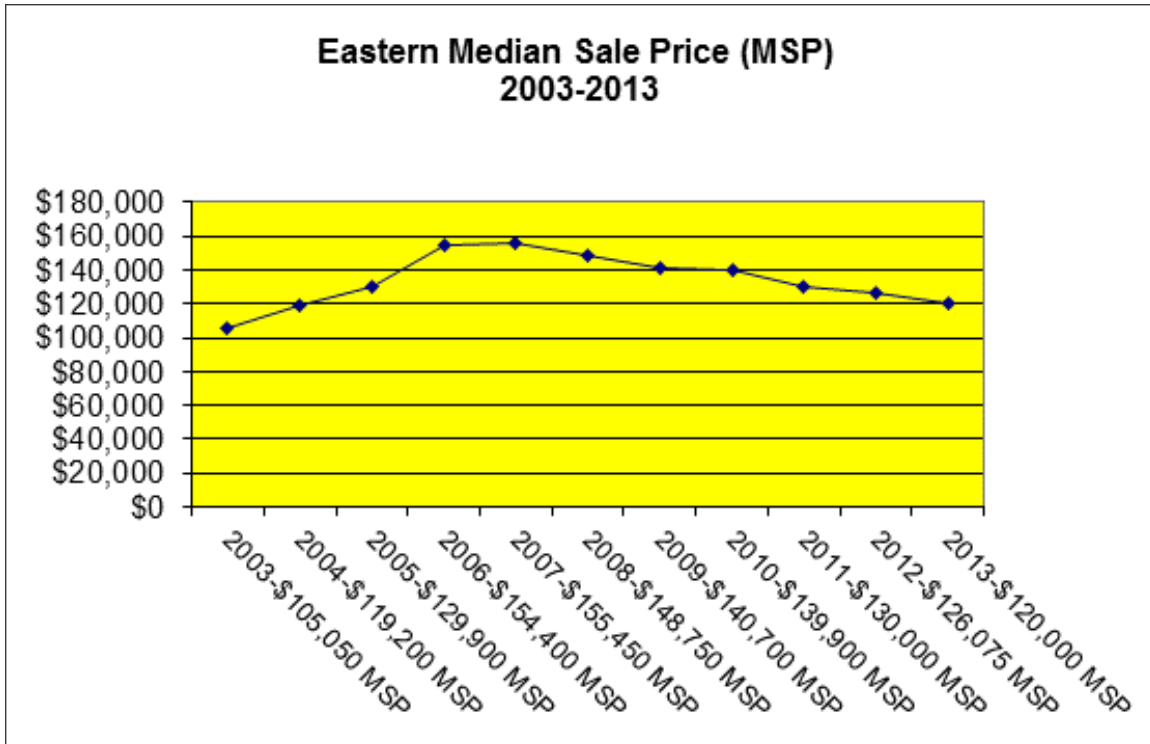
The charts below reflect the average days on market and the number of units sold in each price range.



Eastern York School District

In the Eastern York School District there were 187 homes sold in 2013 for a total dollar volume of \$26,051,229. The number of homes sold in 2013 increased by 38% from 2012.

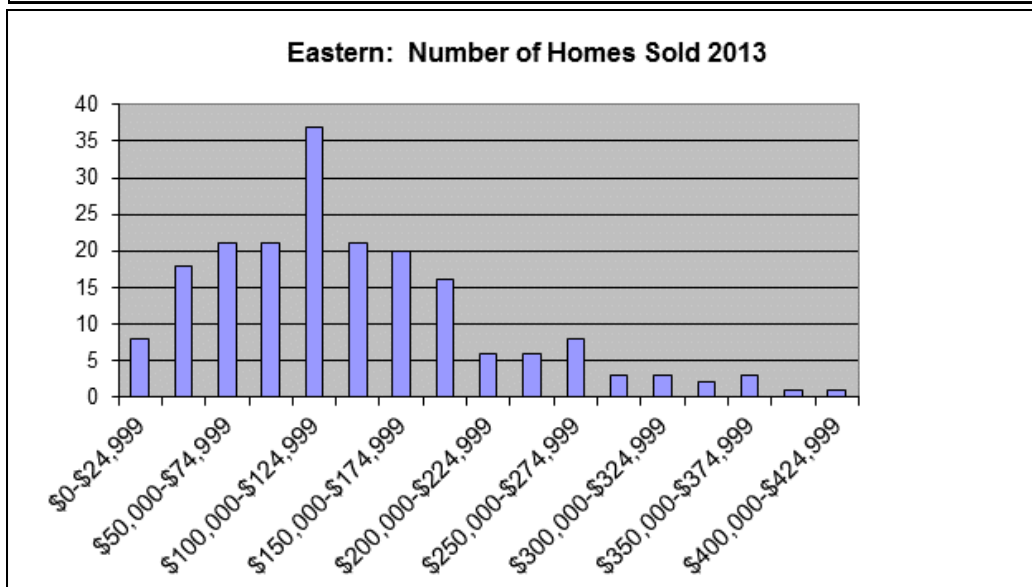
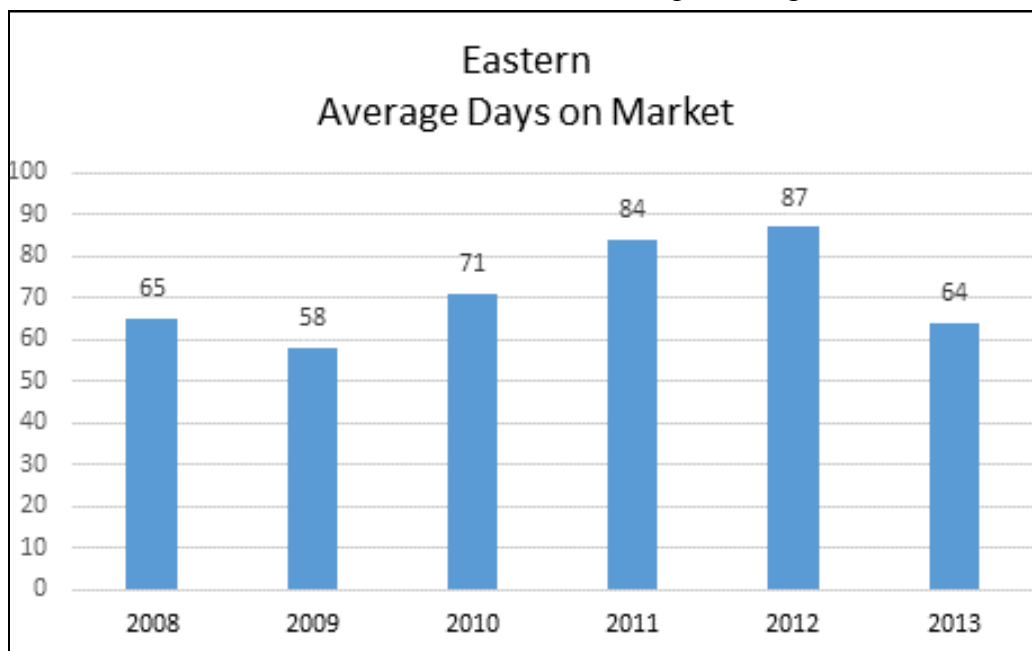
The median home sale price was \$120,000 in 2013. This home sale price reflects a 5% decrease compared to 2012 sales, a 19% decrease over 5 years and a 14% increase over 10 years.



Eastern York School District

Type	No. Sold	Median Price	Average Days on Market
Detached	145	\$ 144,950	62
Semi-Detached	15	\$ 85,000	63
Attached	10	\$ 104,700	61
Condo/Townhouse	12	\$ 87,000	82
Mobile Home w/ Land	5	\$ 51,000	91
Grand Total	187	\$ 120,000	64

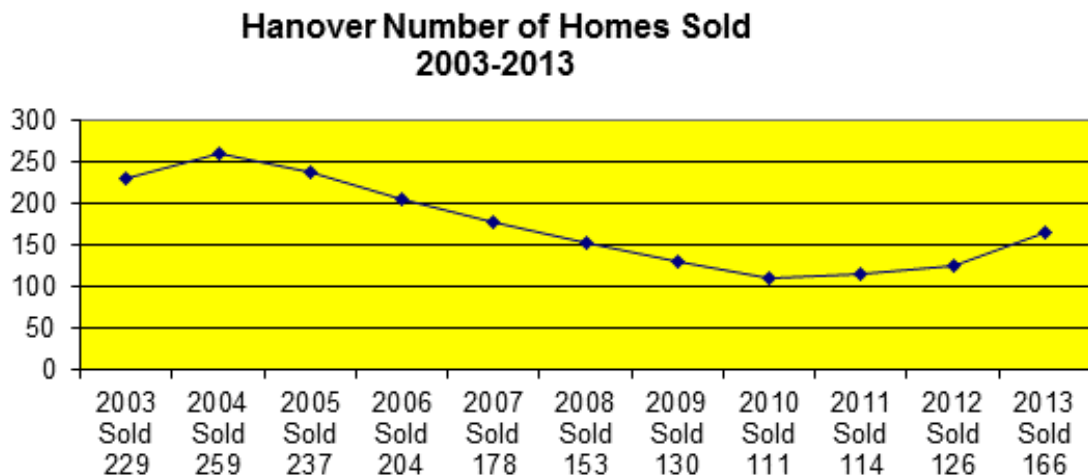
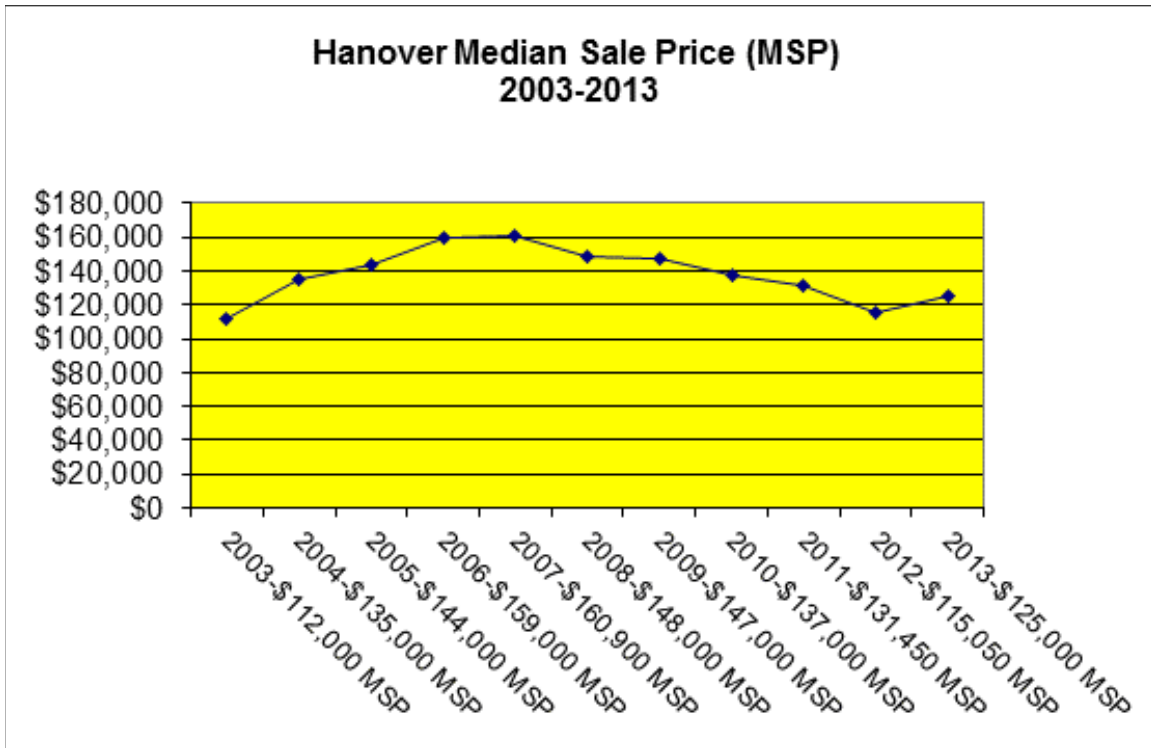
The charts below reflect the average days on market and the number of units sold in each price range.



Hanover Public School District

In the Hanover Public School District there were 166 homes sold in 2013 for a total dollar volume of \$20,874,600. The number of homes sold in 2013 increased by 32% from 2012.

