

2015

York County

Real Estate Market Report

Prepared by:



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The REALTORS® Association of York & Adams Counties (RAYAC) represents over 900 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 transform a house into their 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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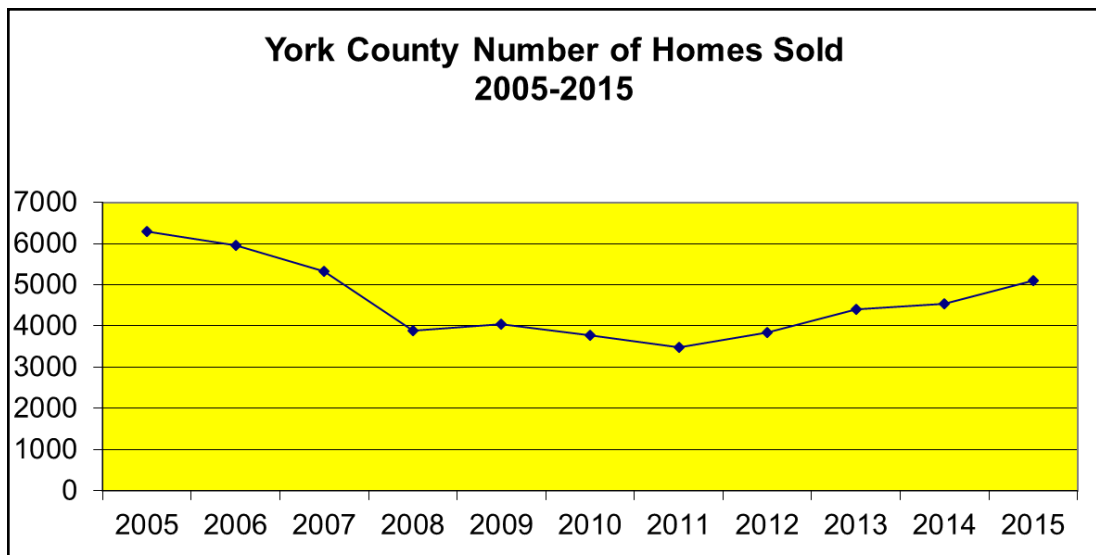
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York County Housing Market: Number of Homes Sold

In 2015 REALTORS sold 5,095 homes in York County. This reflects a 12% increase in the number of homes sold compared to 2014. Every school district in York County had an increase in the number of sales in 2015. The total dollar volume reached \$849,496,695 reflecting a 13% increase compared to 2014 sales.

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

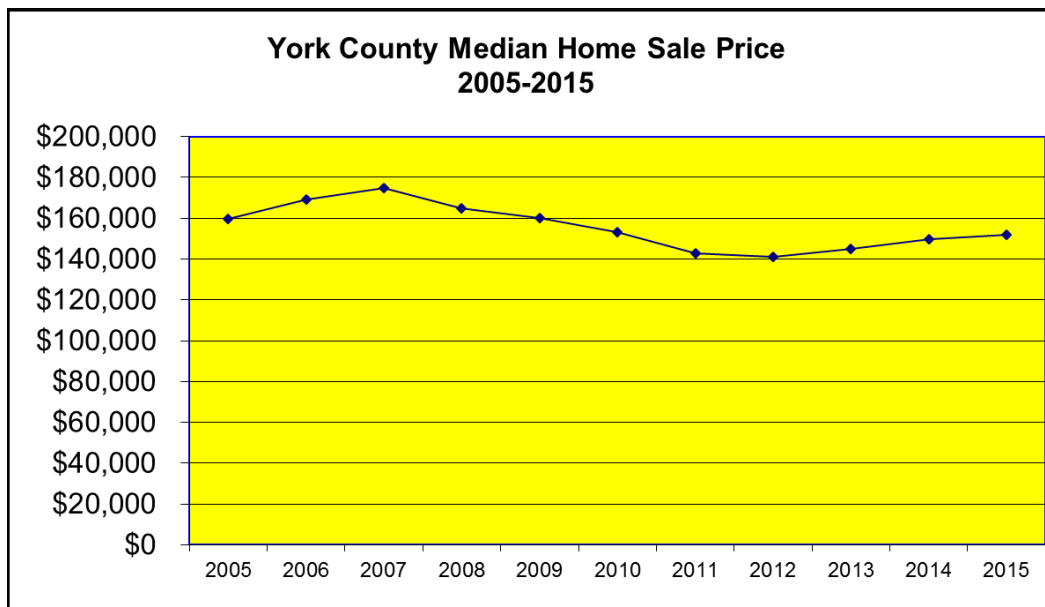
<u>School District</u>	<u>2015 Sold</u>	<u>2014 Sold</u>	<u>2010 Sold</u>	<u>2005 Sold</u>	<u>% Change Over 1 Year</u>	<u>% Change Over 5 Years</u>	<u>% Change Over 10 Years</u>
Central	526	470	421	724	12%	25%	-27%
Dallastown	522	499	403	750	5%	30%	-30%
Dover	325	320	270	445	2%	20%	-27%
Eastern	211	191	165	214	10%	28%	-1%
Hanover	190	166	111	237	14%	71%	-20%
Northeastern	311	279	232	464	11%	34%	-33%
Northern	154	106	89	64	45%	73%	141%
Red Lion	452	412	352	601	10%	28%	-25%
South Eastern	244	194	117	234	26%	109%	4%
South Western	384	323	234	462	19%	64%	-17%
Southern	259	216	190	297	20%	36%	-13%
Spring Grove	332	284	191	279	17%	74%	19%
West Shore	222	177	111	100	25%	100%	122%
West York	293	282	246	411	4%	19%	-29%
York City	327	319	365	632	3%	-10%	-48%
York Suburban	343	293	274	376	17%	25%	-9%
Total York County	5095	4531	3771	6290	12%	35%	-19%



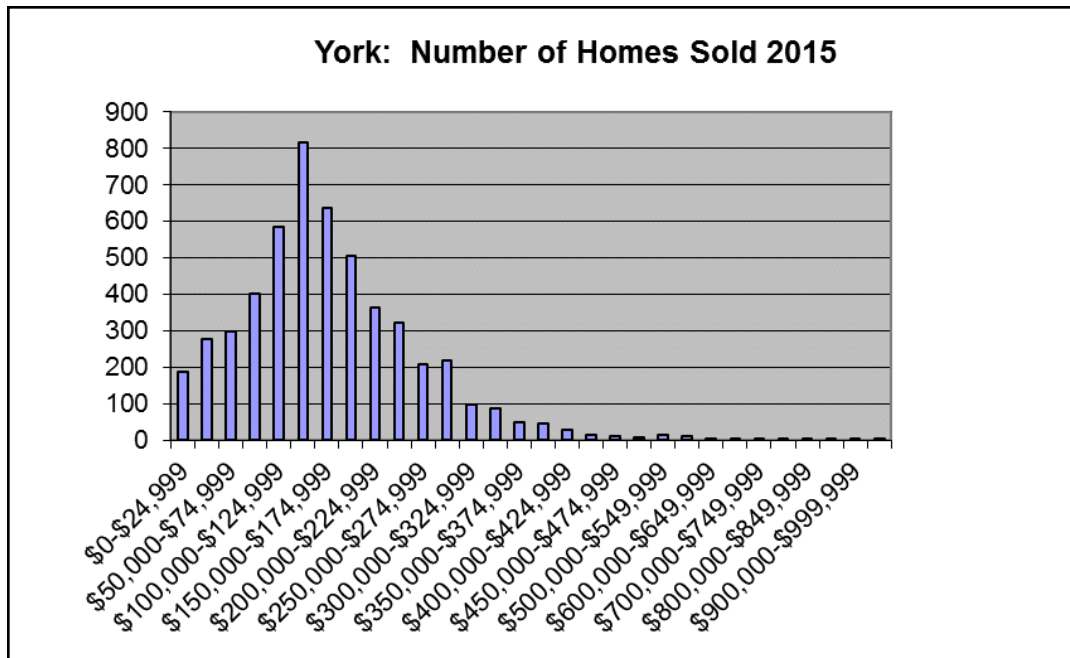
York County Housing Market: Median Home Sale Price

In York County the median home sale price increased by 1% to \$152,000 compared to 2014 sales. The median sold price in York County decreased 1% in five years and decreased 5% over the past 10 years.

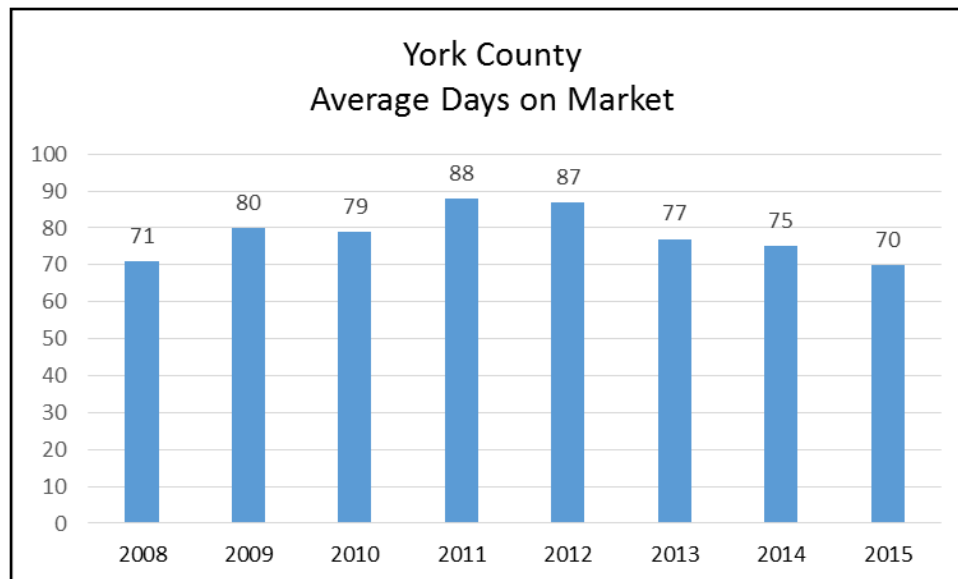
<u>School District</u>	<u>2015 Median Sale Price</u>	<u>2014 Median Sale Price</u>	<u>2010 Median Sale Price</u>	<u>2005 Median Sale Price</u>	<u>% Change Over 1 Year</u>	<u>% Change Over 5 Years</u>	<u>% Change Over 10 Years</u>
Central	\$155,000	\$157,437	\$170,000	\$180,338	-2%	-9%	-14%
Dallastown	\$169,900	\$160,000	\$175,000	\$184,950	6%	-3%	-8%
Dover	\$146,000	\$144,250	\$146,824	\$147,000	1%	-1%	-1%
Eastern	\$125,000	\$134,900	\$139,900	\$129,900	-7%	-11%	-4%
Hanover	\$129,450	\$124,900	\$137,000	\$144,000	4%	-6%	-10%
Northeastern	\$158,000	\$145,000	\$155,000	\$162,500	9%	2%	-3%
Northern	\$220,000	\$207,950	\$183,000	\$163,950	6%	20%	34%
Red Lion	\$155,000	\$150,000	\$157,500	\$172,900	3%	-2%	-10%
South Eastern	\$175,000	\$171,950	\$183,000	\$210,000	2%	-4%	-17%
South Western	\$163,500	\$164,900	\$170,000	\$180,000	-1%	-4%	-9%
Southern	\$199,653	\$204,500	\$200,000	\$248,000	-2%	0%	-19%
Spring Grove	\$162,000	\$159,900	\$162,900	\$174,900	1%	-1%	-7%
West Shore	\$179,100	\$179,000	\$175,000	\$155,950	0%	2%	15%
West York	\$131,900	\$123,000	\$139,900	\$133,900	7%	-6%	-1%
York City	\$36,000	\$40,000	\$52,900	\$55,250	-10%	-32%	-35%
York Suburban	\$148,000	\$144,900	\$159,900	\$144,950	2%	-7%	2%
Total York County	\$152,000	\$149,900	\$153,000	\$159,695	1%	-1%	-5%