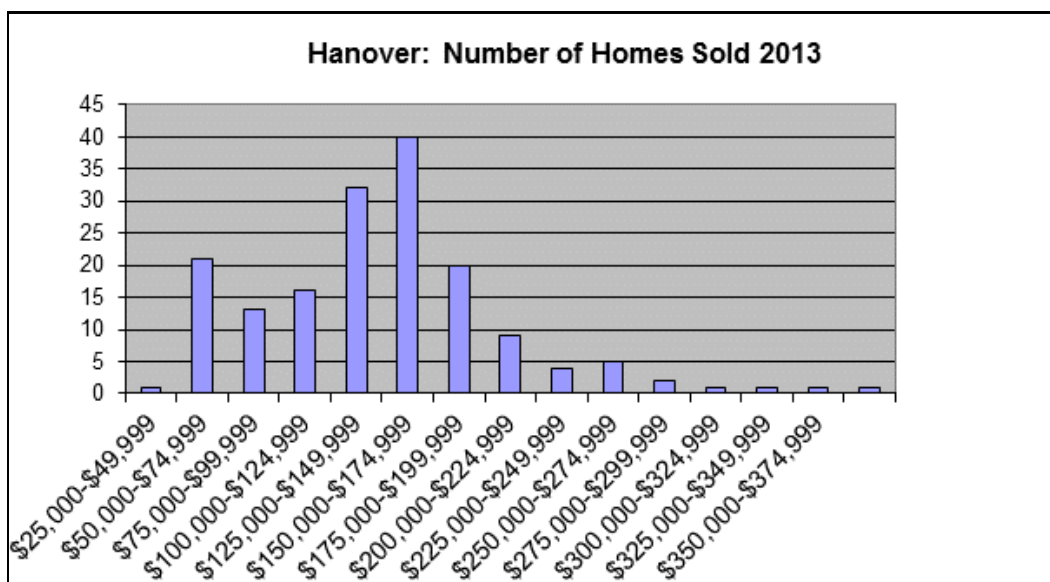
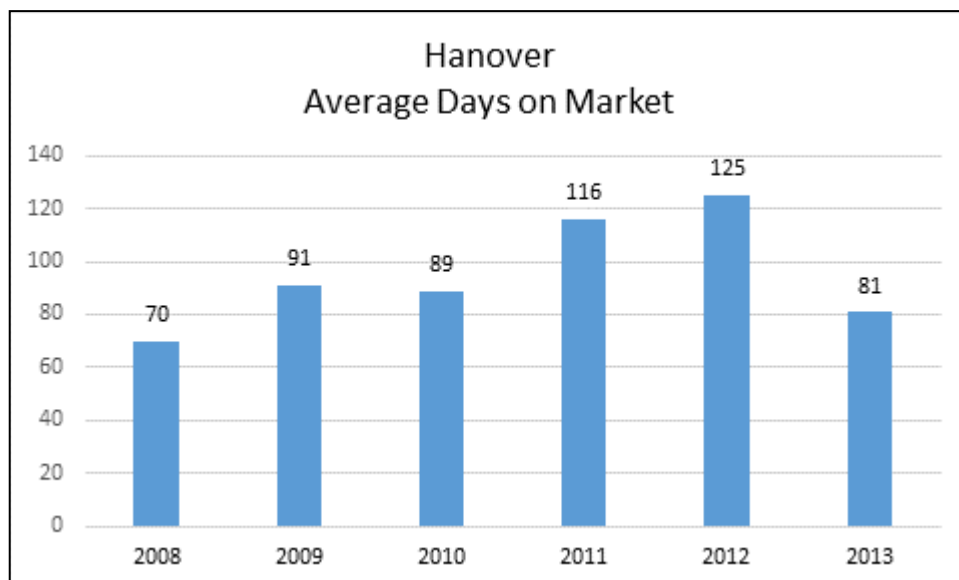
The median home sale price was \$125,000 in 2013. This home sale price reflects a 9% increase compared to 2012 sales, a 16% decrease over 5 years and a 12% increase over 10 years.



Hanover Public School District

Type	No. Sold	Median Price	Average Days on Market
Detached	117	\$ 133,000	86
Semi-Detached	32	\$ 76,250	71
Attached	7	\$ 129,900	24
Condo/Townhouse	10	\$ 148,750	94
Mobile Home w/ Land			
Grand Total	166	\$ 125,000	81

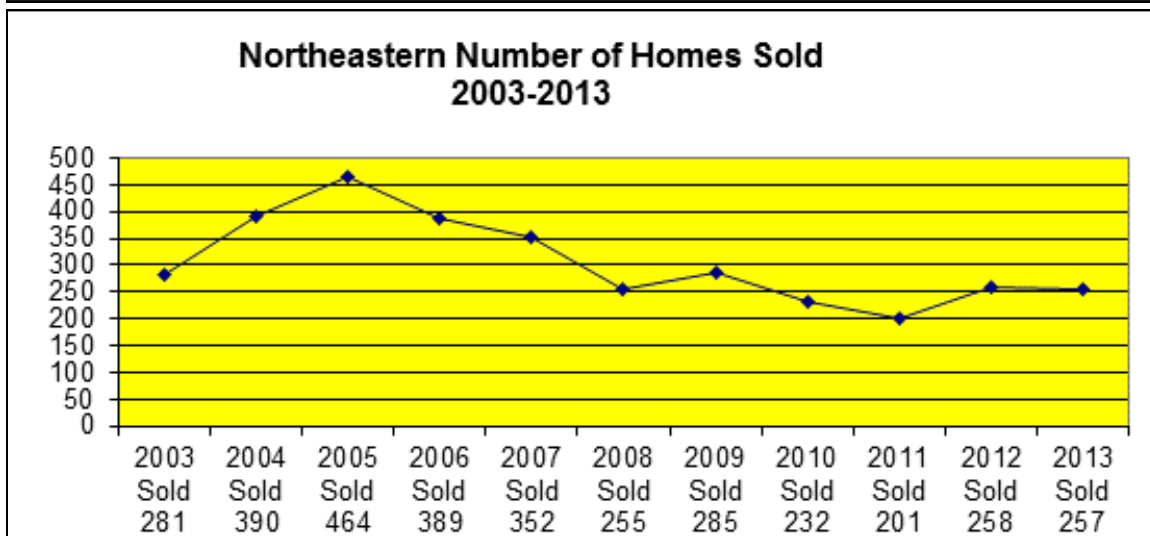
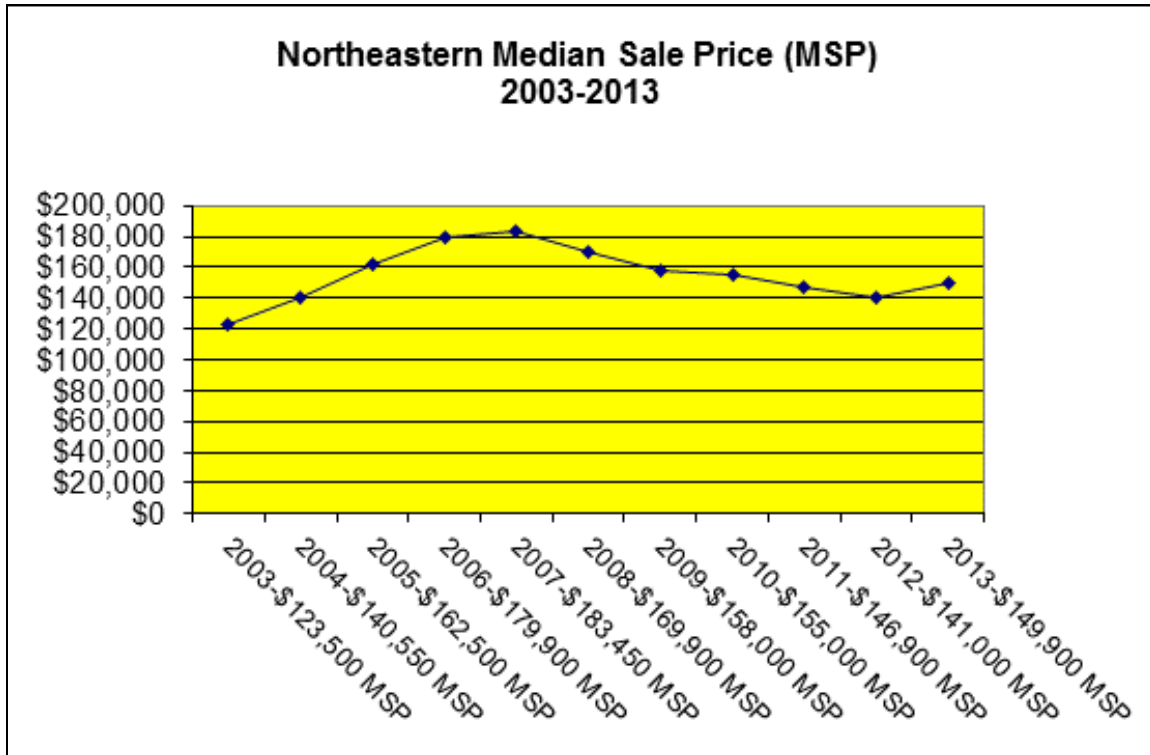
The charts below reflect the average days on market and the number of units sold in each price range.



Northeastern School District

In the Northeastern School District there were 257 homes sold in 2013 for a total dollar volume of \$38,987,194. The number of homes sold in 2013 remained the same compared to 2012.

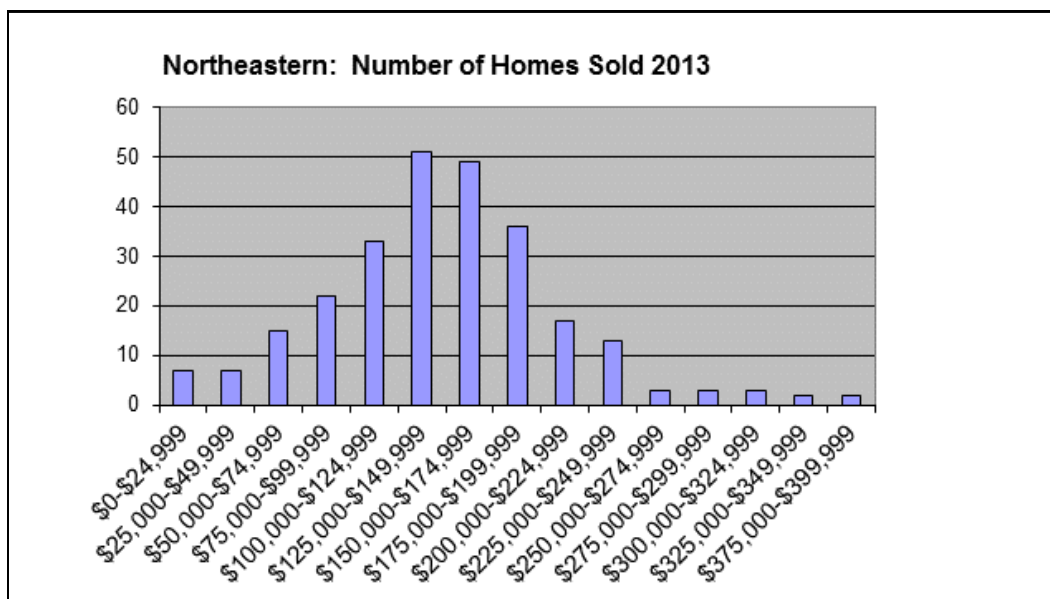
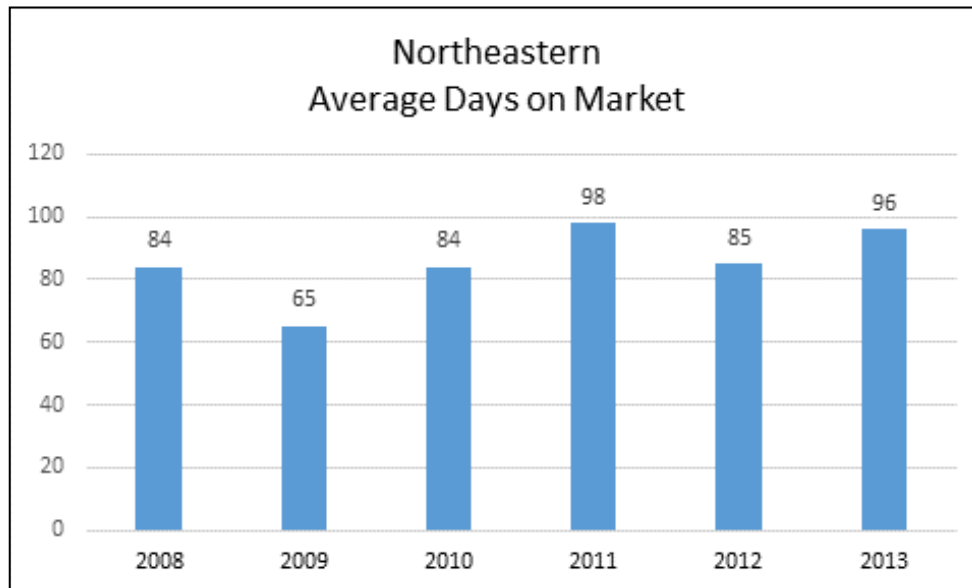
The median home sale price was \$149,900 in 2013. This home sale price reflects a 6% increase compared to 2012 sales, a 12% decrease over 5 years and a 21% increase over 10 years.



Northeastern School District

Type	No. Sold	Median Price	Average Days on Market
Detached	219	\$ 158,947	90
Semi-Detached	14	\$ 115,700	188
Attached	9	\$ 110,000	60
Condo/Townhouse	11	\$ 117,900	122
Mobile Home w/ Land	4	\$ 41,500	105
Grand Total	257	\$ 149,900	96

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

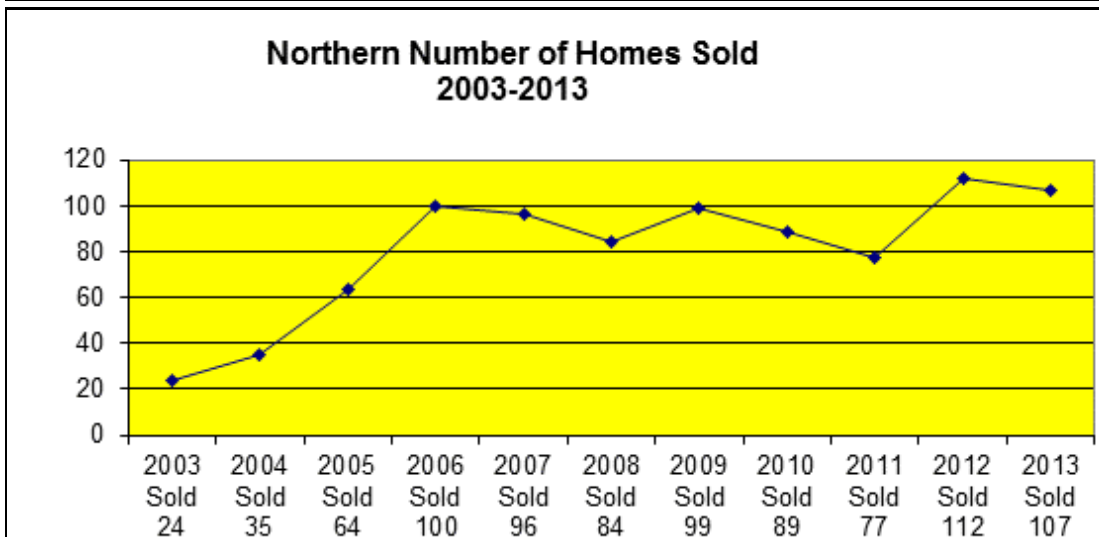
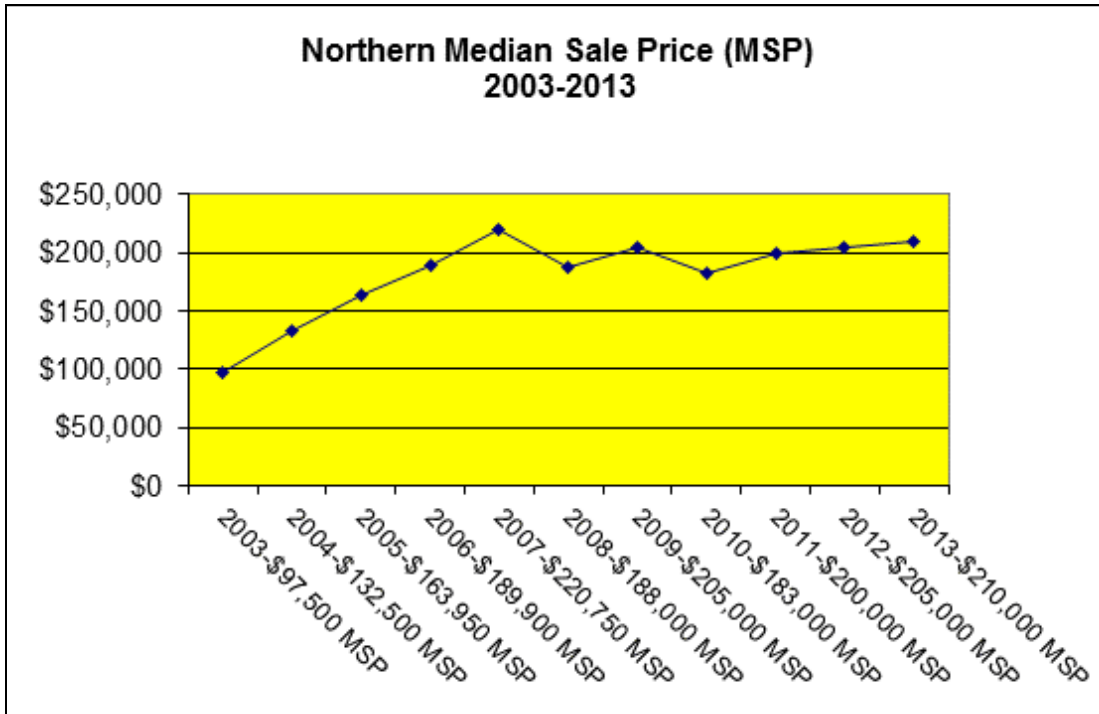


Northern York County School District

In the Northern York County School District there were 107 homes sold in 2013 for a total dollar volume of \$25,294,185. The number of homes sold in 2013 decreased by 4% from 2012.

The median home sale price was \$210,000 in 2013. This home sale price reflects a 2% increase compared to 2012 sales, a 12% increase over 5 years and a 115% increase over 10 years.*

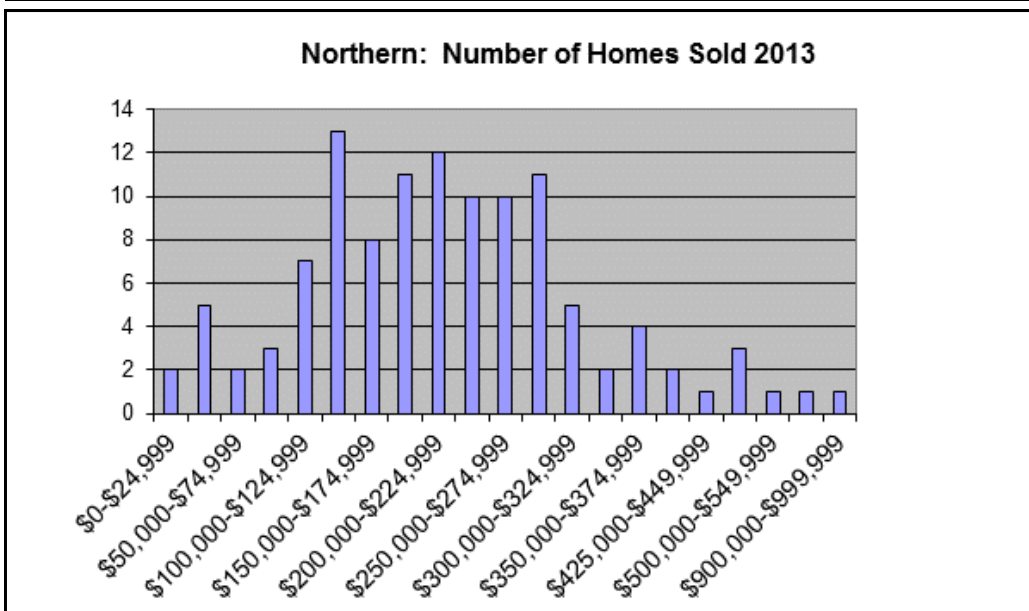
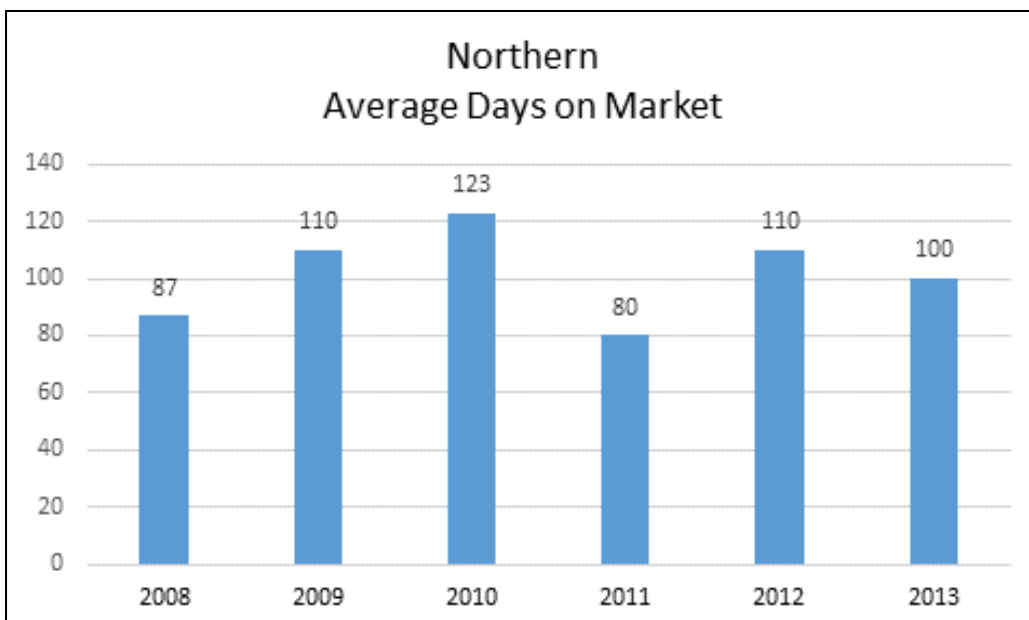
**Northern School District is covered by two MLS systems and this is the information reported from the RAYAC MLS system.*



Northern York County School District

Type	No. Sold	Median Price	Average Days on Market
Detached	93	\$ 226,513	106
Semi-Detached	5	\$ 112,000	103
Attached	5	\$ 138,400	31
Condo/Townhouse	1	\$ 125,000	53
Mobile Home w/ Land	3	\$ 77,000	34
Grand Total	107	\$ 210,000	100

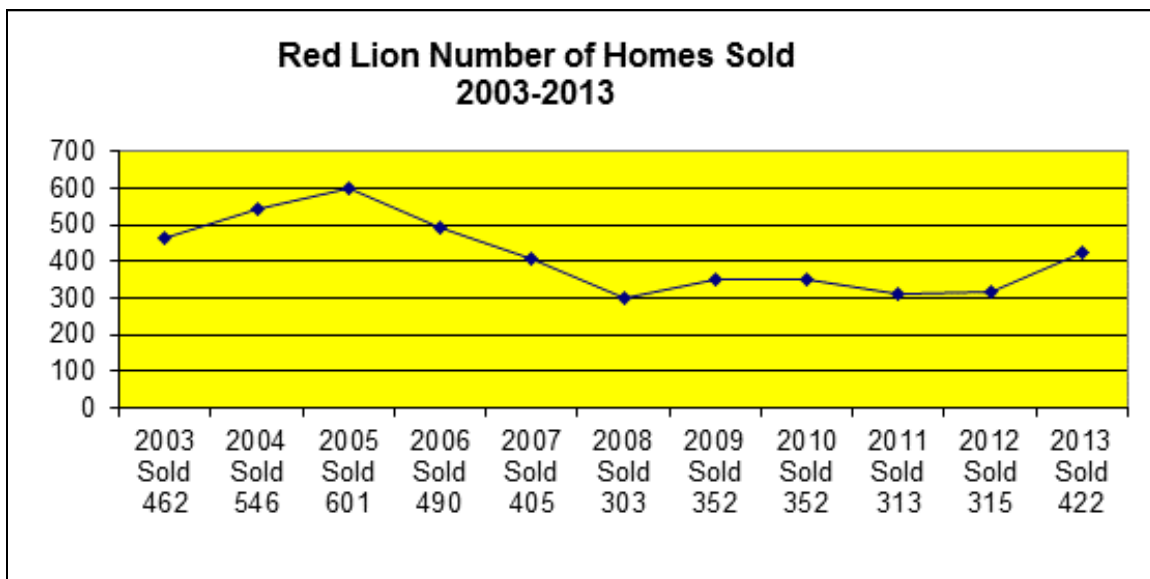
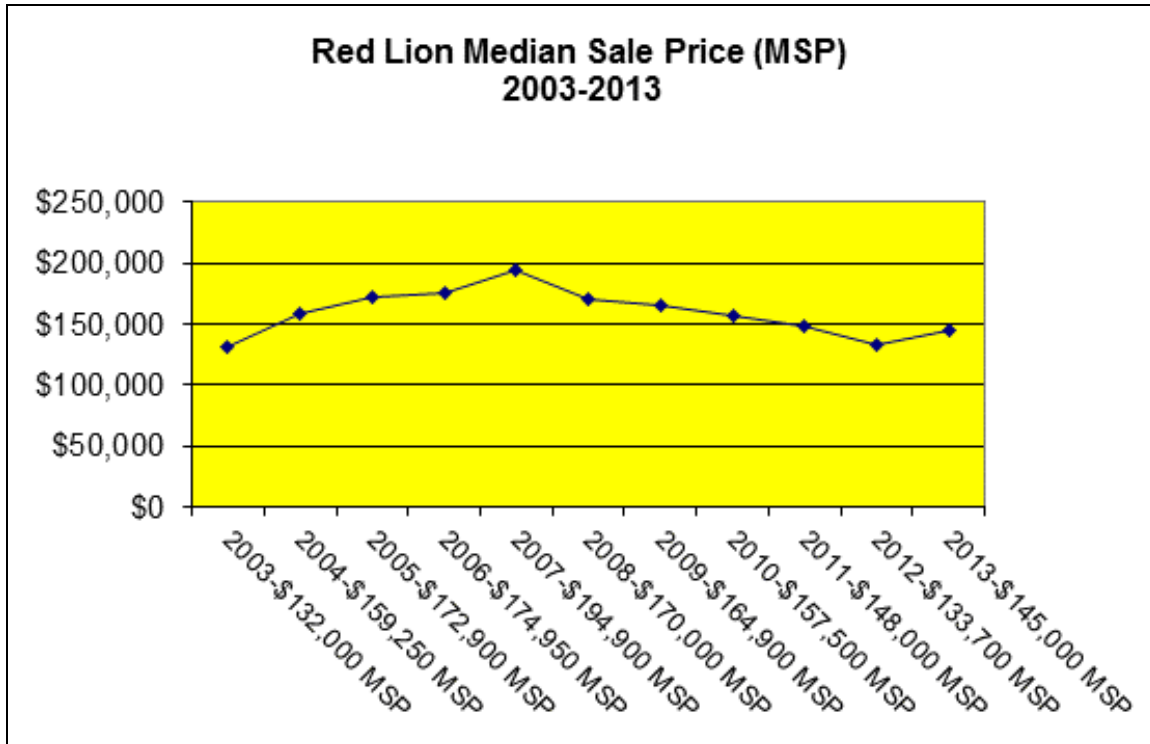
The charts below reflect the average days on market and the number of units sold in each price range.



Red Lion Area School District

In the Red Lion Area School District there were 422 homes sold in 2013 for a total dollar volume of \$64,134,738. The number of homes sold in 2013 was a 34% increase from 2012.