York County Housing Market by Price Range



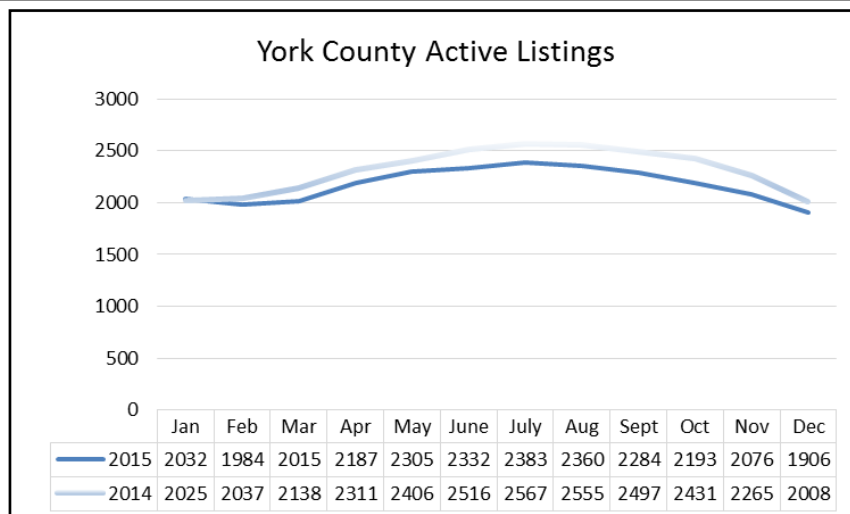
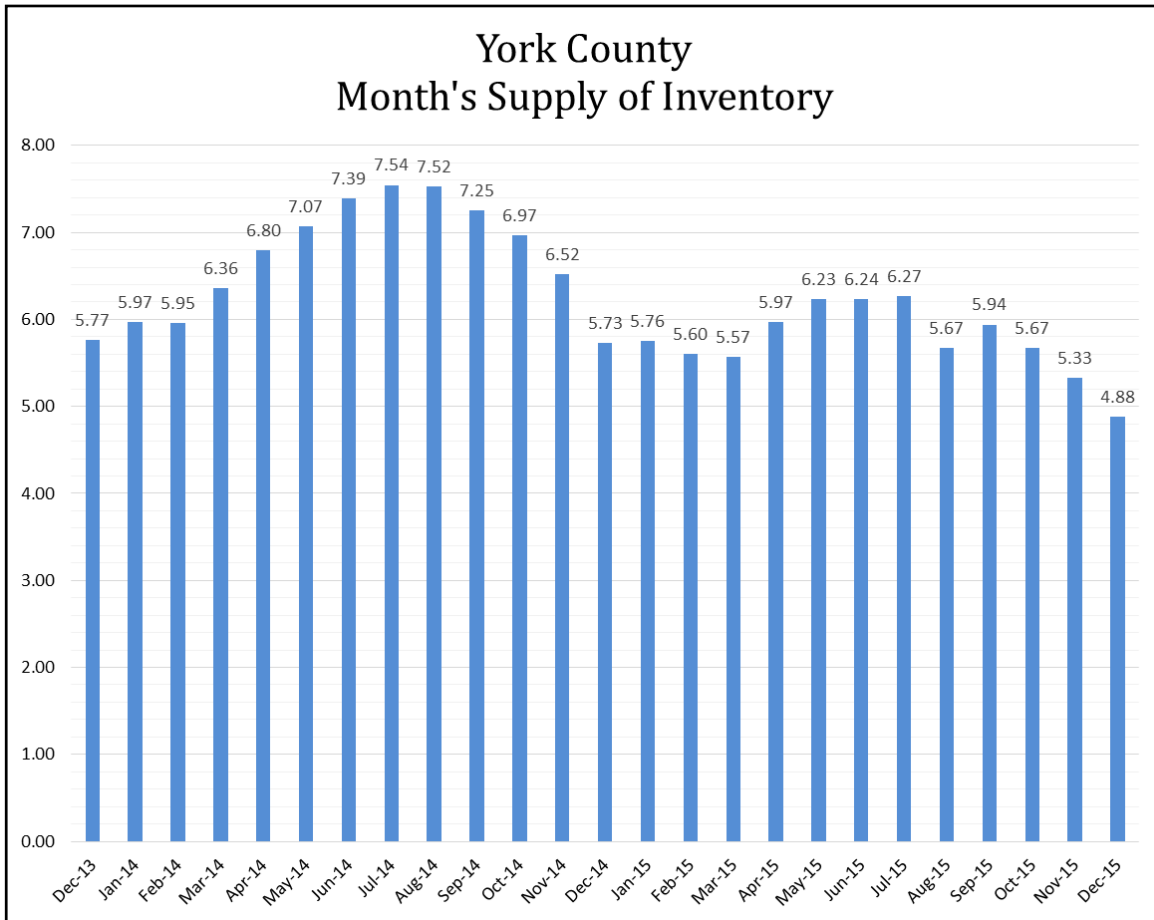
In 2015, 22% of the homes sold in York County were priced under \$100,000, 49% of the homes sold were priced between \$100,00-\$199,999, 21% of the homes sold were priced between \$200,000-\$299,999 and 8% of the homes sold were priced over \$300,000.



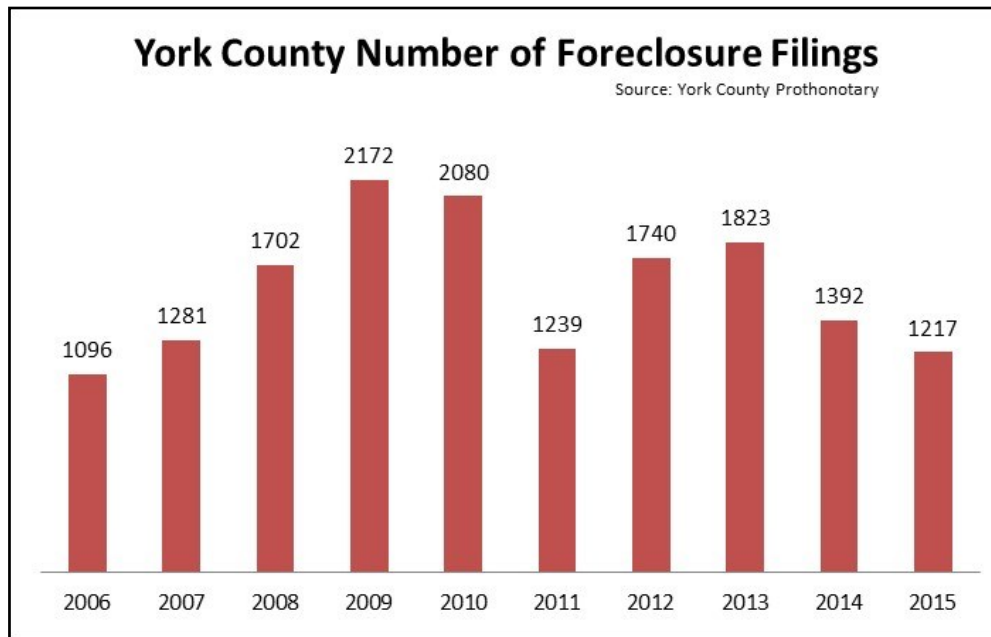
The average days on market for York County in 2015 was 70 days. This reflects an 6% decrease on average days on market over 2014 sales.

York County: Month's Supply of Inventory

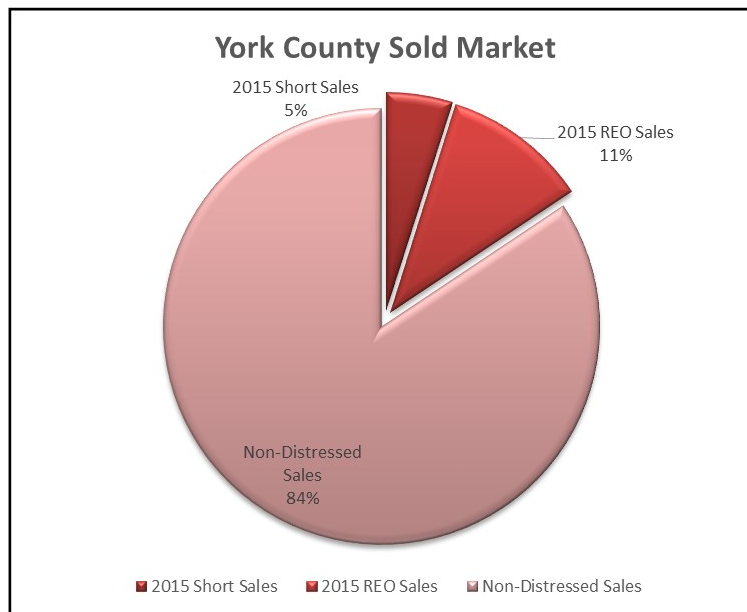
The month's supply of inventory indicates how many months it would take for all the current homes for sale on the market to sell, given a monthly sales volume. Six months supply of inventory is considered a balanced market. The greater the number indicates there are more sellers than buyers in the market.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



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

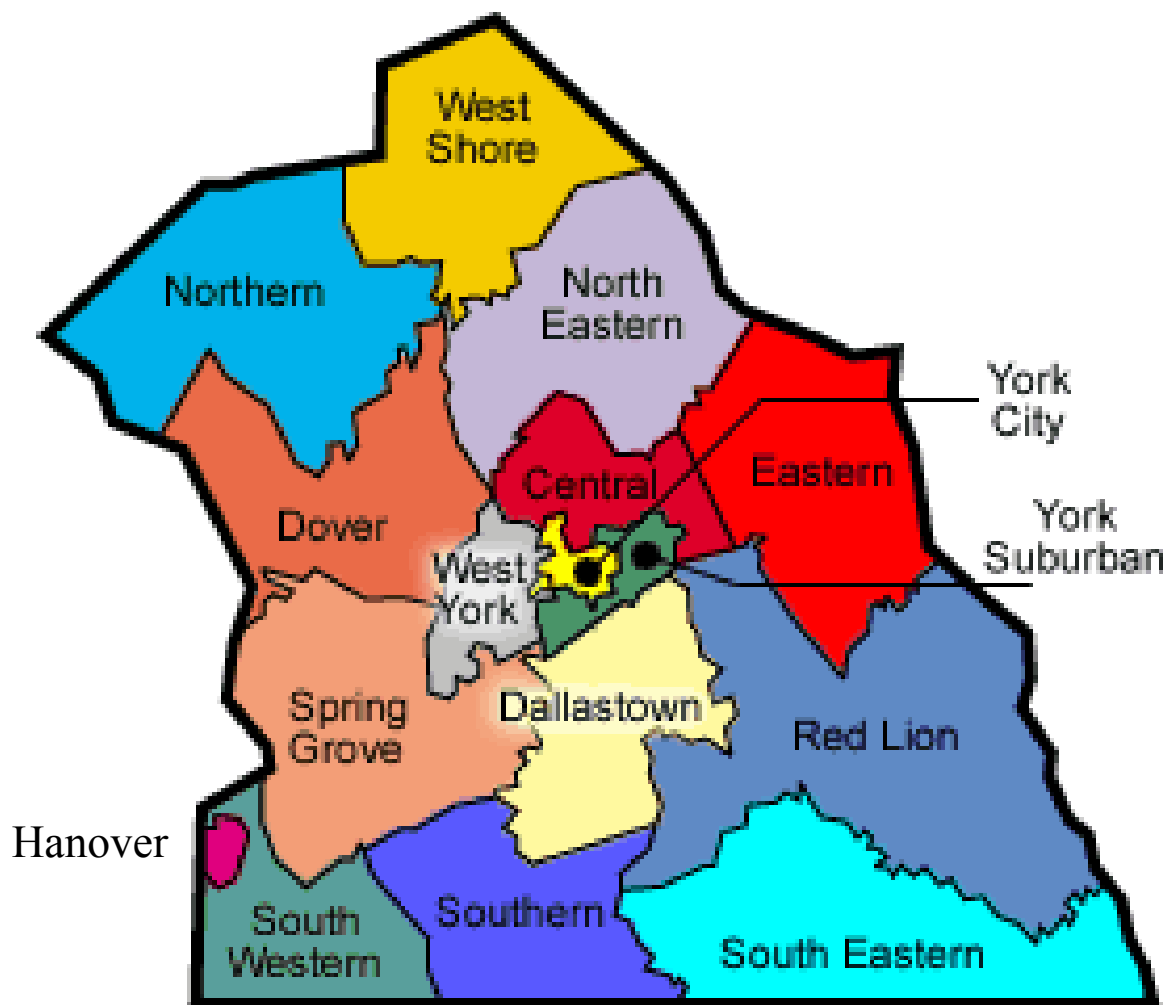
The RAYAC Multi-List System only captures a part of the new home construction market which involved a REALTOR®.