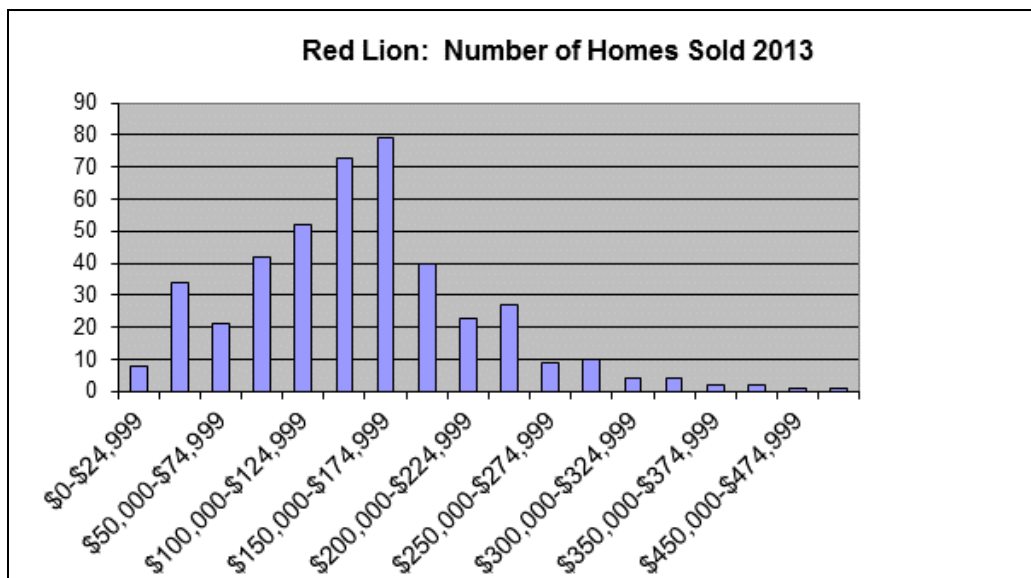
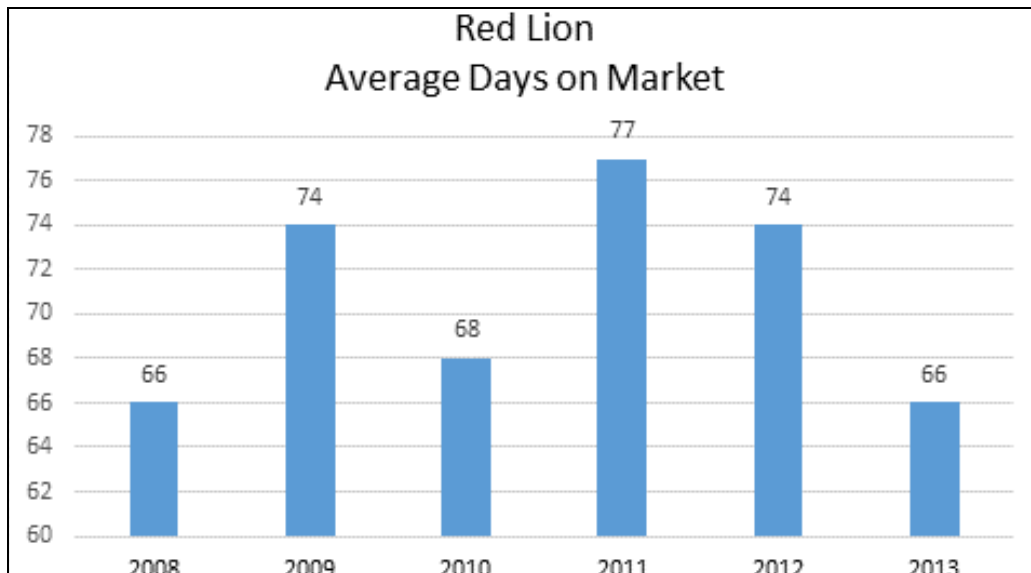
The median home sale price was \$145,000 in 2013. This home sale price reflects an 8% increase compared to 2012 sales, a 15% decrease over 5 years and a 10% increase over 10 years.



Red Lion Area School District

Type	No. Sold	Median Price	Average Days on Market
Detached	340	\$ 157,000	67
Semi-Detached	38	\$ 76,700	53
Attached	6	\$ 88,400	60
Condo/Townhouse	29	\$ 137,900	70
Mobile Home w/ Land	9	\$ 50,000	85
Grand Total	422	\$ 145,000	66

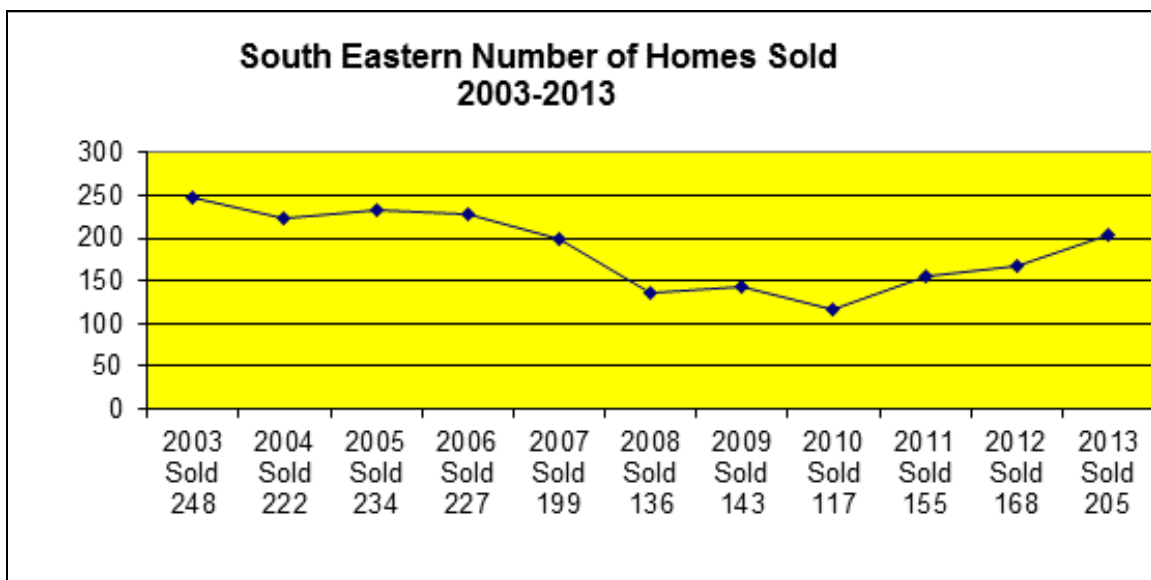
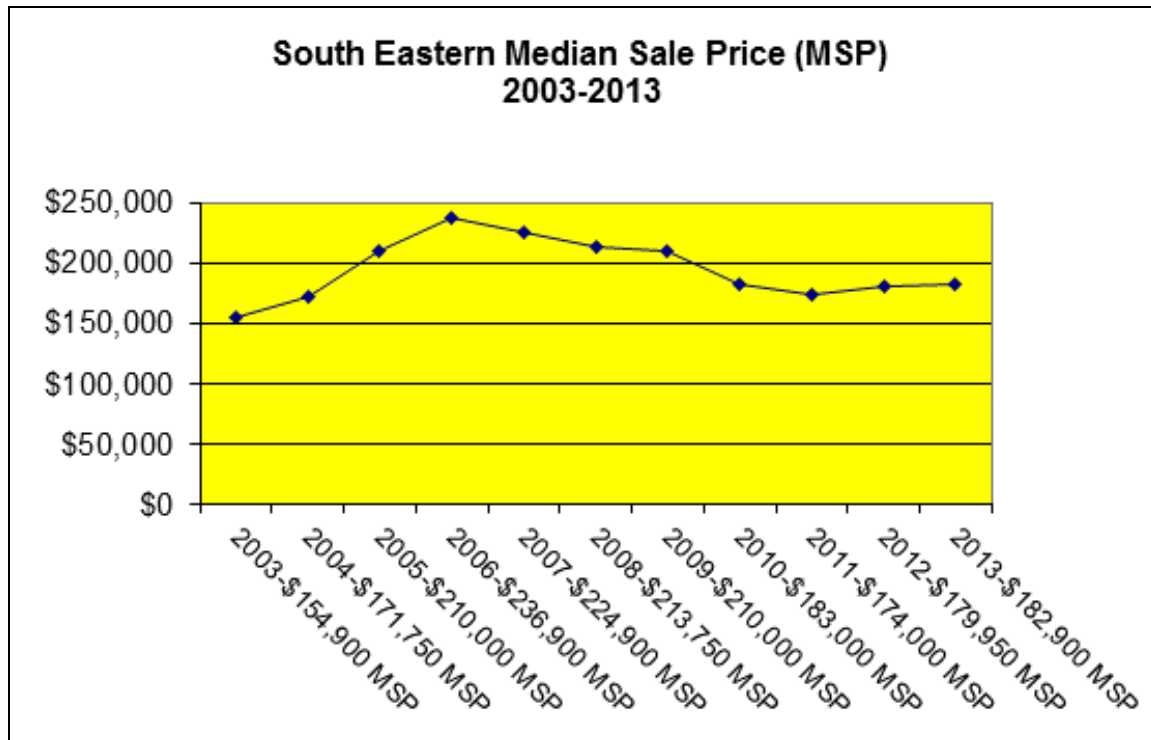
The charts below reflect the average days on market in each price range and the number of units sold in each price range.



South Eastern School District

In the South Eastern School District there were 205 homes sold in 2013 for a total dollar volume of \$41,127,509. The number of homes sold in 2013 increased by 22% from 2012.

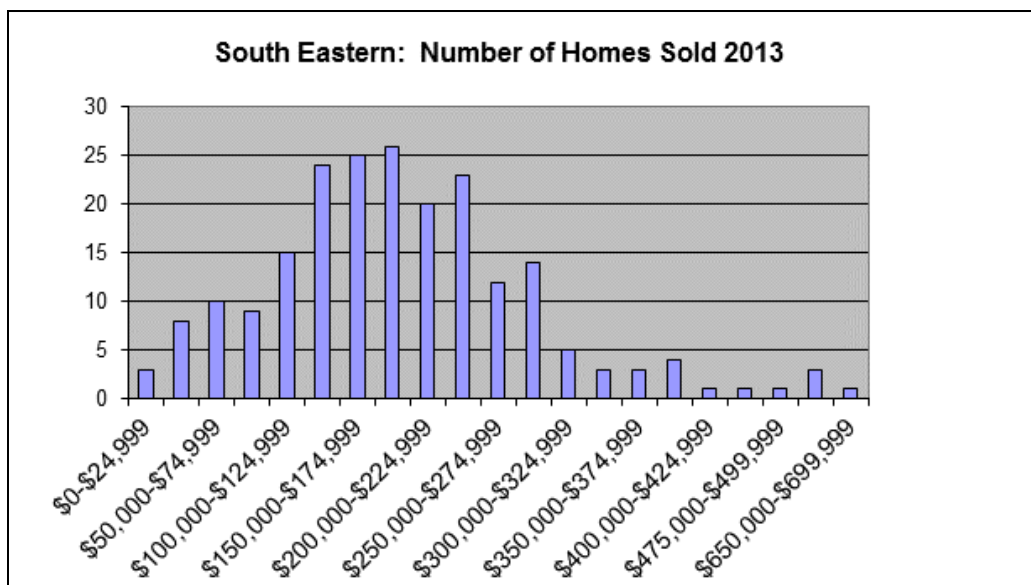
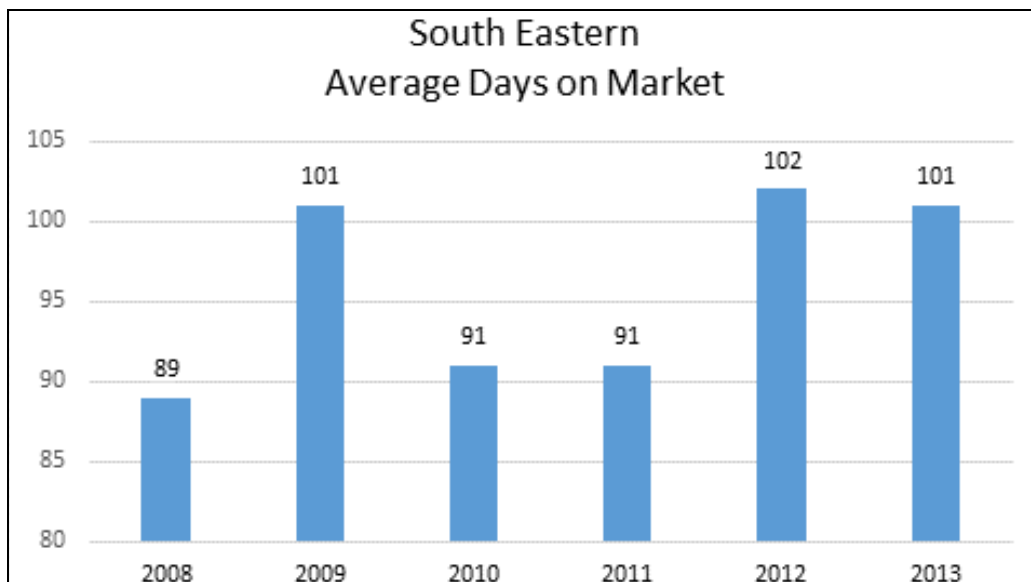
The median home sale price was \$182,900 in 2013. This home sale price reflects a 2% increase compared to 2012 sales, a 14% decrease over 5 years and an 18% increase over 10 years.



South Eastern School District

Type	No. Sold	Median Price	Average Days on Market
Detached	190	\$ 189,900	101
Semi-Detached	4	\$ 112,500	90
Attached	3	\$ 105,900	39
Condo/Townhouse	5	\$ 130,000	93
Mobile Home w/ Land	3	\$ 75,000	207
Grand Total	205	\$ 182,900	101

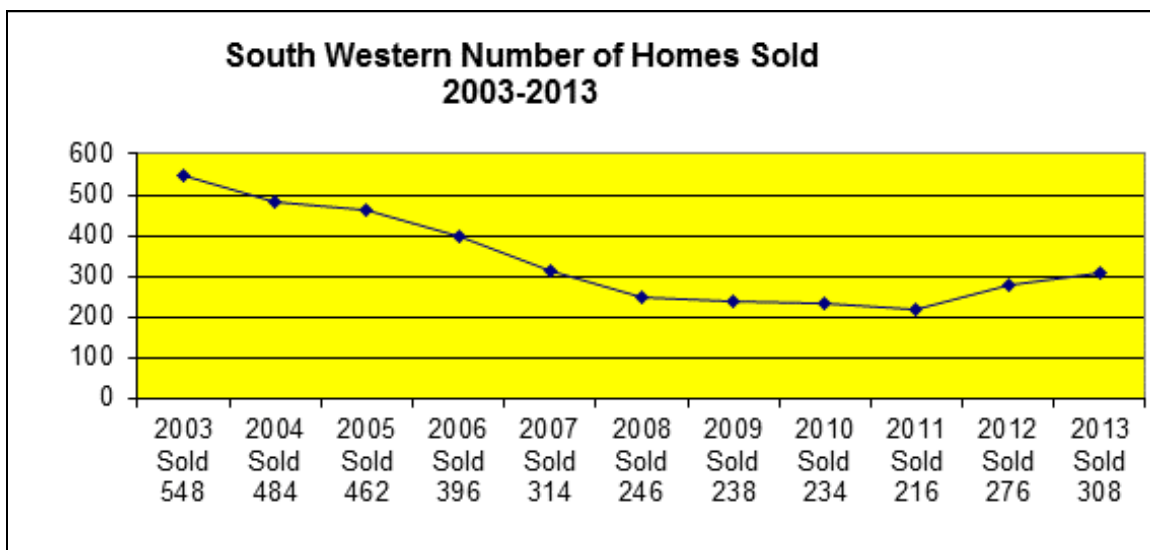
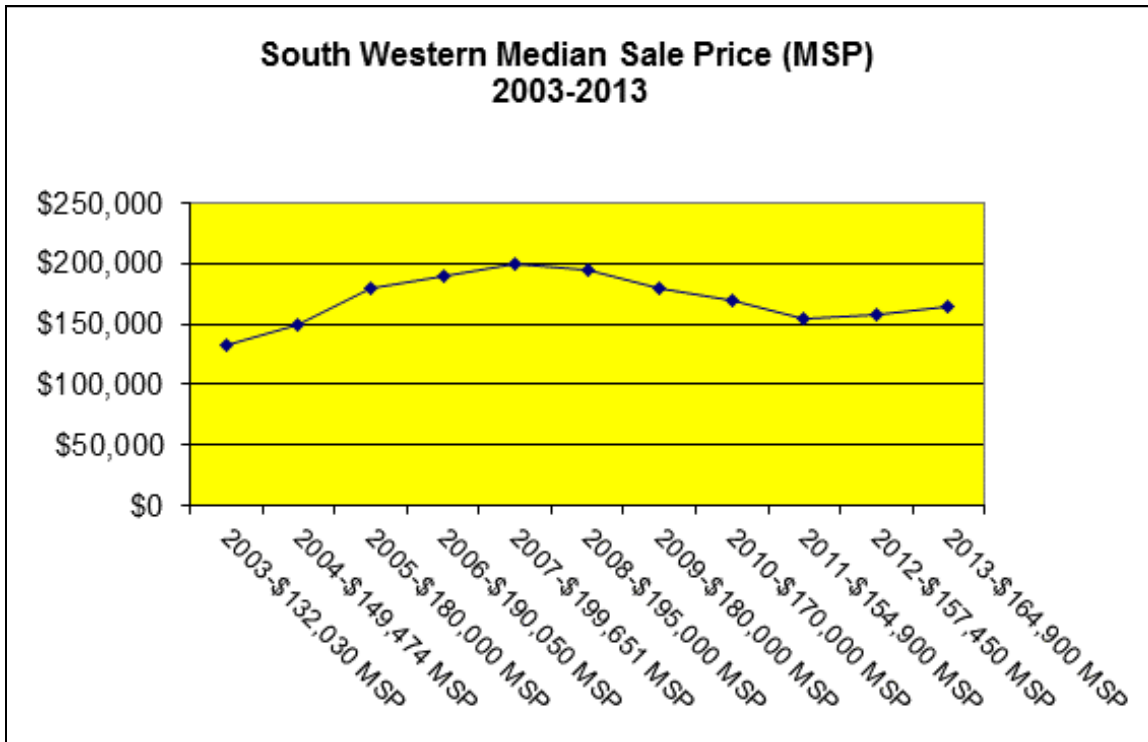
The charts below reflect the average days on market and the number of units sold in each price range.



South Western School District

In the South Western School District there were 308 homes sold in 2013 for a total dollar volume of \$57,579,340. The number of homes sold in 2013 increased by 12% from 2012.

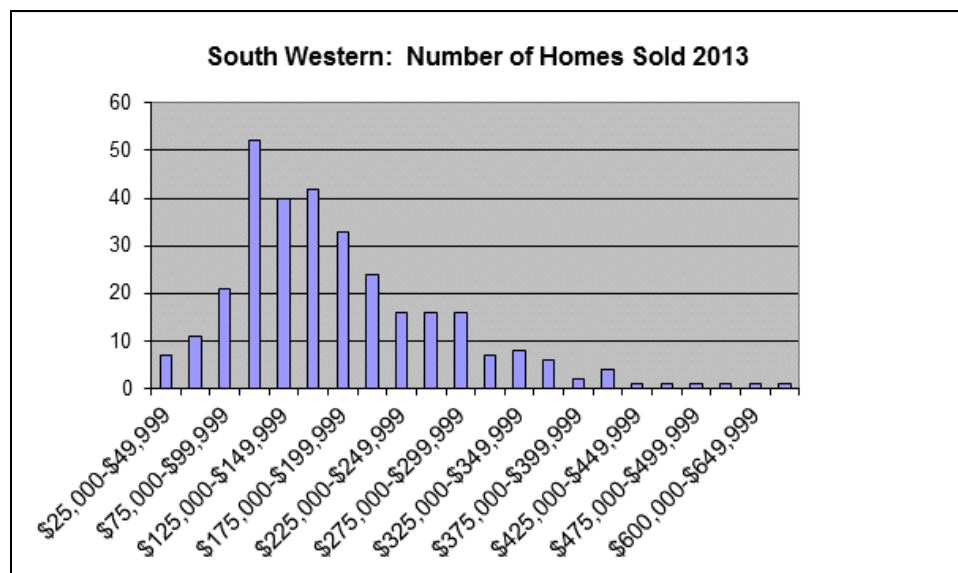
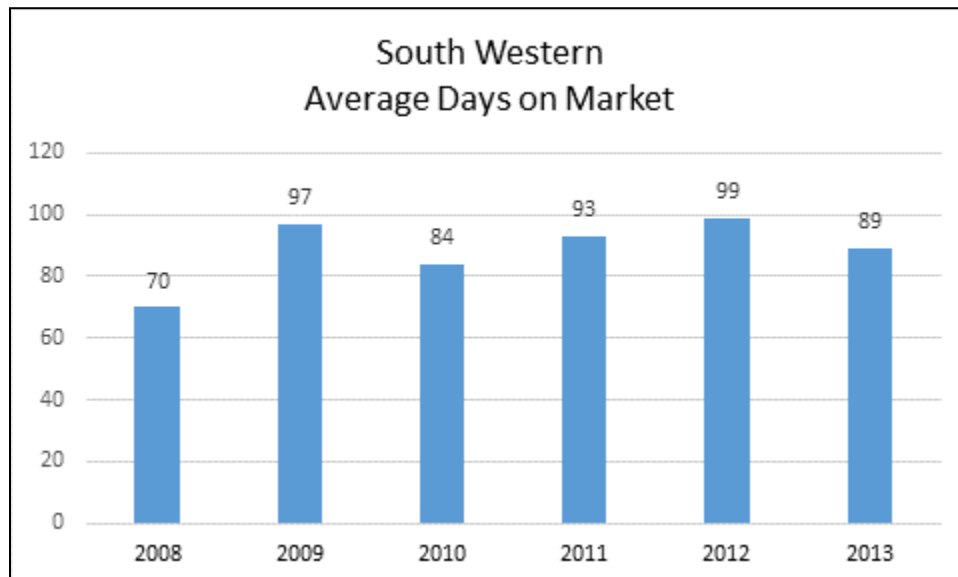
The median home sale price was \$164,900 in 2013. This home sale price reflects a 5% increase compared to 2012 sales, a 15% decrease over 5 years and a 25% increase over 10 years.



South Western School District

Type	No. Sold	Median Price	Average Days on Market
Detached	260	\$ 178,950	88
Semi-Detached	25	\$ 110,000	80
Attached	15	\$ 117,000	129
Condo/Townhouse	7	\$ 108,500	83
Mobile Home w/ Land	1	\$ 60,000	58
Grand Total	308	\$ 164,900	89

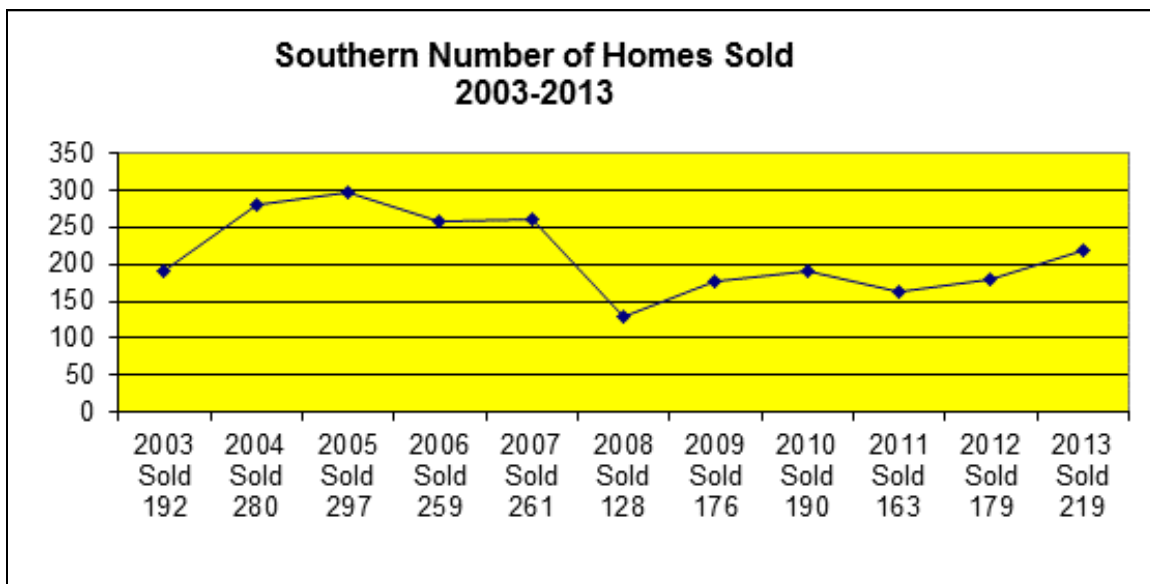
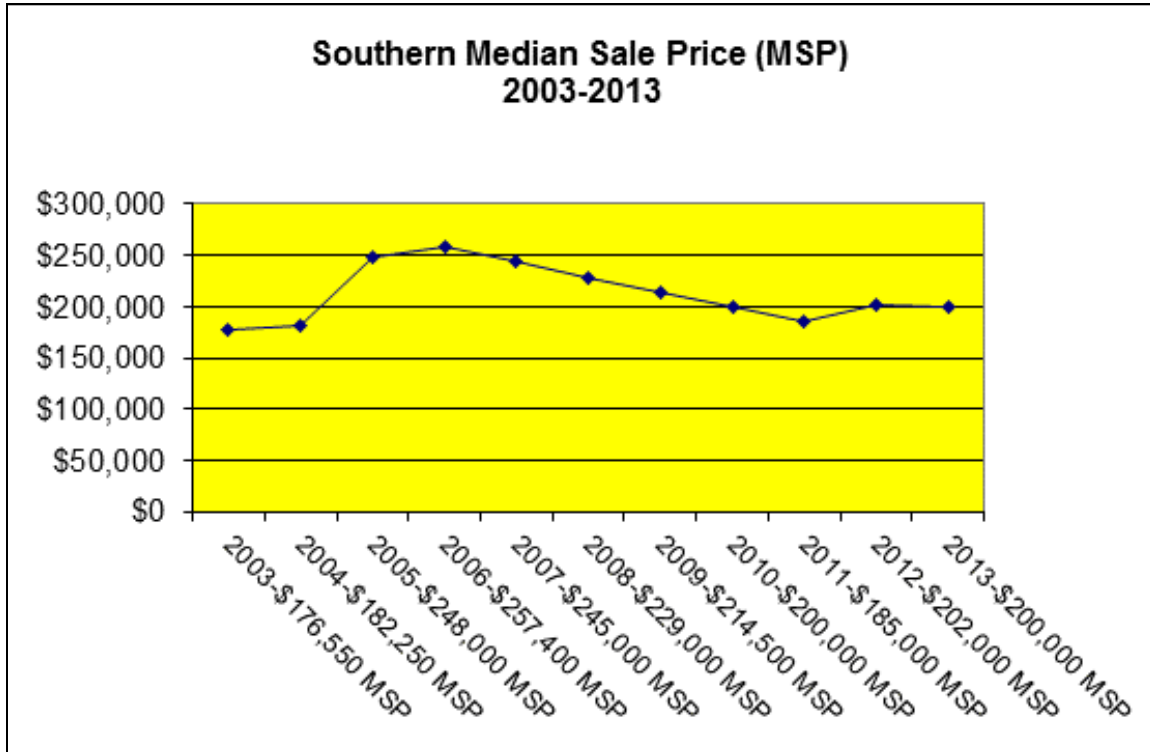
The charts below reflect the average days on market and the number of units sold in each price range.



Southern York County School District

In the Southern York County School District there were 219 homes sold in 2013 for a total dollar volume of \$48,286,955. The number of homes sold in 2013 increased by 22% from 2012.