New Construction Single Family Detached Homes			
Year	Median Sold Price	Median Finished Square Ft	\$/Square Ft
2015	\$ 275,736	2328	\$ 118.44
2014	\$ 264,054	2224	\$ 118.73
2013	\$ 232,676	2190	\$ 115.39
2012	\$ 233,981	2079	\$ 118.44
2011	\$ 266,350	2225	\$ 119.71
2010	\$ 269,578	2246	\$ 120.03

New Construction Townhouse/Condo Homes			
Year	Median Sold Price	Median Finished Square Ft	\$/Square Ft
2015	\$ 178,859	1450	\$ 123.35
2014	\$ 172,920	1450	\$ 119
2013	\$ 162,352	1501	\$ 108
2012	\$ 159,900	1586	\$ 101
2011	\$ 147,900	1496	\$ 99
2010	\$ 149,900	1592	\$ 94

York County Number of New Home Sales By School District						
	2015	2014	2013	2012	2011	2010
Central	19	22	16	19	21	48
Dallastown	16	13	10	10	21	43
Dover	28	28	23	22	18	46
Eastern	4	2	1	5	8	5
Hanover	1	3	2	1	4	0
Northeastern	48	39	29	40	16	42
Northern	14	8	11	8	5	6
Red Lion	12	8	5	6	14	20
South Eastern	3	1	1	1	1	3
South Western	26	25	25	23	14	21
Southern	8	6	9	8	2	2
Spring Grove	29	28	32	25	27	35
West Shore	14	16	6	10	9	10
West York	5	3	1	0	0	12
York City	0	0	1	1	0	0
York Suburban	5	2	1	0	0	4
Total York County	232	204	173	179	160	298

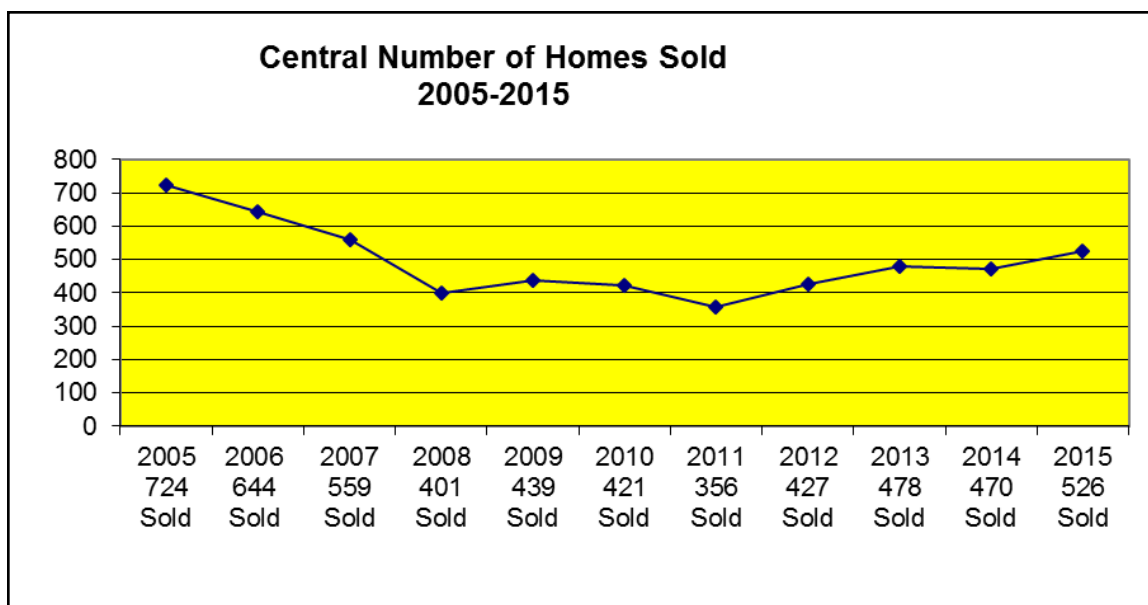
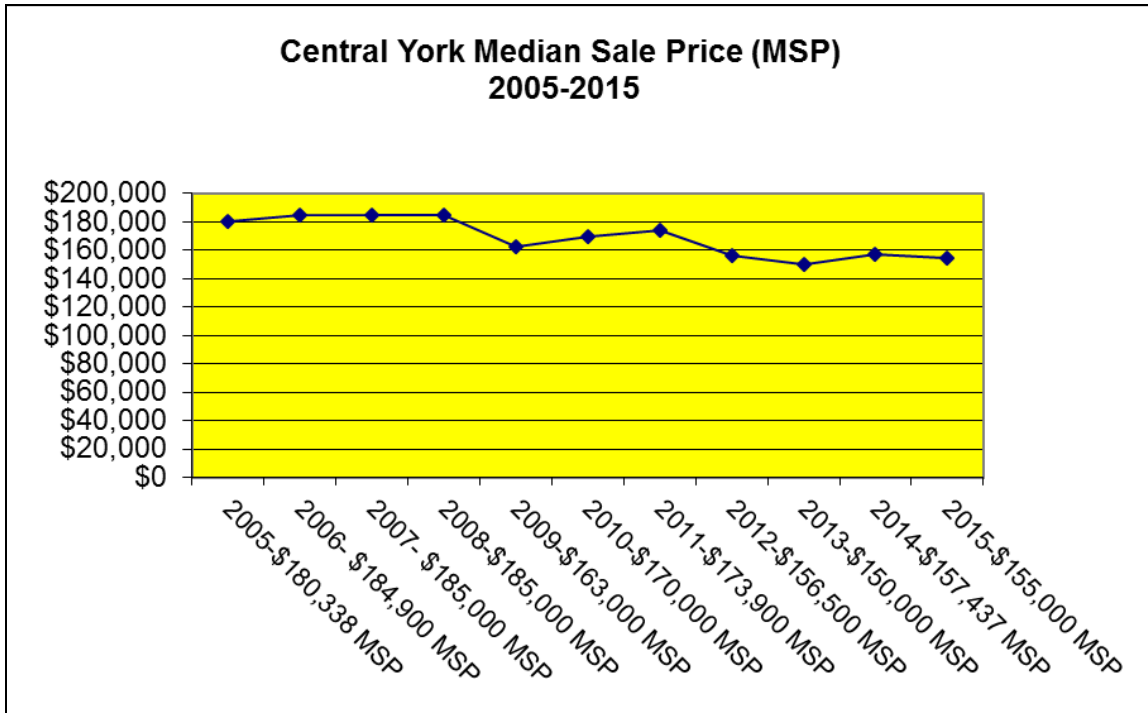
Real Estate Activity by School District



Central York School District

In the Central York School District there were 526 homes sold in 2015 for a total dollar volume of \$100,571,234. The number of homes sold in 2015 increased by 12% from 2014.

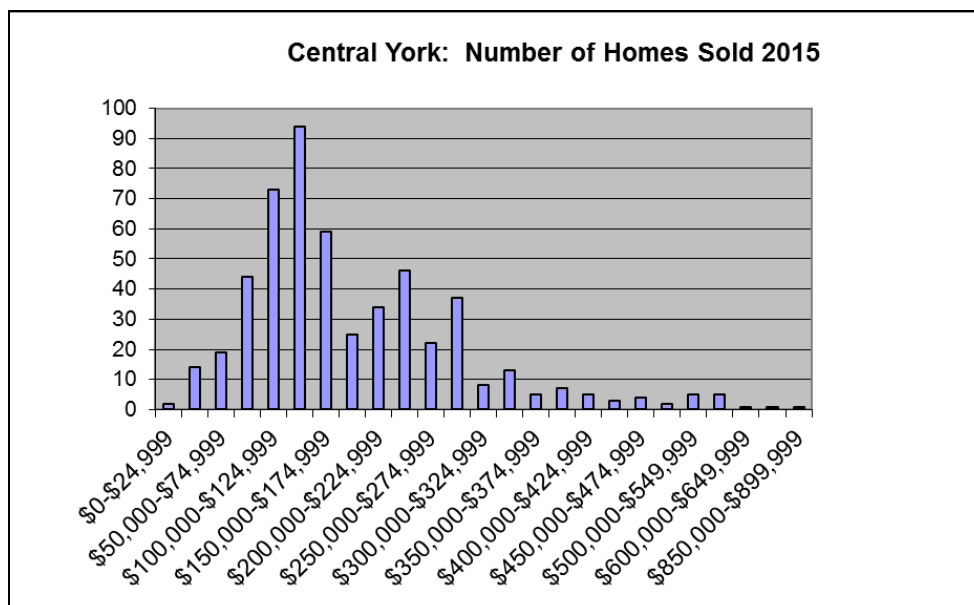
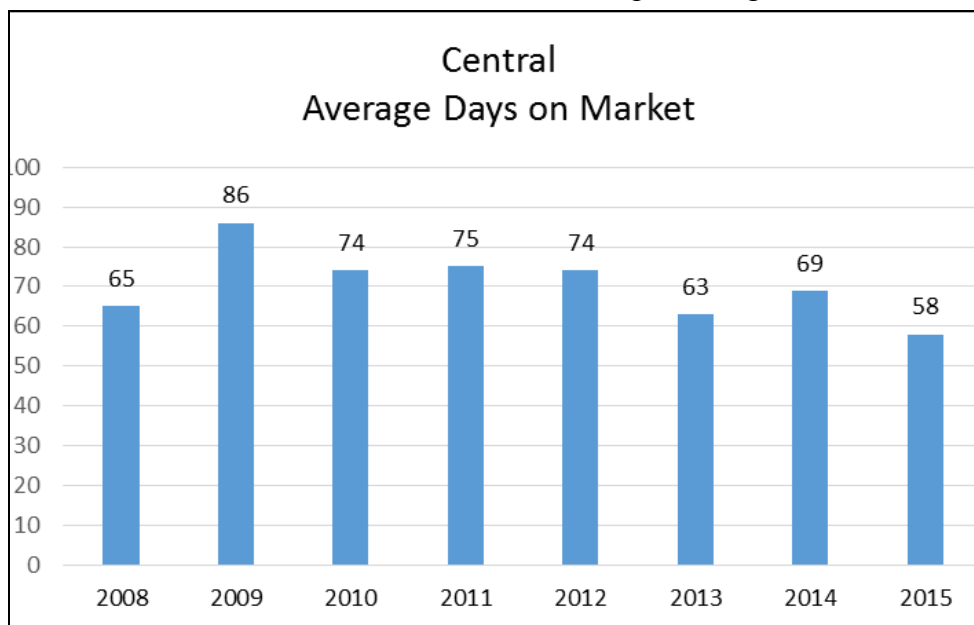
The median home sale price was \$155,000 in 2015. This home sale price reflects a 2% decrease compared to 2014 sales, a 9% decrease over 5 years, and a 14% decrease over 10 years.



Central York School District

Type	No. Sold	Median Price	Average Days on Market
Detached	390	\$ 198,000	55
Semi-Detached	32	\$ 109,750	74
Attached	41	\$ 110,000	42
Condo/Townhouse	63	\$ 122,000	80
Mobile Home w/ Land	0	\$ -	0
Grand Total	526	\$ 155,000	58