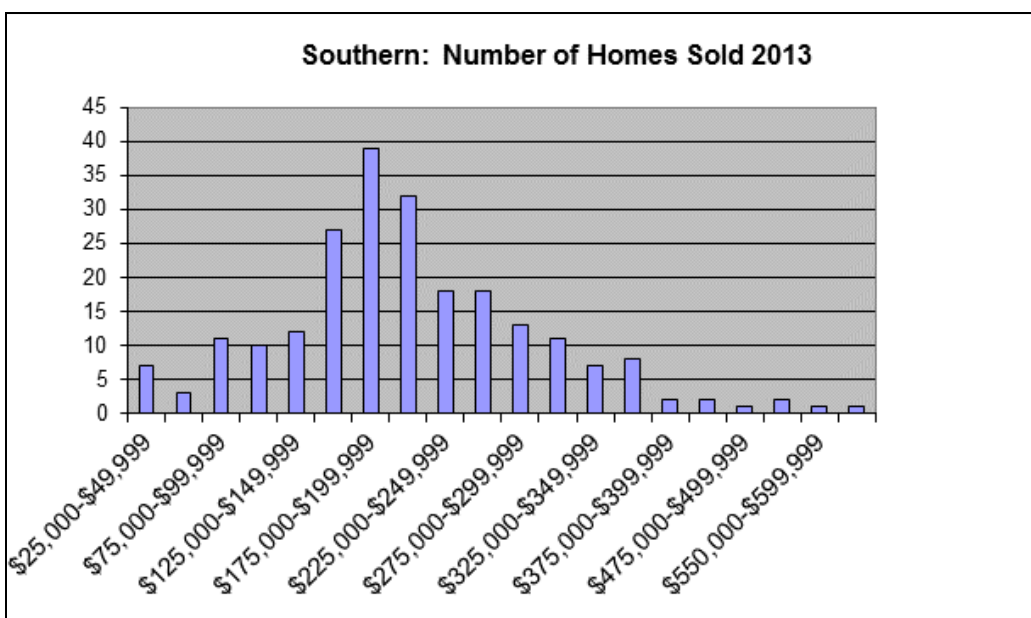
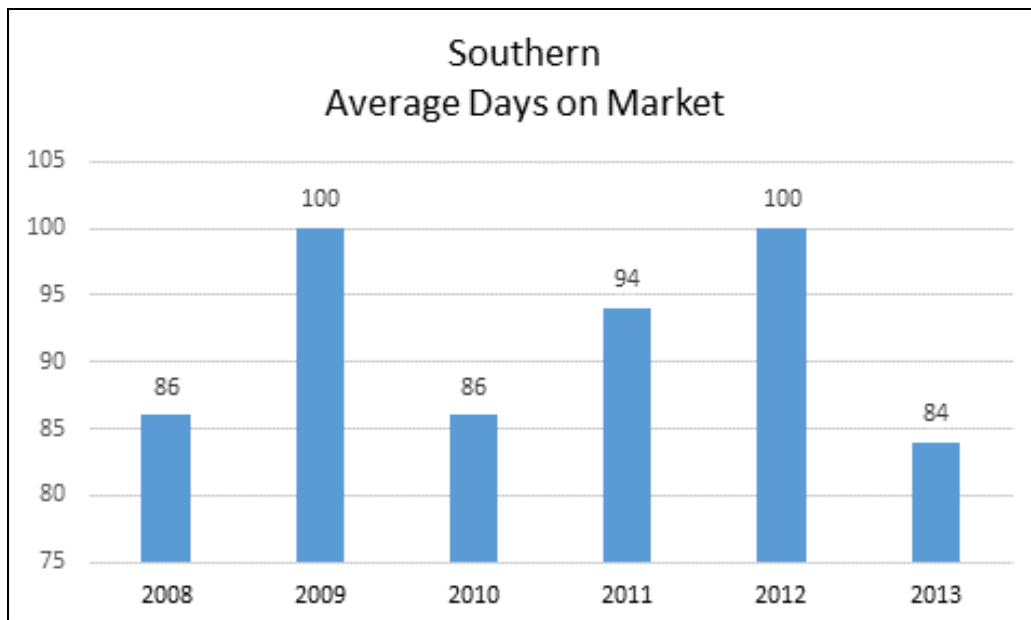
The median home sale price was \$200,000 in 2013. This home sale price reflects a 1% decrease compared to 2012 sales, a 13% decrease over 5 years and a 13% increase over 10 years.



Southern York County School District

Type	No. Sold	Median Price	Average Days on Market
Detached	187	\$ 209,000	83
Semi-Detached	7	\$ 85,000	112
Attached	15	\$ 190,000	68
Condo/Townhouse	9	\$ 172,000	54
Mobile Home w/ Land	1	\$ 85,000	6
Grand Total	219	\$ 200,000	84

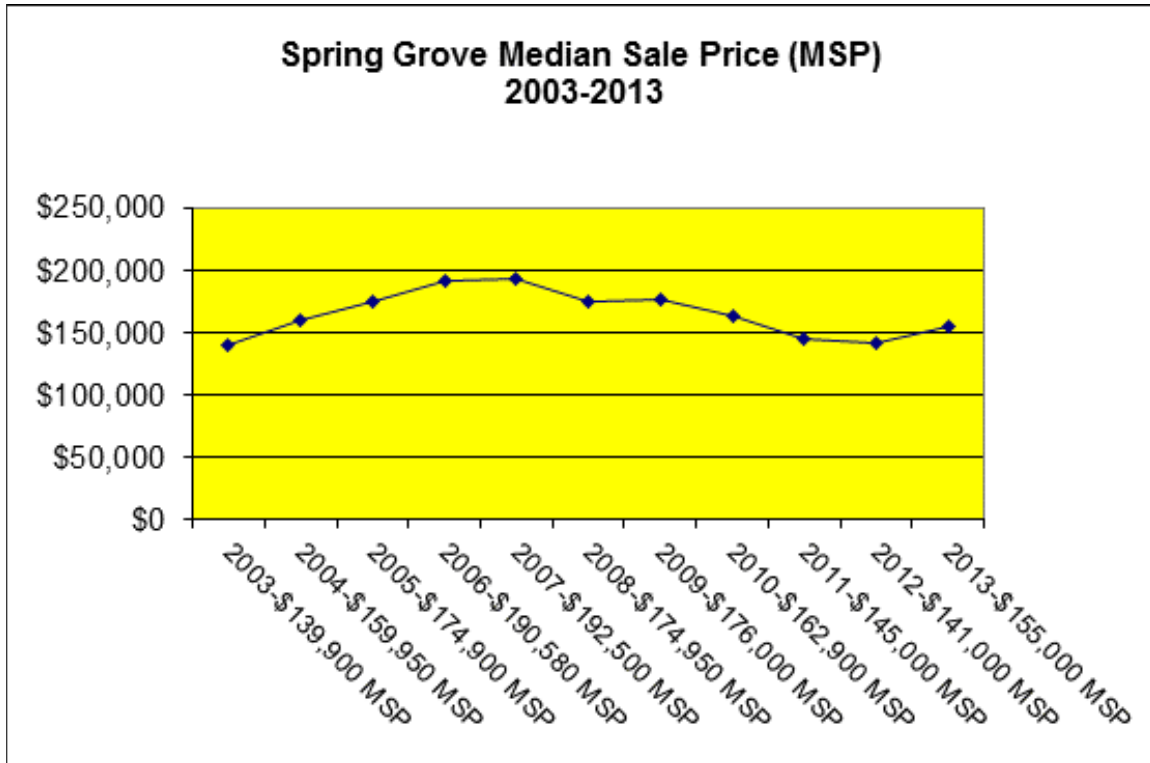
The charts below reflect the average days on market and the number of units sold in each price range.



Spring Grove School District

In the Spring Grove School District there were 277 homes sold in 2013 for a total dollar volume of \$48,545,963. The number of homes sold in 2013 increased by 12% from 2012.

The median home sale price was \$155,000 in 2013. This home sale price reflects a 10% increase compared to 2012 sales, an 11% decrease over 5 years and an 11% increase over 10 years.



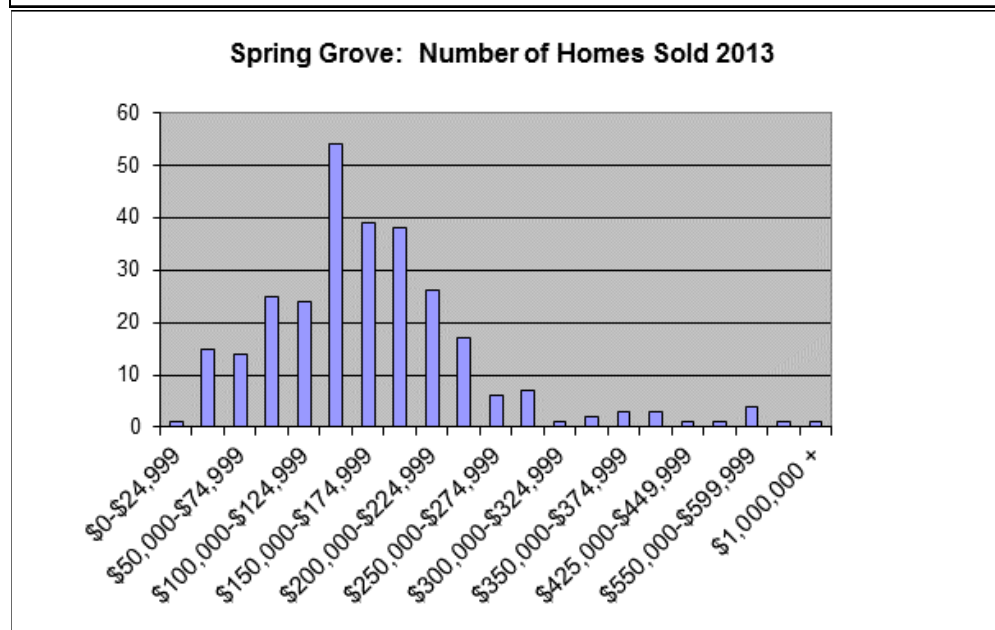
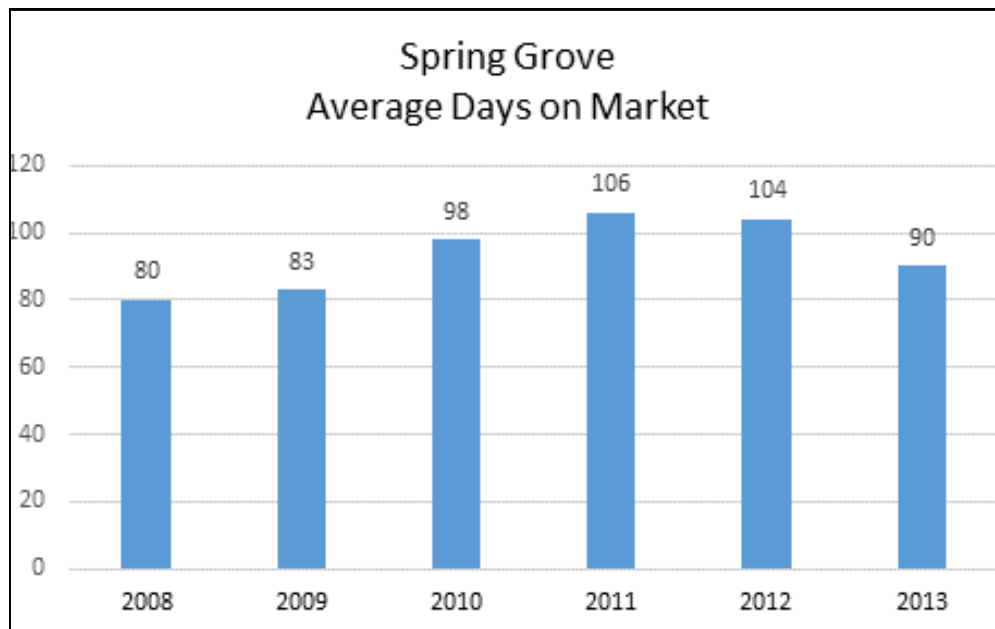
Spring Grove Number of Homes Sold 2003-2013



Spring Grove School District

Type	No. Sold	Median Price	Average Days on Market
Detached	208	\$ 164,900	80
Semi-Detached	17	\$ 126,000	103
Attached	8	\$ 106,000	237
Condo/Townhouse	41	\$ 171,500	112
Mobile Home w/ Land	3	\$ 48,000	60
Grand Total	277	\$155,000	90

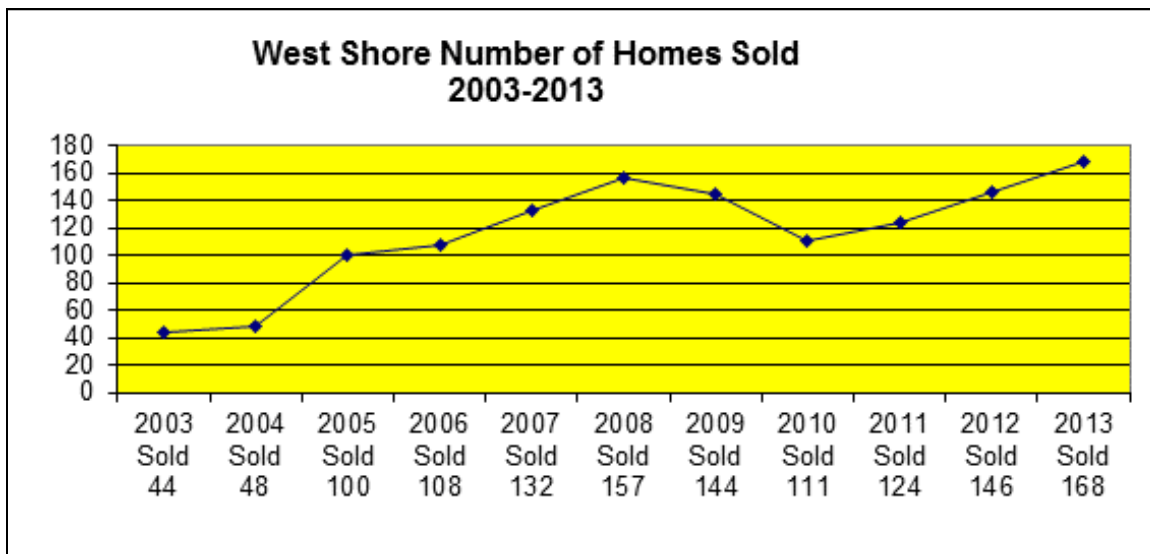
The charts below reflect the average days on market and the number of units sold in each price range.