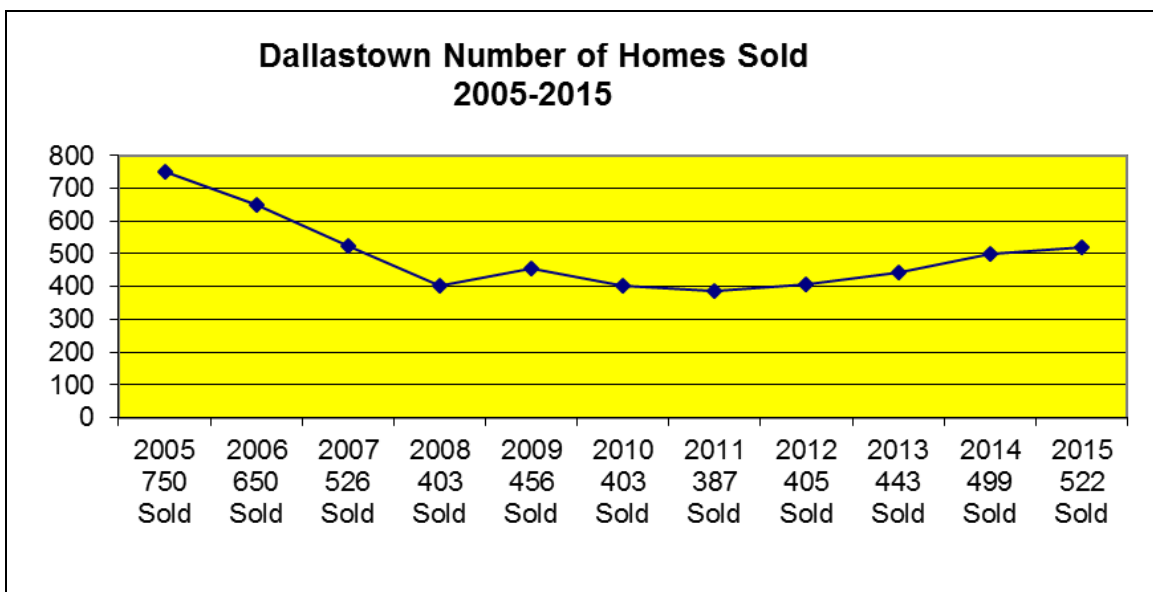
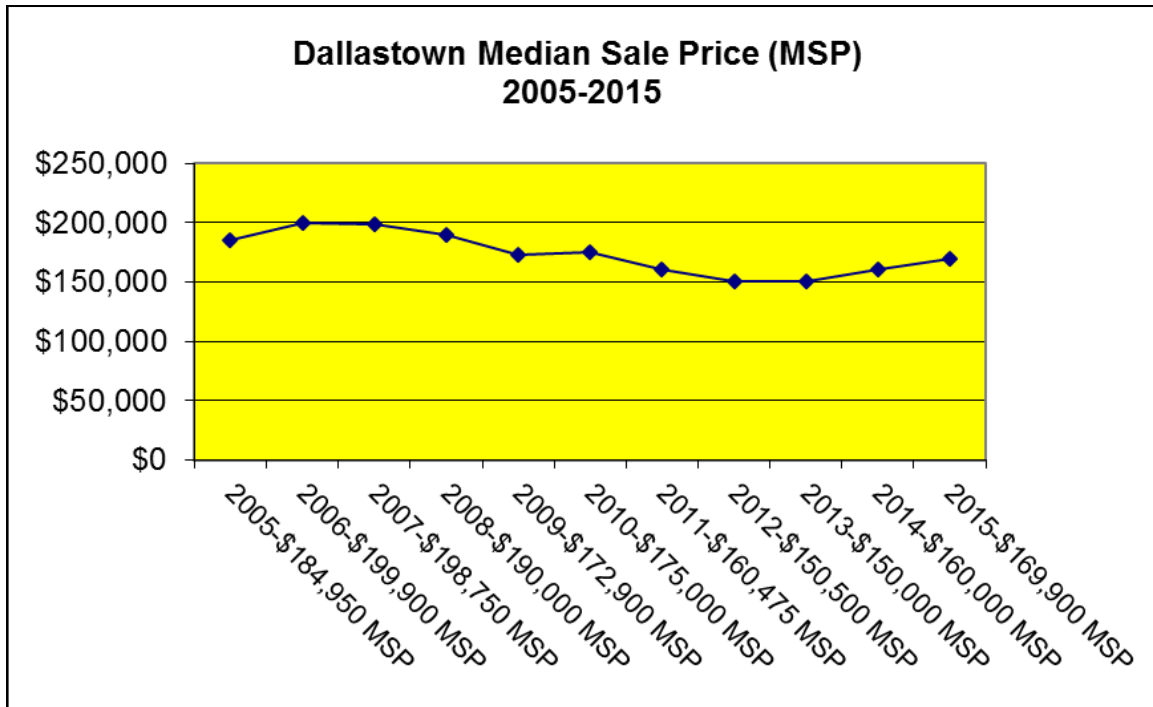
The charts below reflect the average days on market and the number of units sold in each price range.



Dallastown Area School District

In the Dallastown Area School District there were 522 homes sold in 2015 for a total dollar volume of \$104,383,051. The number of homes sold in 2015 increased by 5% from 2014.

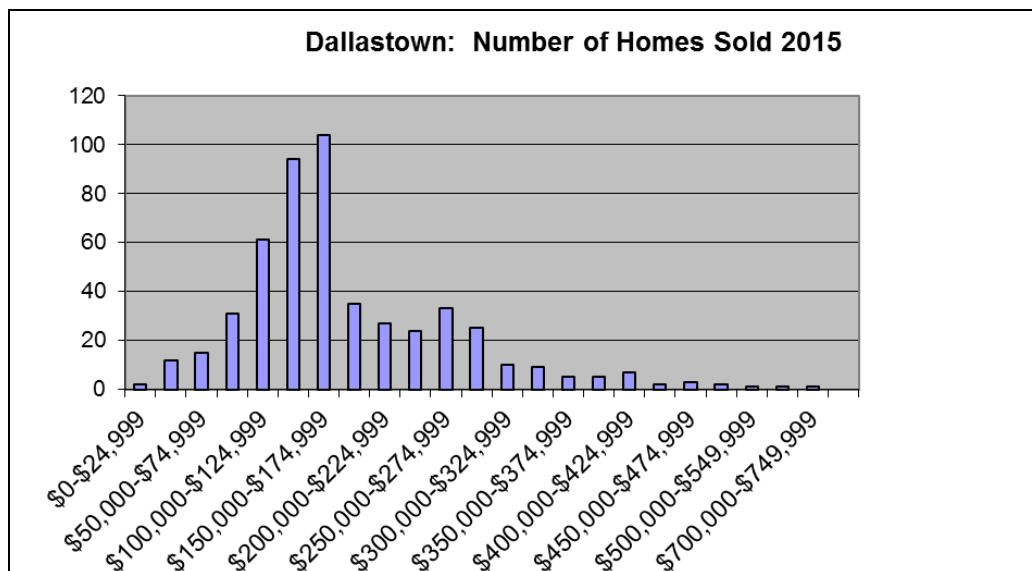
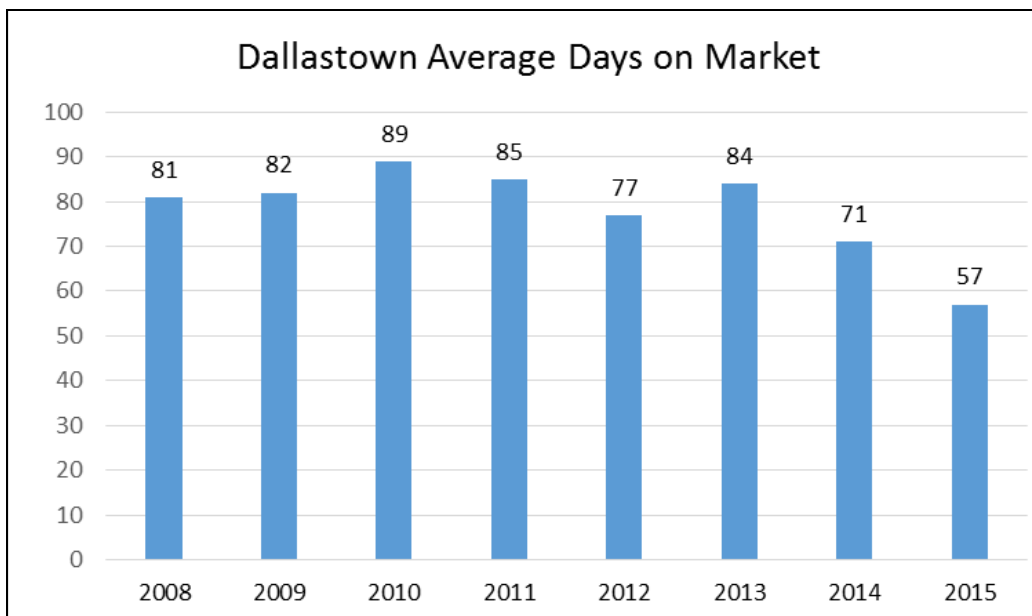
The median home sale price was \$169,900 in 2015. This home sale price reflects a 6% increase compared to 2014 sales, a 3% decrease over 5 years and an 8% decrease over 10 years.



Dallastown Area School District

Type	No. Sold	Median Price	Average Days on Market
Detached	387	\$ 186,000	51
Semi-Detached	31	\$ 133,500	86
Attached	20	\$ 127,500	54
Condo/Townhouse	80	\$ 145,900	79
Mobile Home w/ Land	4	\$ 48,950	47
Grand Total	522	\$ 169,900	57

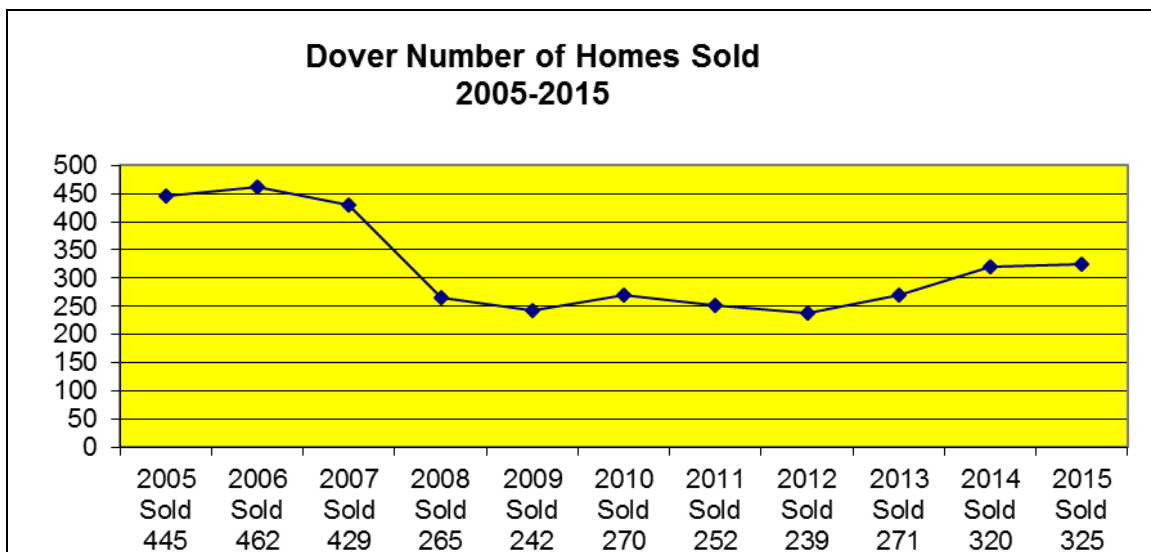
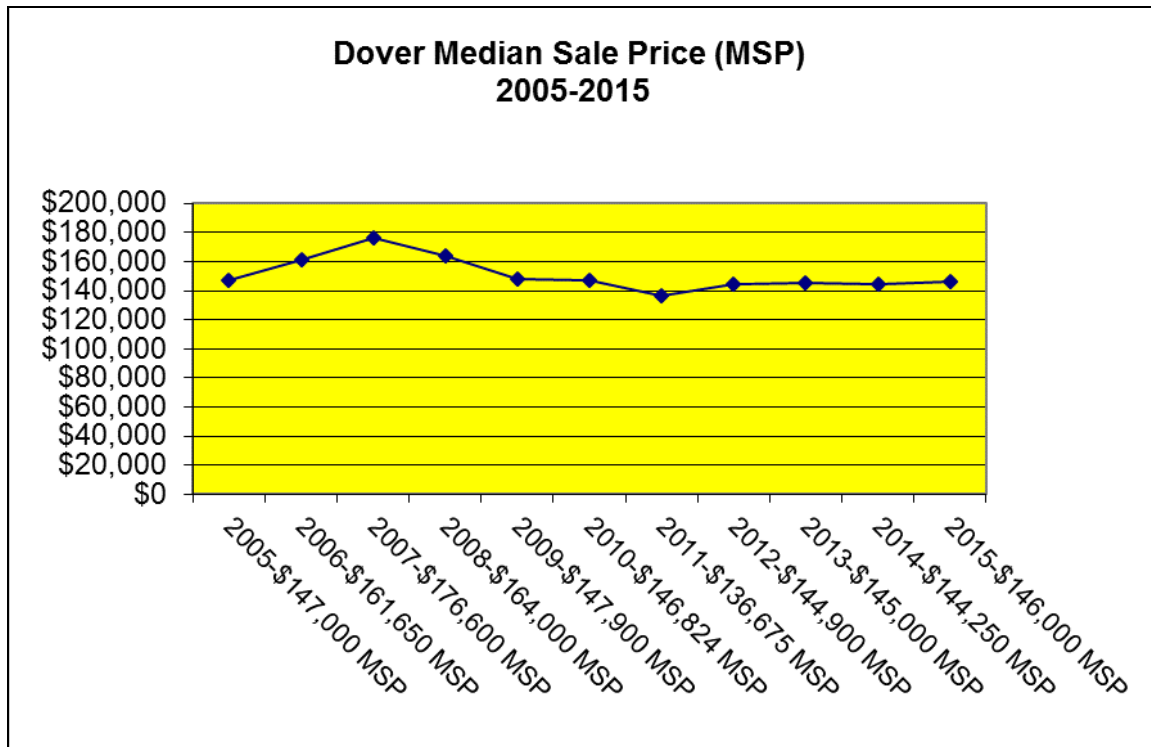
The charts below reflect the average days on market and the number of units sold in each price range.



Dover Area School District

In the Dover Area School District there were 325 homes sold in 2015 for a total dollar volume of \$49,387,695. The number of homes sold in 2015 increased by 2% from 2014.

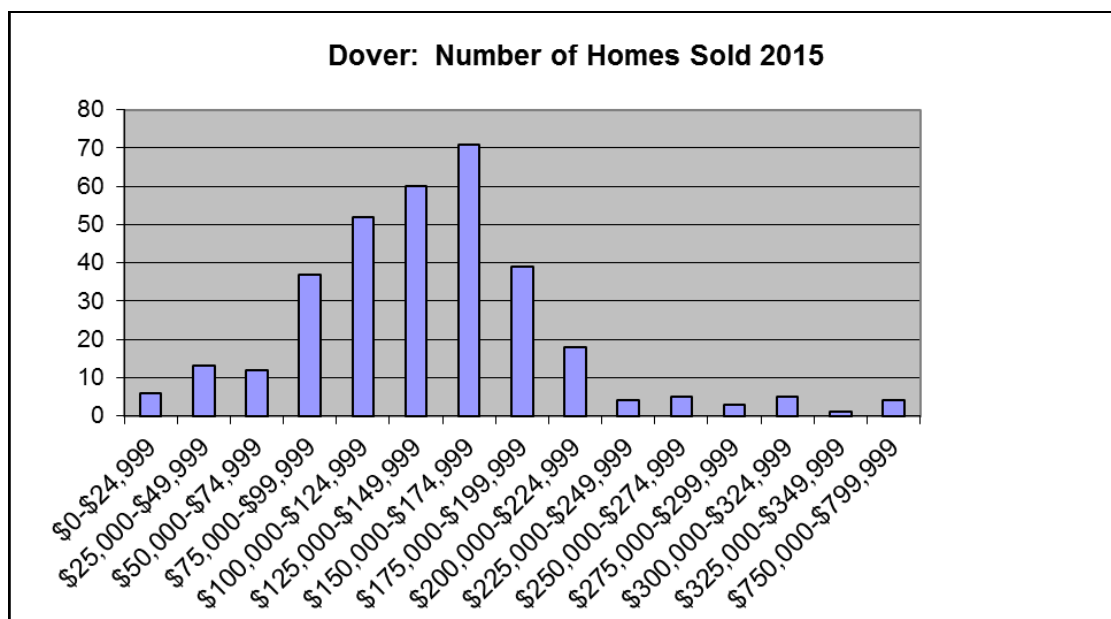
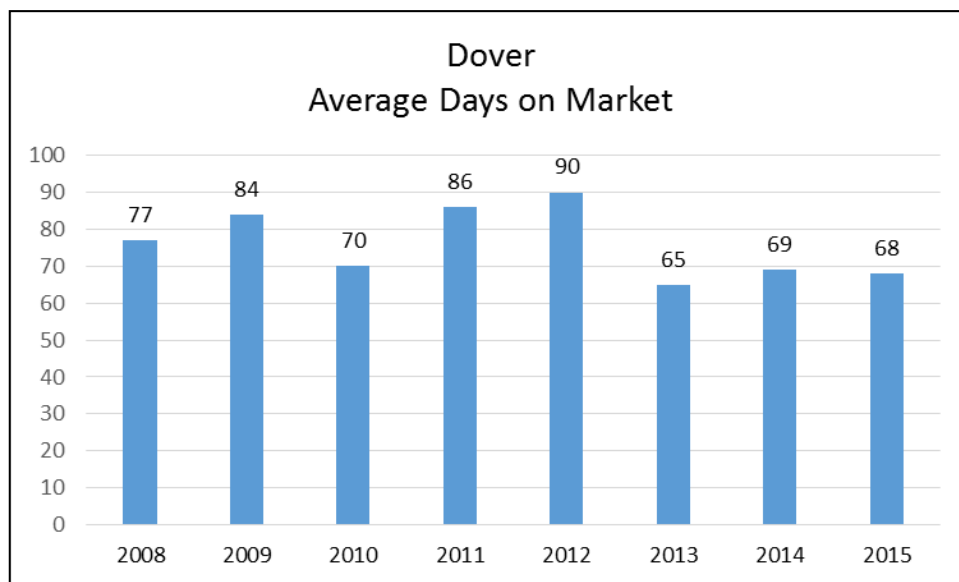
The median home sale price was \$146,000 in 2015. This home sale price reflects a 1% increase compared to 2014 sales, a 1% decrease over 5 years and a 1% decrease over 10 years.



Dover Area School District

Type	No. Sold	Median Price	Average Days on Market
Detached	224	\$ 154,900	63
Semi-Detached	50	\$ 128,450	60
Attached	24	\$ 119,750	65
Condo/Townhouse	19	\$ 124,500	132
Mobile Home w/ Land	8	\$ 65,000	95
Grand Total	325	\$ 146,000	68

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

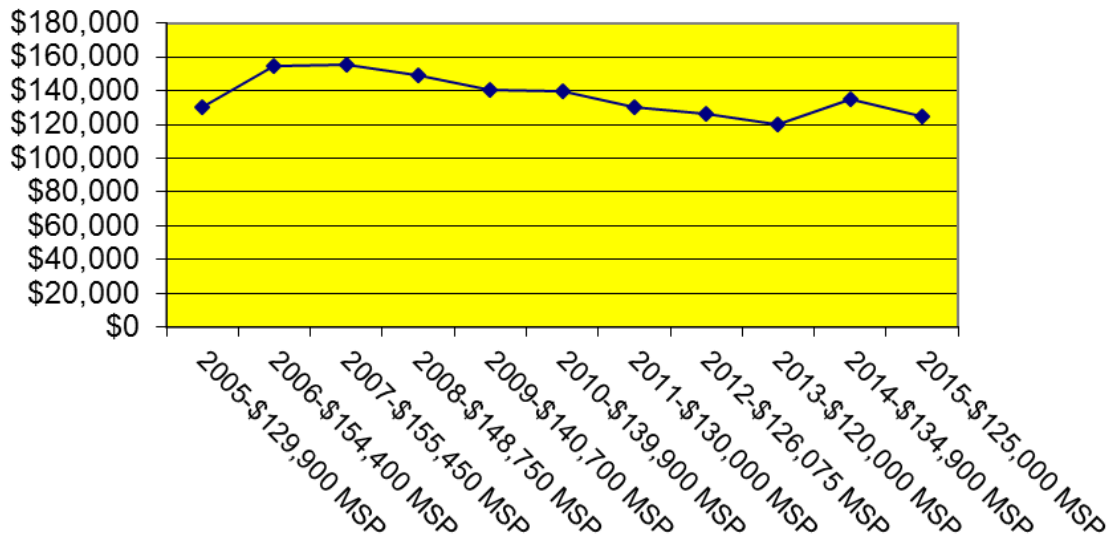


Eastern York School District

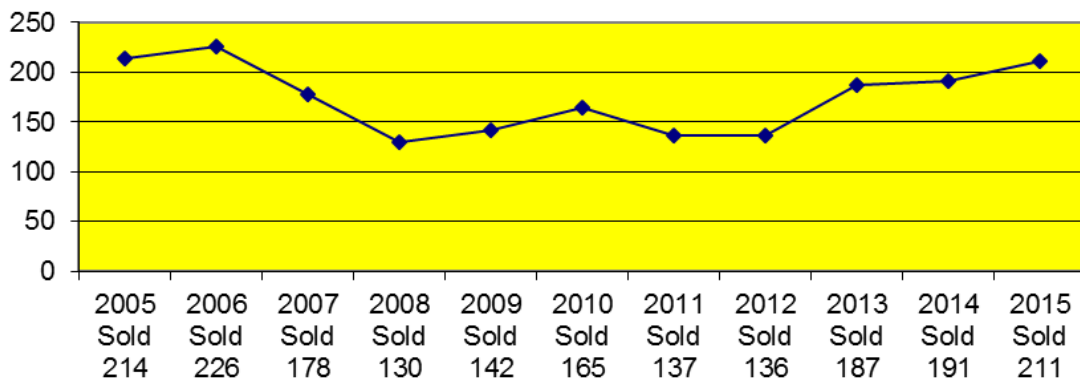
In the Eastern York School District there were 211 homes sold in 2015 for a total dollar volume of \$31,091,452. The number of homes sold in 2015 increased by 10% from 2014.

The median home sale price was \$125,000 in 2015. This home sale price reflects a 7% decrease compared to 2014 sales, an 11% decrease over 5 years and a 4% decrease over 10 years.

**Eastern Median Sale Price (MSP)
2005-2015**



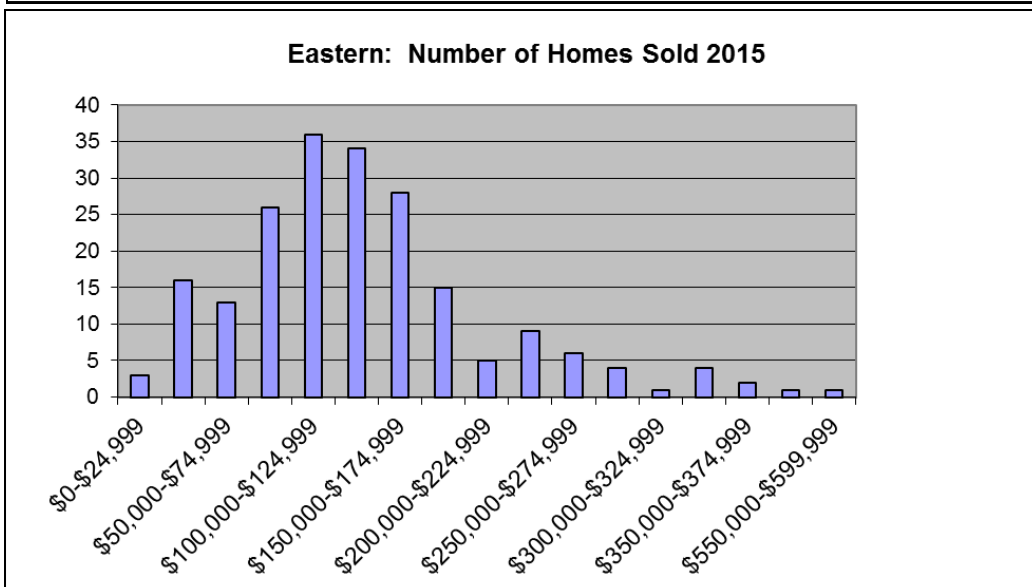
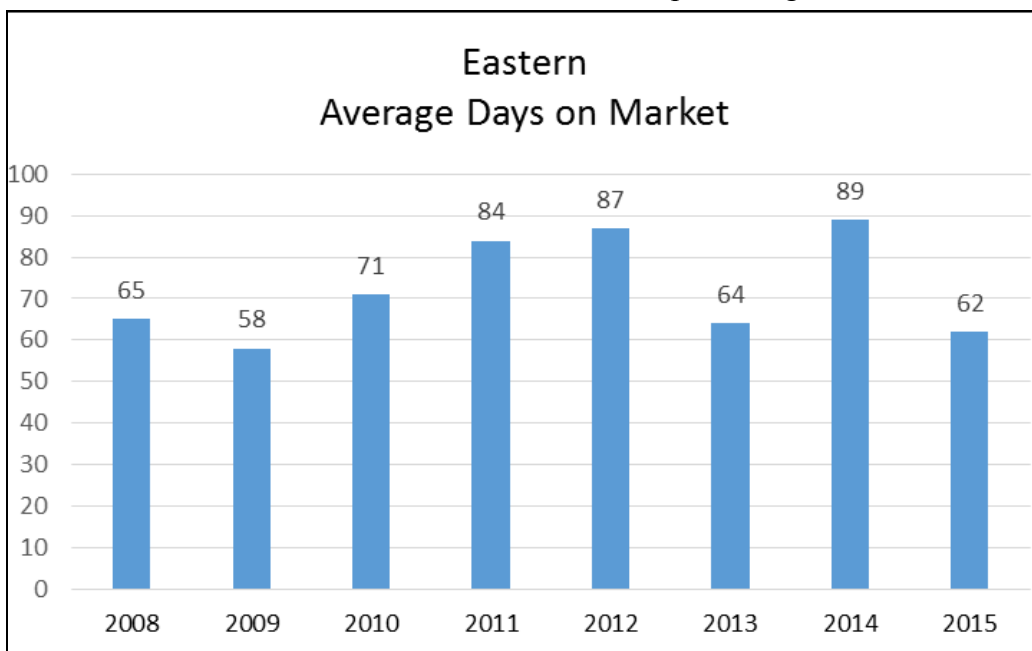
**Eastern Number of Homes Sold
2005-2015**



Eastern York School District

Type	No. Sold	Median Price	Average Days on Market
Detached	164	\$ 135,000	62
Semi-Detached	18	\$ 94,950	68
Attached	16	\$ 114,500	34
Condo/Townhouse	6	\$ 102,500	75
Mobile Home w/ Land	7	\$ 54,700	69
Grand Total	211	\$ 125,000	62