West Shore School District

In the West Shore School District there were 168 homes sold in 2013 for a total dollar volume of \$29,966,979. The number of homes sold in 2013 increased by 15% from 2012. The median home sale price was \$167,200 in 2013. This home sale price reflects a 5% increase compared to 2012 sales, a 1% decrease over 5 years and a 28% increase over 10 years.*

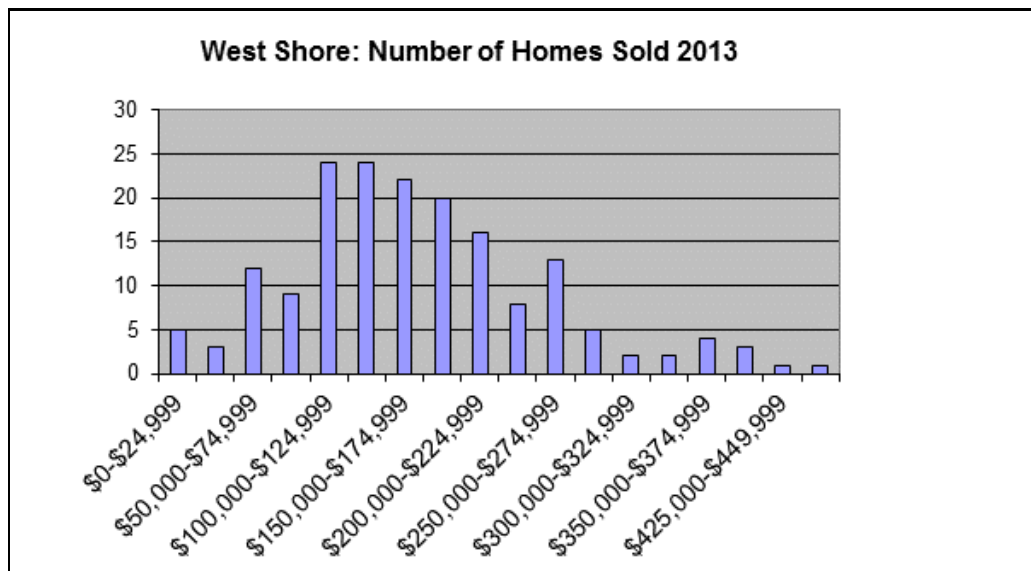
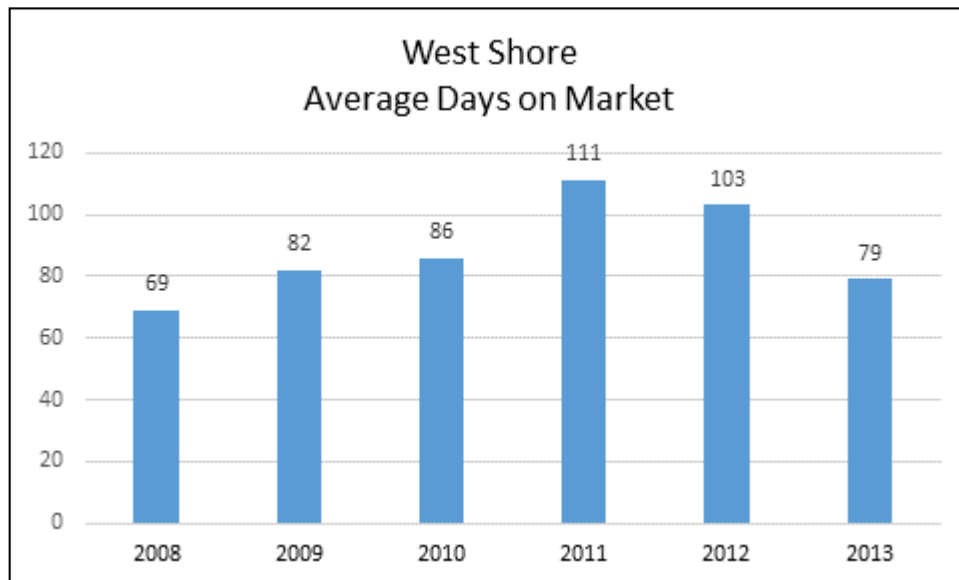
**West Shore School District is covered by two MLS systems and this is the information reported from the RAYAC MLS system.*



West Shore School District

Type	No. Sold	Median Price	Average Days on Market
Detached	131	\$ 179,900	70
Semi-Detached	5	\$ 120,000	25
Attached	29	\$ 117,900	127
Condo/Townhouse	3	\$ 131,900	133
Mobile Home w/ Land	2	\$ 41,500	11
Grand Total	168	\$ 167,200	79

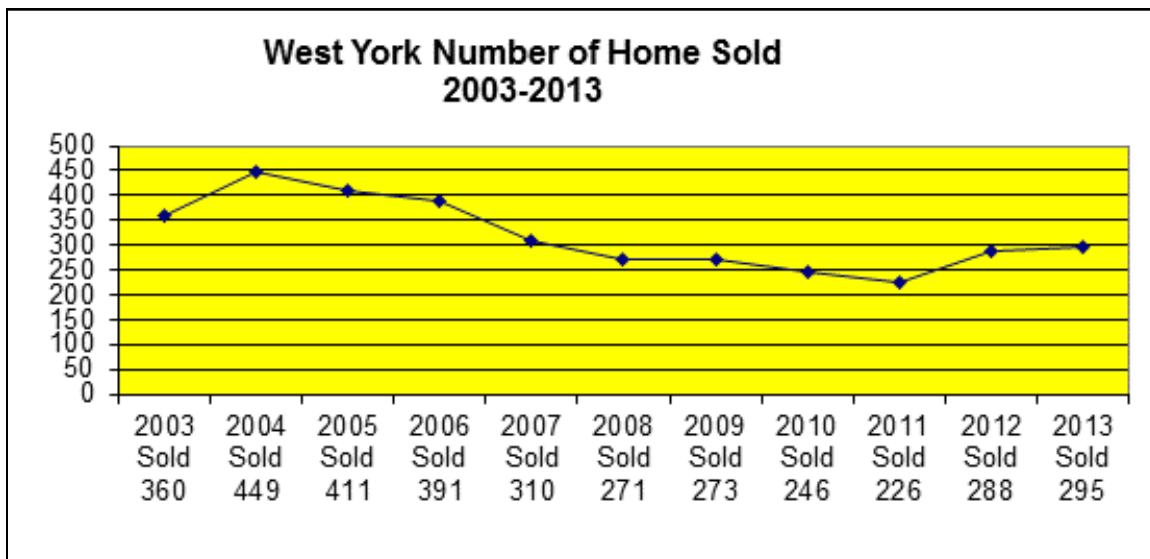
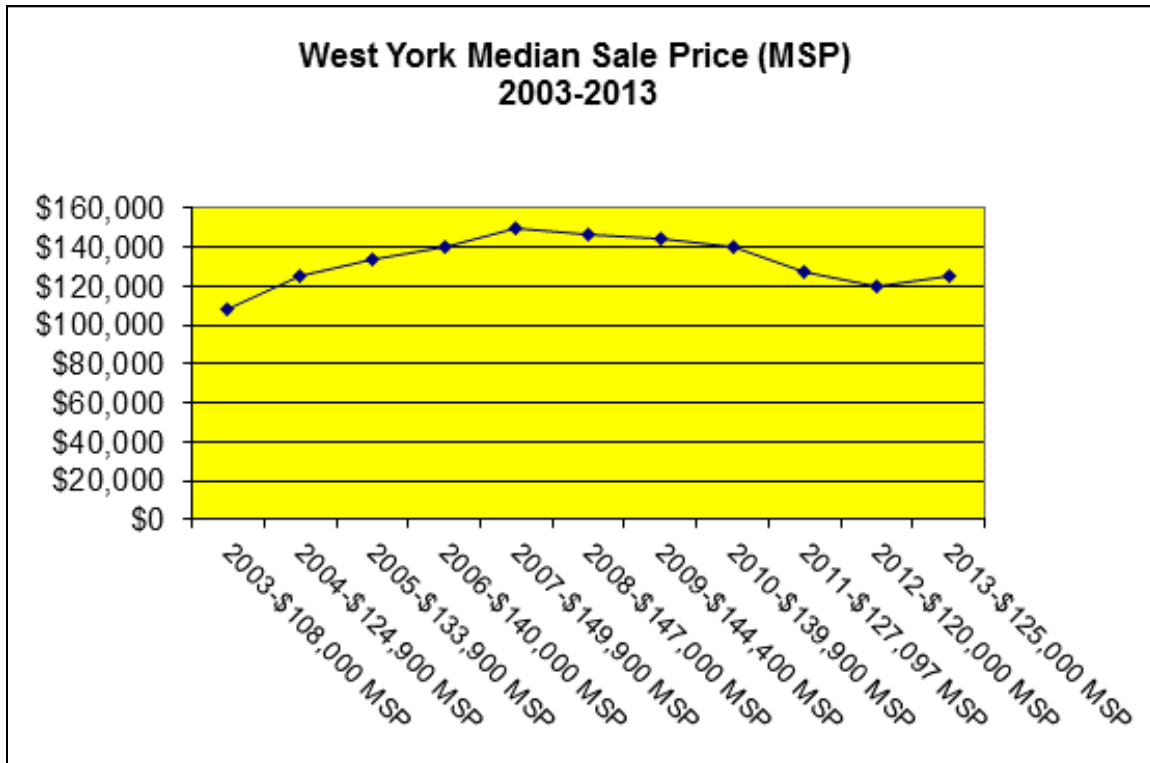
The charts below reflect the average days on market and the number of units sold in each price range.



West York Area School District

In the West York Area School District there were 295 homes sold in 2013 for a total dollar volume of \$39,186,171. The number of homes sold in 2013 increased by 2% from 2012.

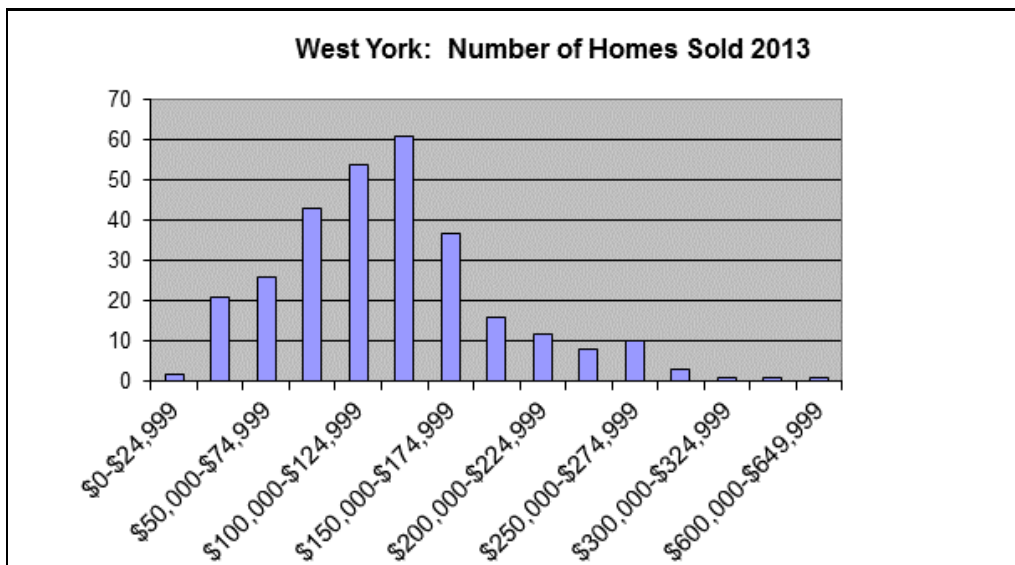
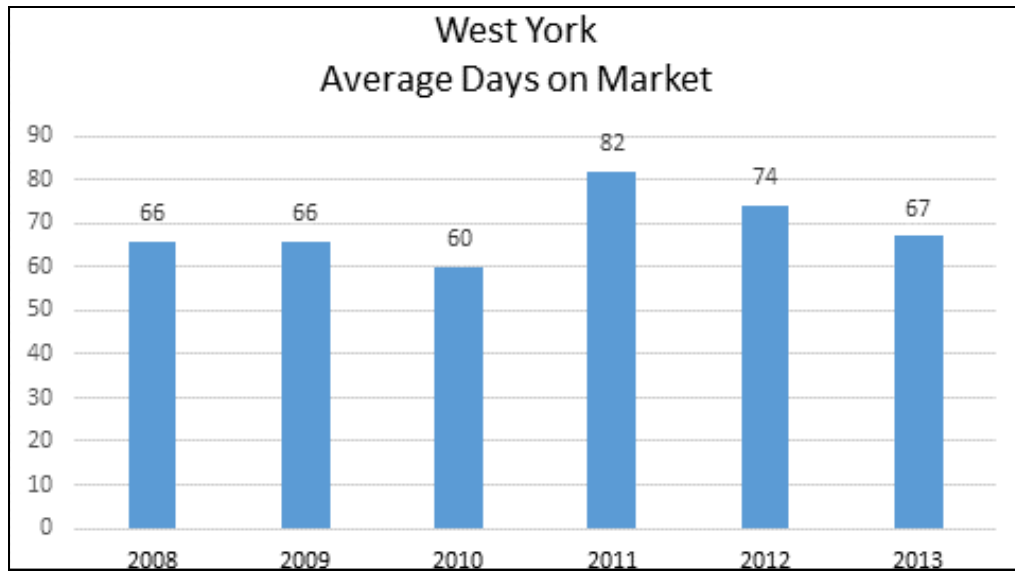
The median home sale price was \$125,000 in 2013. This home sale price reflects a 4% increase compared to 2012 sales, a 15% decrease over 5 years and a 16% increase over 10 years.