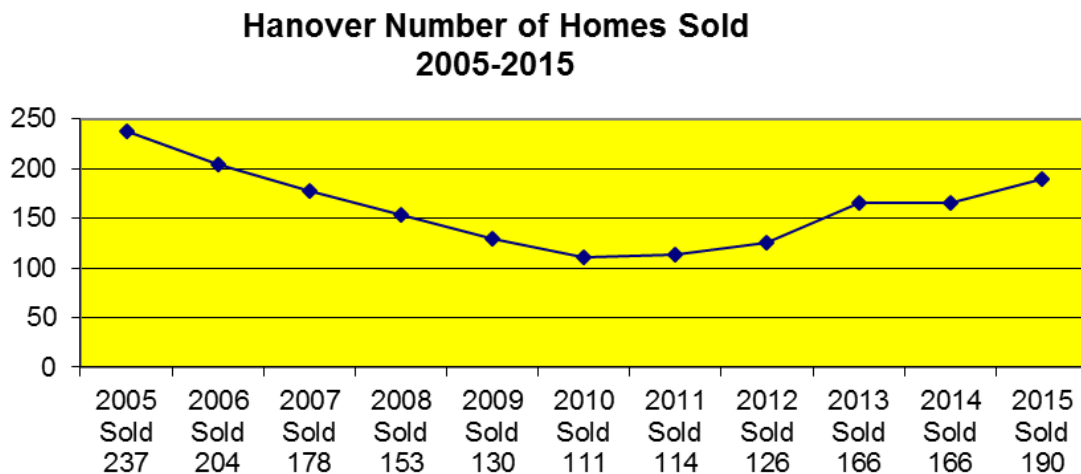
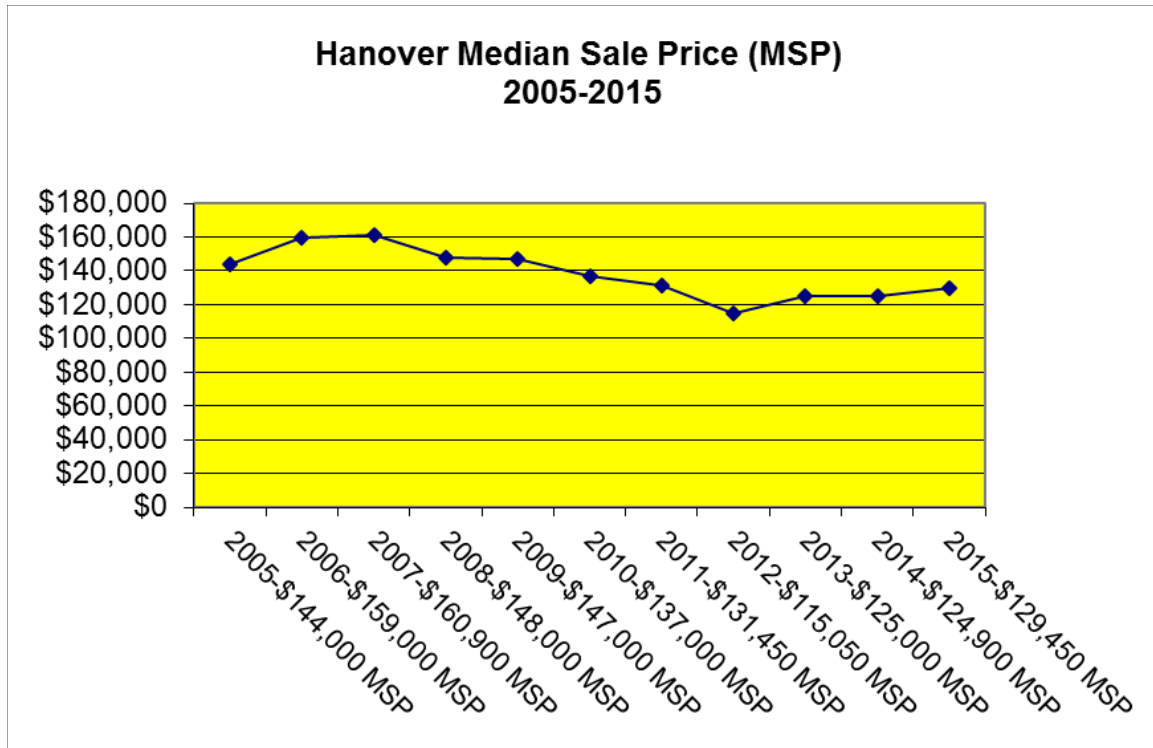
The charts below reflect the average days on market and the number of units sold in each price range.



Hanover Public School District

In the Hanover Public School District there were 190 homes sold in 2015 for a total dollar volume of \$24,511,896. The number of homes sold in 2015 increased by 14% from 2014.

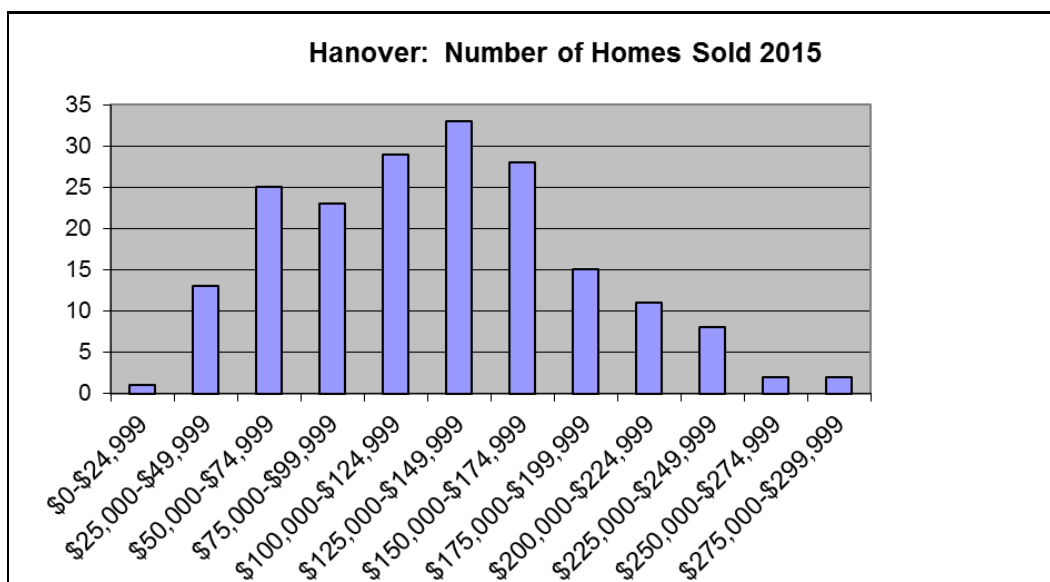
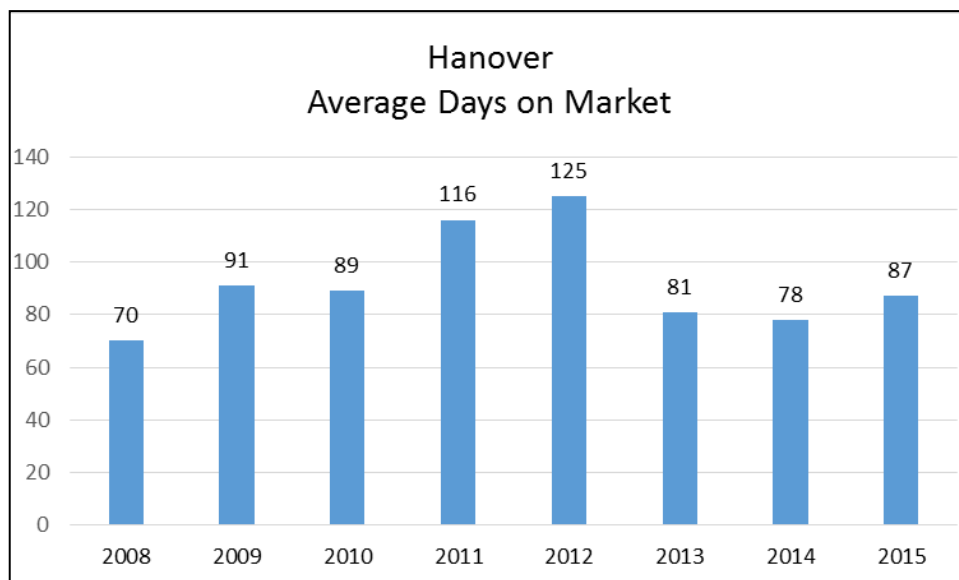
The median home sale price was \$129,450 in 2015. This home sale price reflects a 4% increase compared to 2014 sales, a 6% decrease over 5 years and a 10% decrease over 10 years.



Hanover Public School District

Type	No. Sold	Median Price	Average Days on Market
Detached	121	\$ 139,900	97
Semi-Detached	32	\$ 79,750	66
Attached	17	\$ 133,000	63
Condo/Townhouse	20	\$ 110,500	91
Mobile Home w/ Land	0	\$ -	0
Grand Total	190	\$ 129,450	87

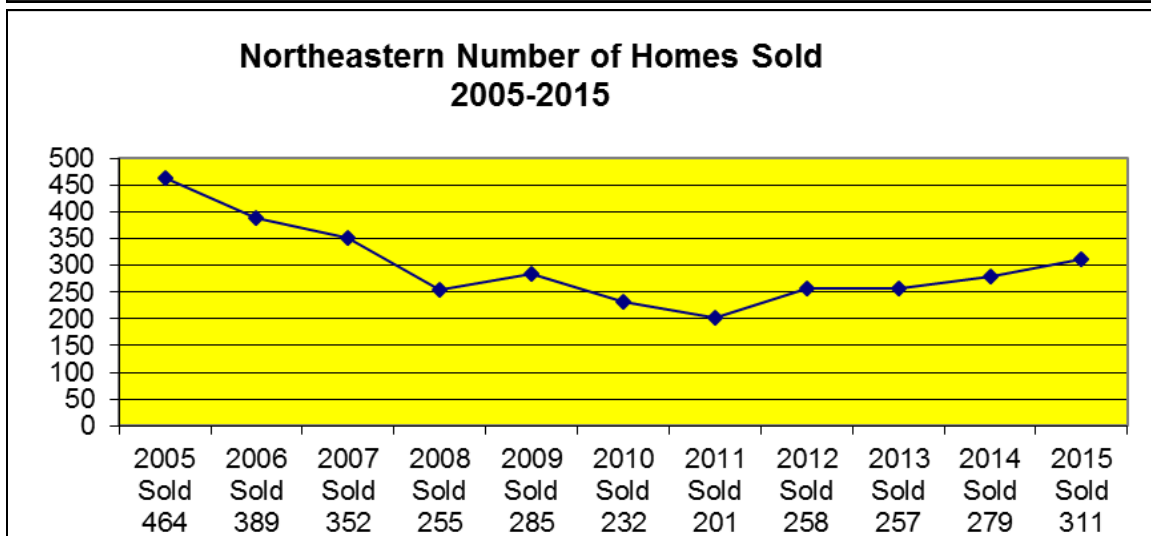
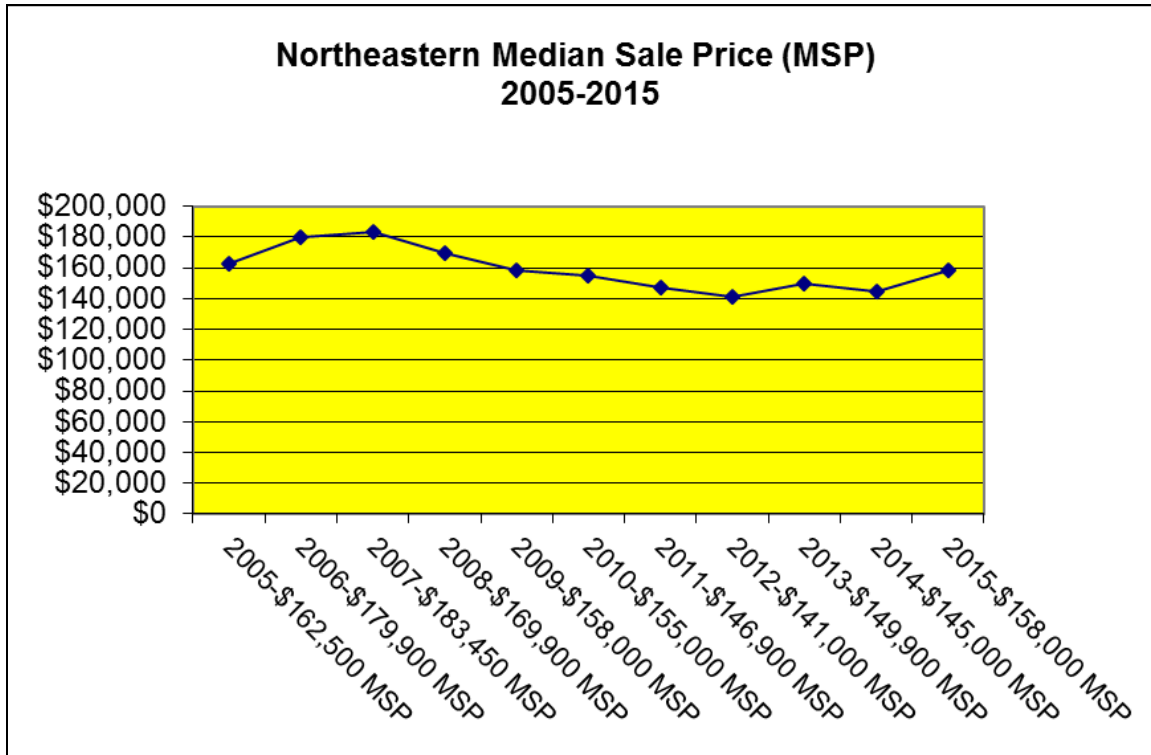
The charts below reflect the average days on market and the number of units sold in each price range.



Northeastern School District

In the Northeastern School District there were 311 homes sold in 2014 for a total dollar volume of \$51,049,949. The number of homes sold in 2015 increased by 11% compared to 2014 sales.

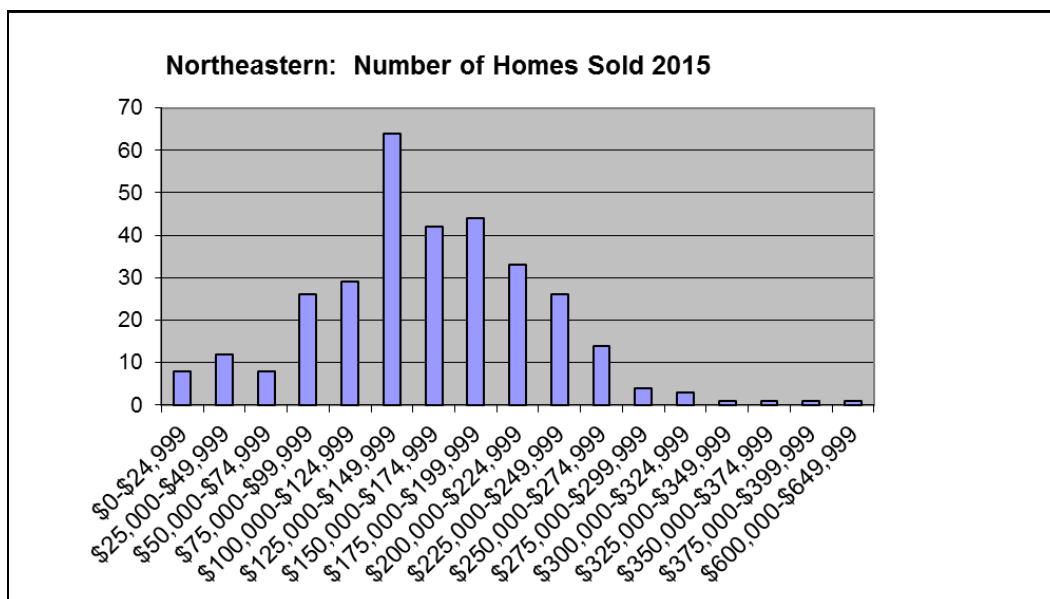
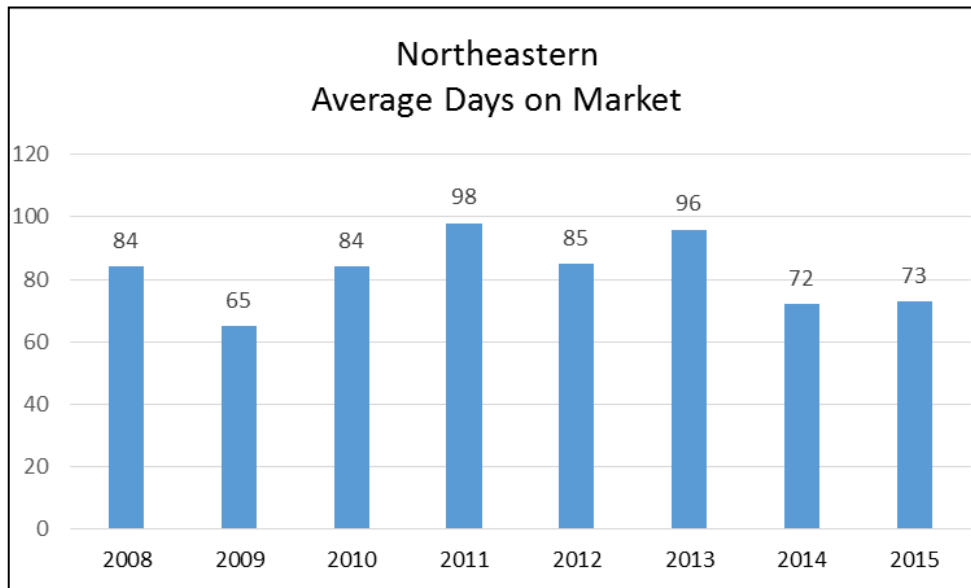
The median home sale price was \$158,000 in 2015. This home sale price reflects a 9% increase compared to 2014 sales, a 2% increase over 5 years and a 3% decrease over 10 years.



Northeastern School District

Type	No. Sold	Median Price	Average Days on Market
Detached	261	\$ 174,500	63
Semi-Detached	22	\$ 91,700	111
Attached	19	\$ 127,675	144
Condo/Townhouse	7	\$ 110,000	93
Mobile Home w/ Land	2	\$ 81,000	155
Grand Total	311	\$ 158,000	73

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

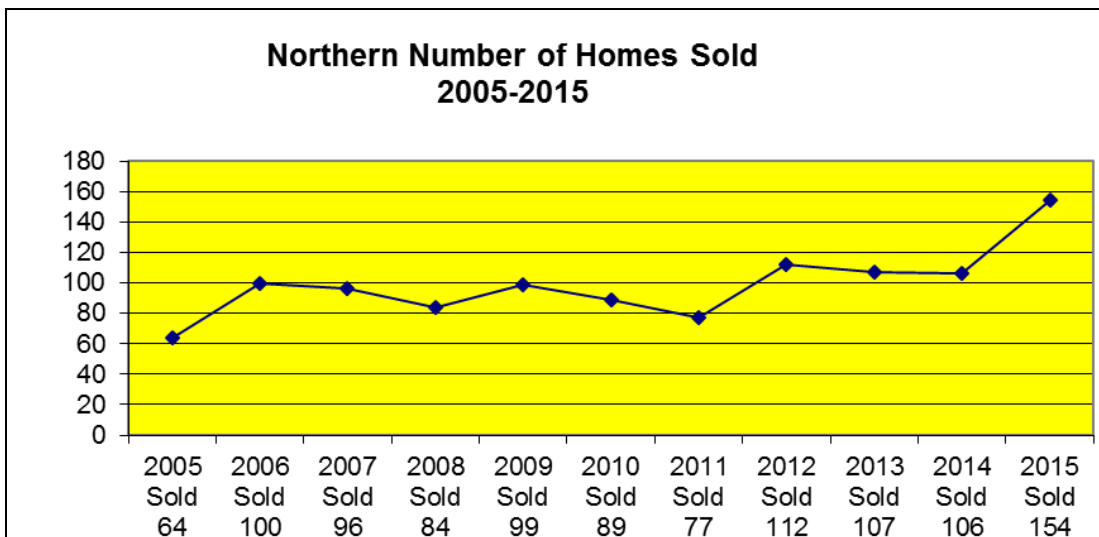
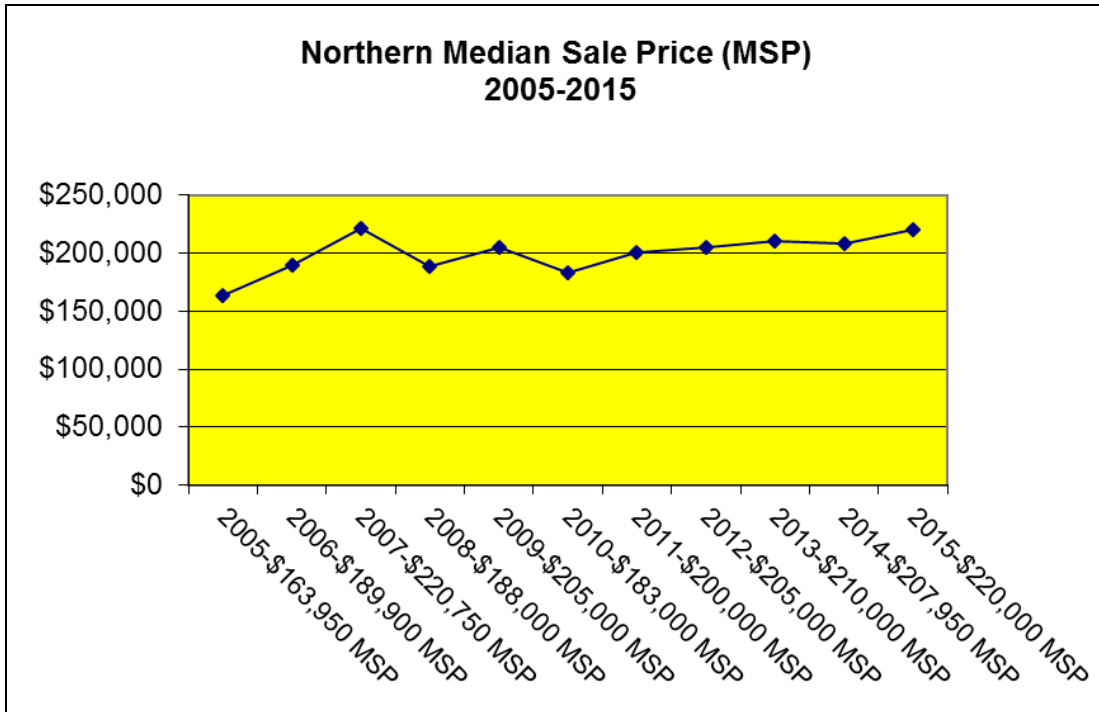


Northern York County School District

In the Northern York County School District there were 154 homes sold in 2015 for a total dollar volume of \$33,266,069. The number of homes sold in 2015 increased by 45% from 2014.

The median home sale price was \$220,000 in 2015. This home sale price reflects a 6% increase compared to 2014 sales, a 20% increase over 5 years and a 34% increase over 10 years.*