West York Area School District

Type	No. Sold	Median Price	Average Days on Market
Detached	213	\$ 140,000	70
Semi-Detached	30	\$ 74,250	66
Attached	18	\$ 74,700	49
Condo/Townhouse	34	\$ 119,000	60
Mobile Home w/ Land	2	\$ 51,000	62
Grand Total	295	\$ 125,000	67

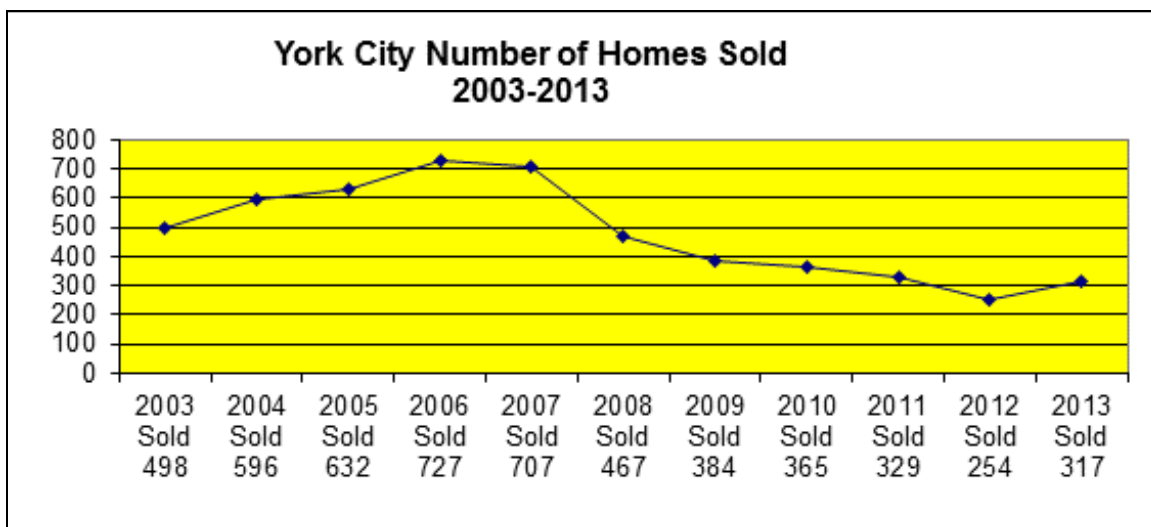
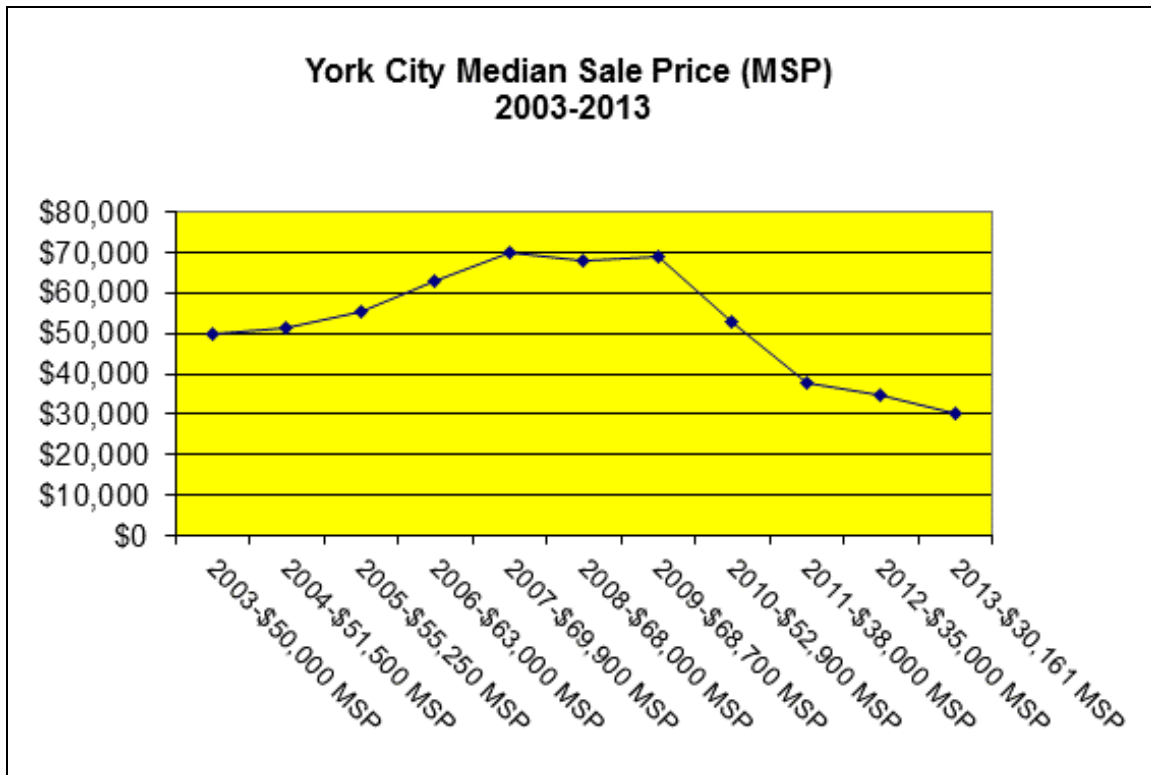
The charts below reflect the average days on market and the number of units sold in each price range.



York City School District

In the York City School District there were 317 homes sold in 2013 for a total dollar volume of \$15,237,635. The number of homes sold in 2013 increased by 25% from 2012.

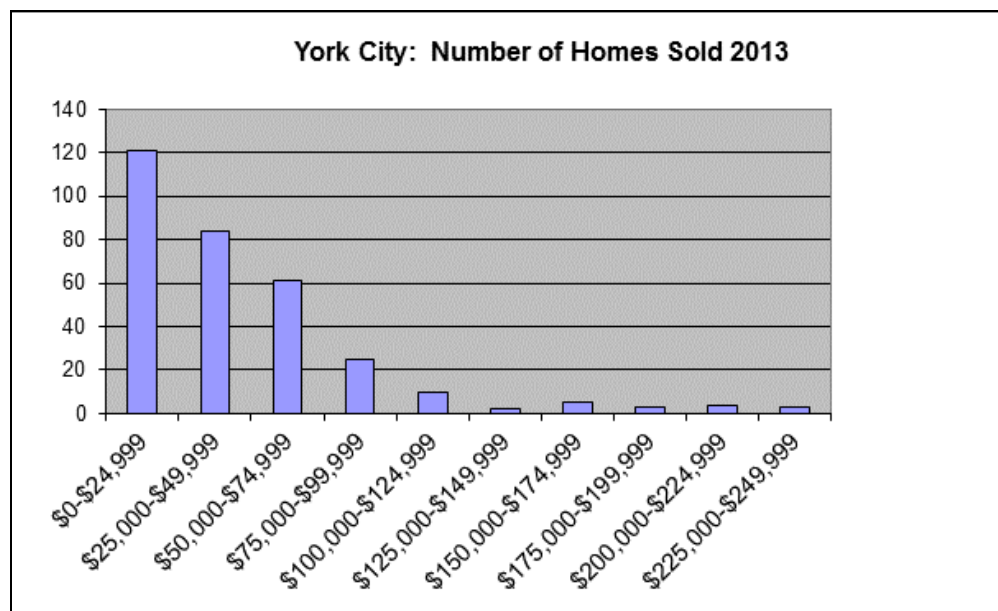
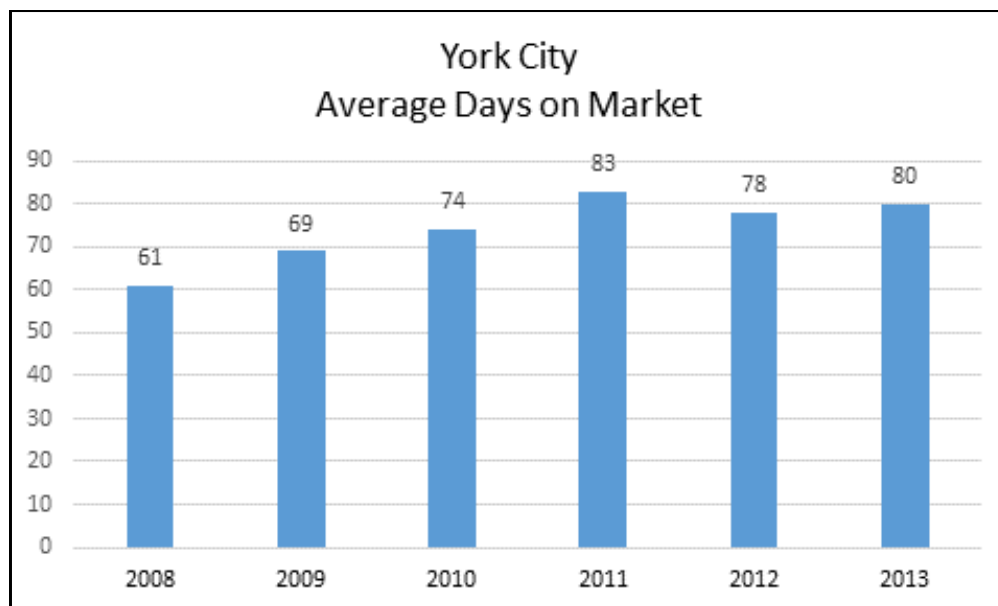
The median home sale price was \$30,161 in 2013. This home sale price reflects a 14% decrease compared to 2012 sales, a 56% decrease over 5 years and a 40% decrease over 10 years.



York City School District

Type	No. Sold	Median Price	Average Days on Market
Detached	97	\$ 56,250	95
Semi-Detached	112	\$ 25,000	71
Attached	91	\$ 24,500	67
Condo/Townhouse	17	\$ 57,900	126
Mobile Home w/ Land			
Grand Total	317	\$ 30,161	80

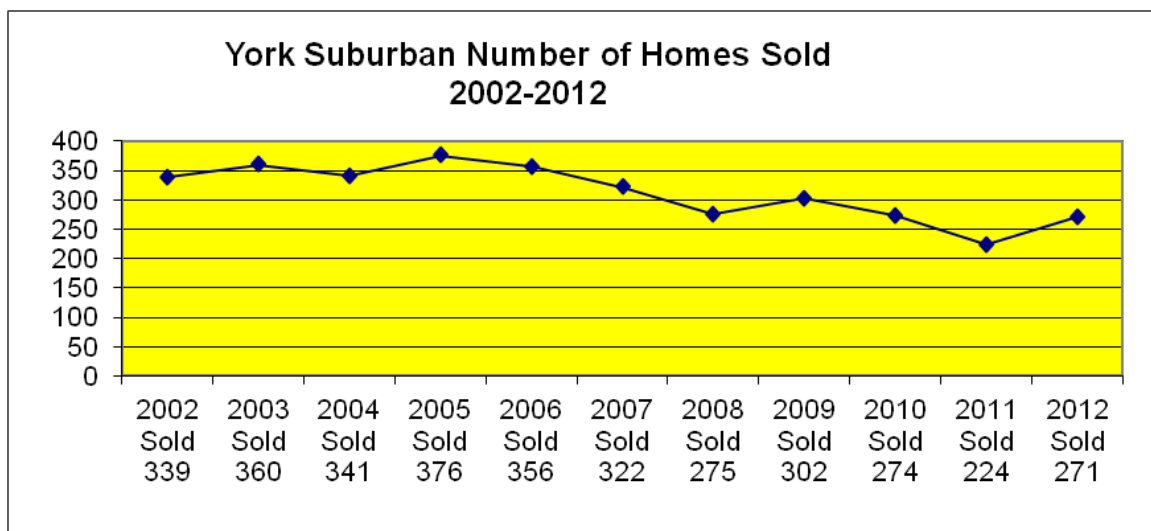
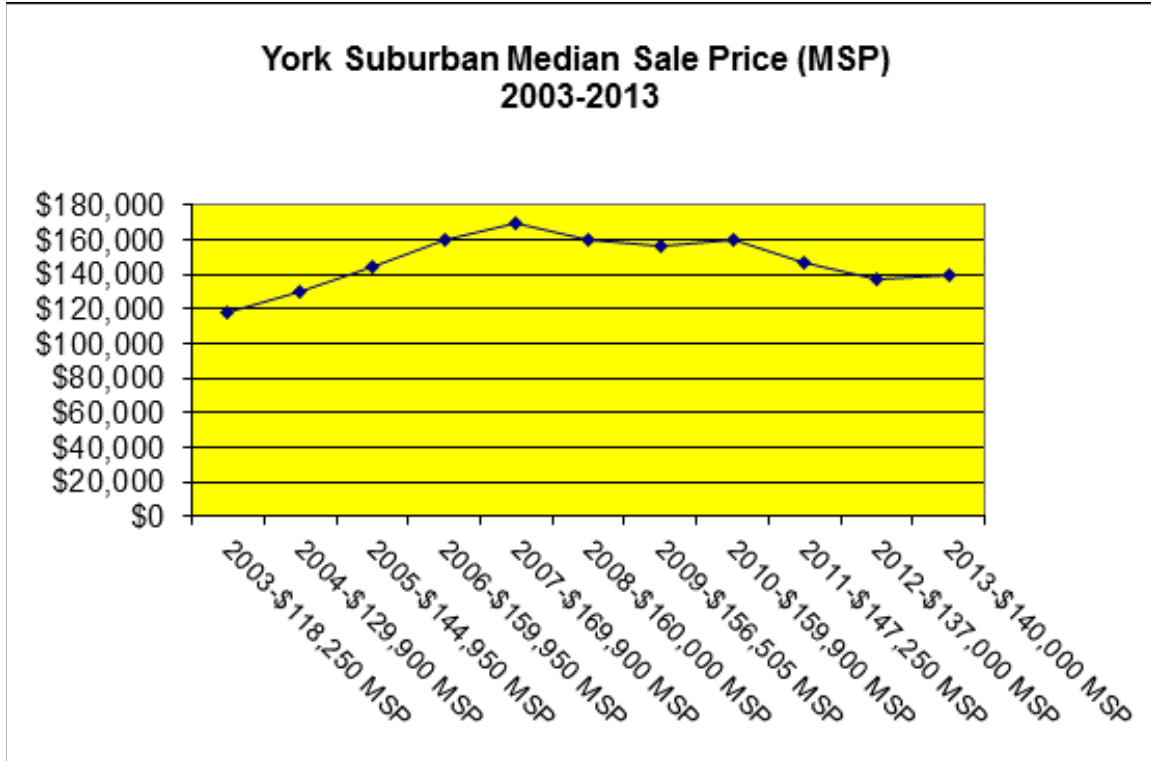
The charts below reflect the average days on market and the number of units sold in each price range.



York Suburban School District

In the York Suburban School District there were 279 homes sold in 2013 for a total dollar volume of \$48,204,405. The number of homes sold in 2013 increased by 3% from 2012.

The median home sale price was \$140,000 in 2013. This home sale price reflects a 2% increase compared to 2012 sales, a 13% decrease over 5 years and an 18% increase over 10 years.



York Suburban School District

Type	No. Sold	Median Price	Average Days on Market
Detached	205	\$ 149,900	65
Semi-Detached	44	\$ 93,497	63
Attached	3	\$ 119,500	18
Condo/Townhouse	27	\$ 124,900	80
Mobile Home w/ Land			
Grand Total	279	\$ 140,000	66

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