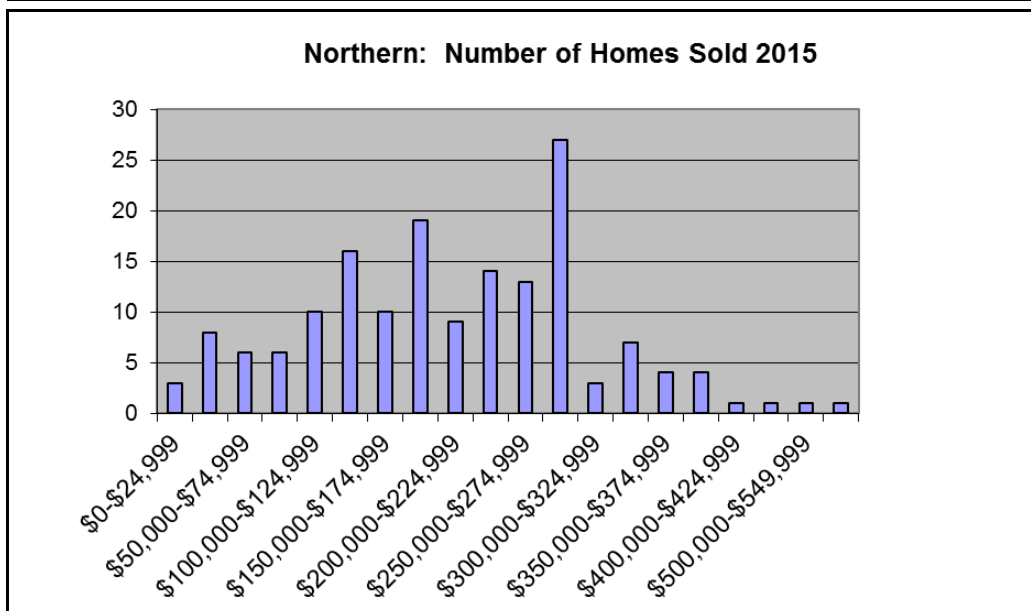
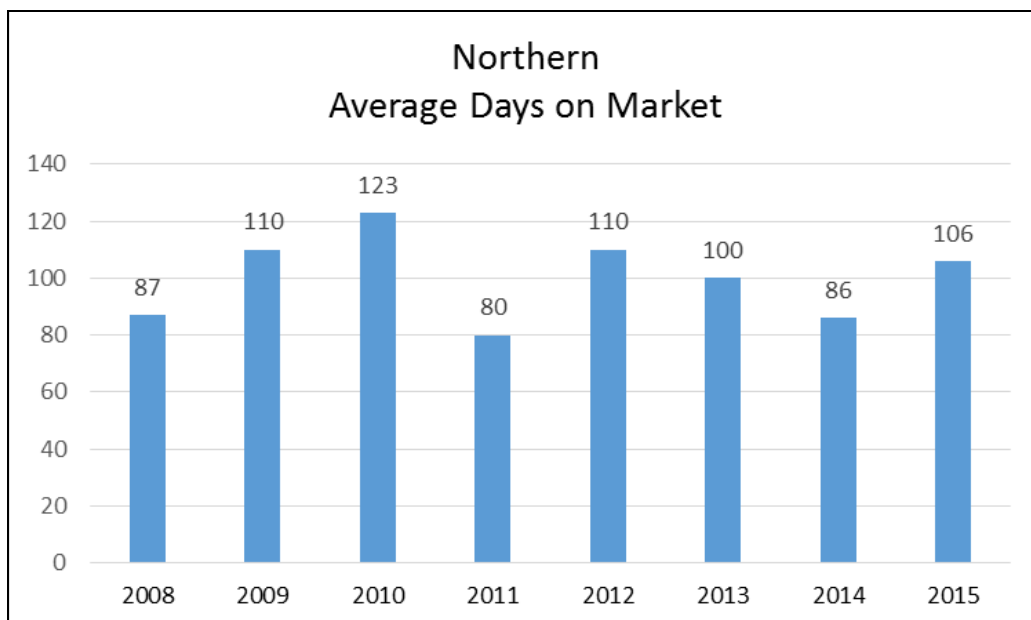
**Northern School District is covered by two MLS systems and this is the information reported from the RAYAC MLS system.*



Northern York County School District

Type	No. Sold	Median Price	Average Days on Market
Detached	138	\$ 228,850	104
Semi-Detached	6	\$ 94,000	75
Attached	6	\$ 123,000	182
Condo/Townhouse	1	\$ 127,500	178
Mobile Home w/ Land	3	\$ 65,000	57
Grand Total	154	\$ 220,000	106

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

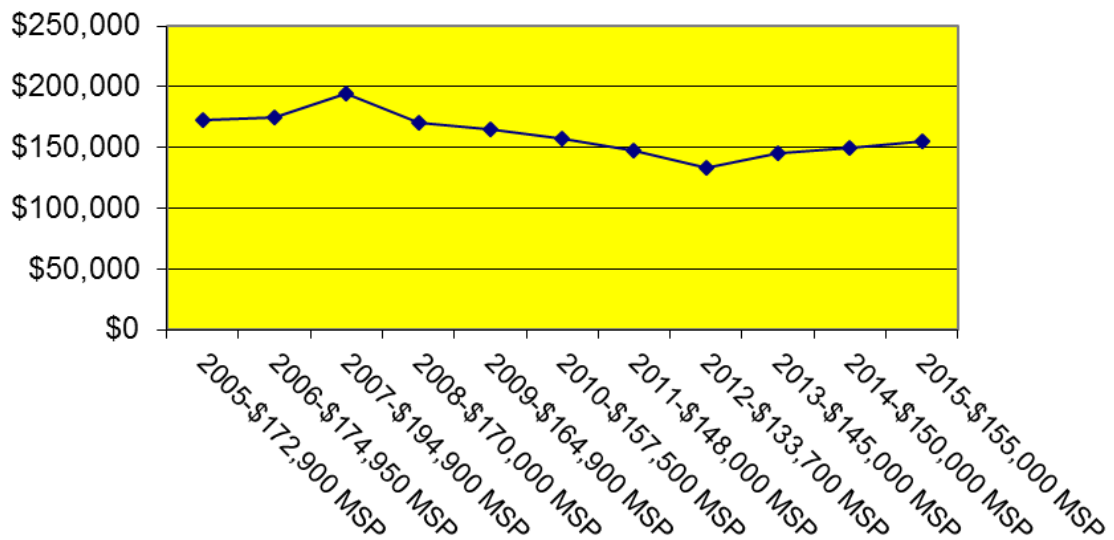


Red Lion Area School District

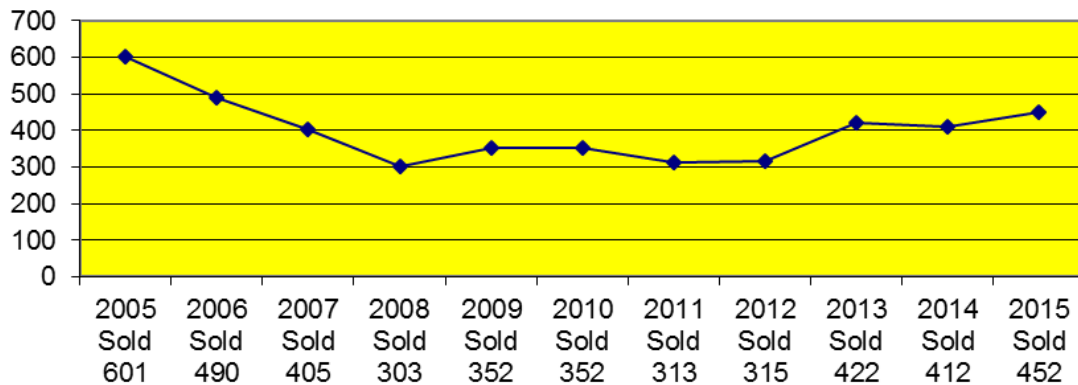
In the Red Lion Area School District there were 452 homes sold in 2015 for a total dollar volume of \$74,373,317. The number of homes sold in 2015 was a 10% increase from 2014.

The median home sale price was \$155,000 in 2015. This home sale price reflects a 3% increase compared to 2014 sales, a 5% decrease over 5 years and a 10% decrease over 10 years.

**Red Lion Median Sale Price (MSP)
2005-2015**



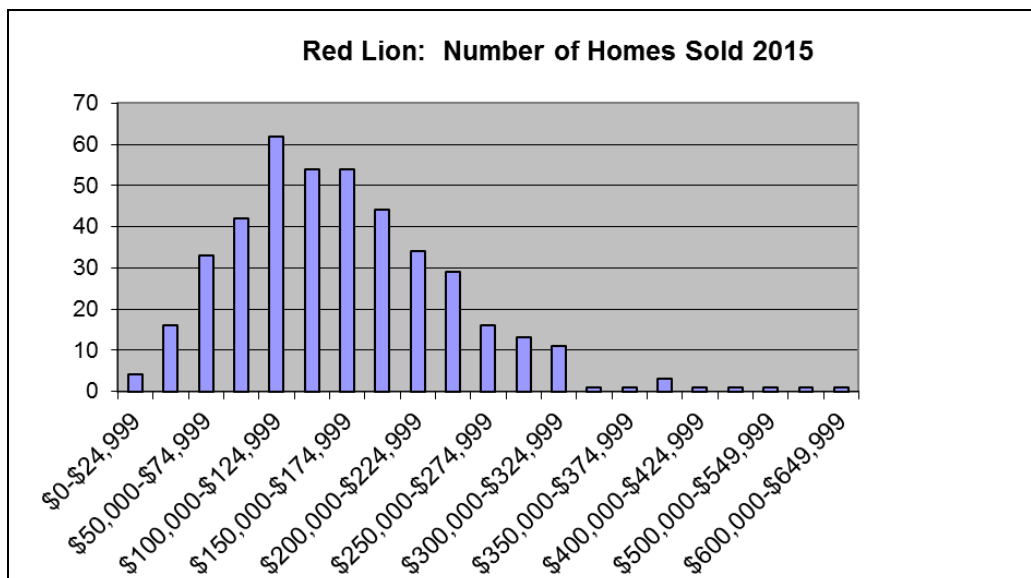
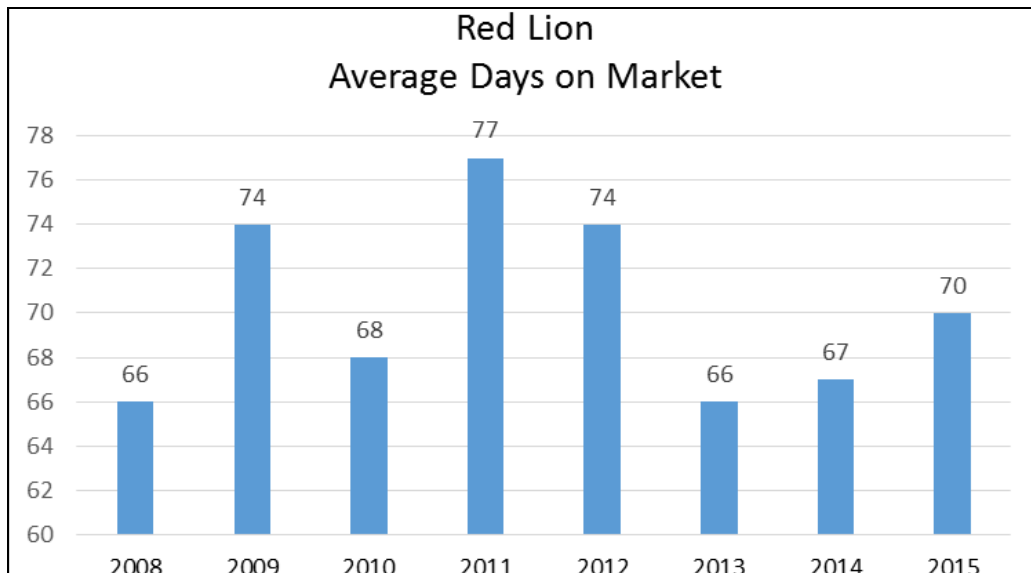
**Red Lion Number of Homes Sold
2005-2015**



Red Lion Area School District

Type	No. Sold	Median Price	Average Days on Market
Detached	364	\$ 169,950	69
Semi-Detached	50	\$ 91,747	78
Attached	12	\$ 110,450	68
Condo/Townhouse	22	\$ 110,250	62
Mobile Home w/ Land	4	\$ 75,000	91
Grand Total	452	\$ 155,000	70

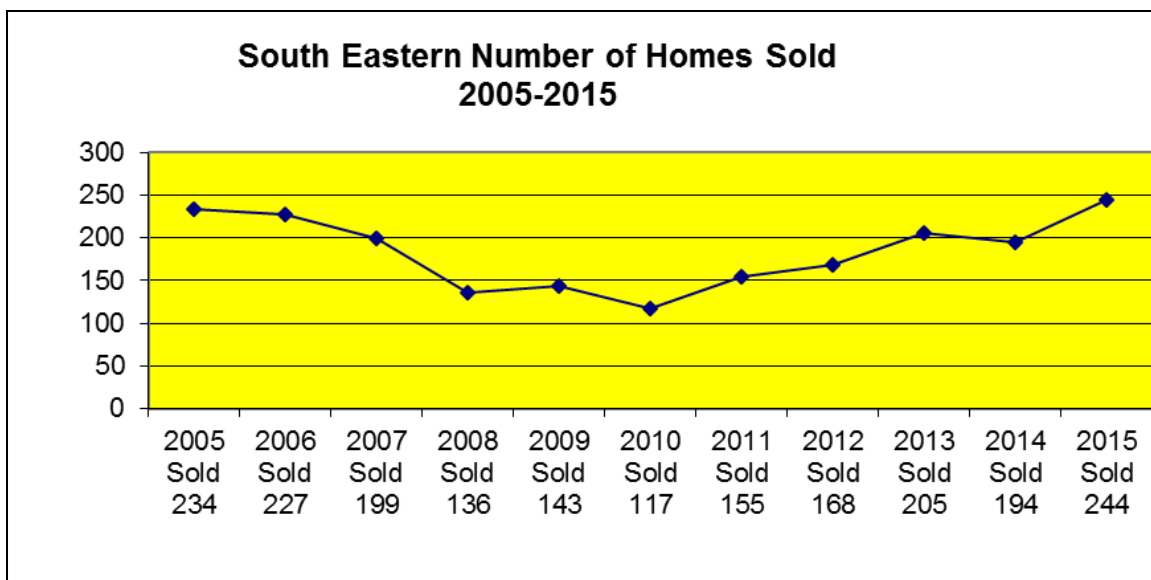
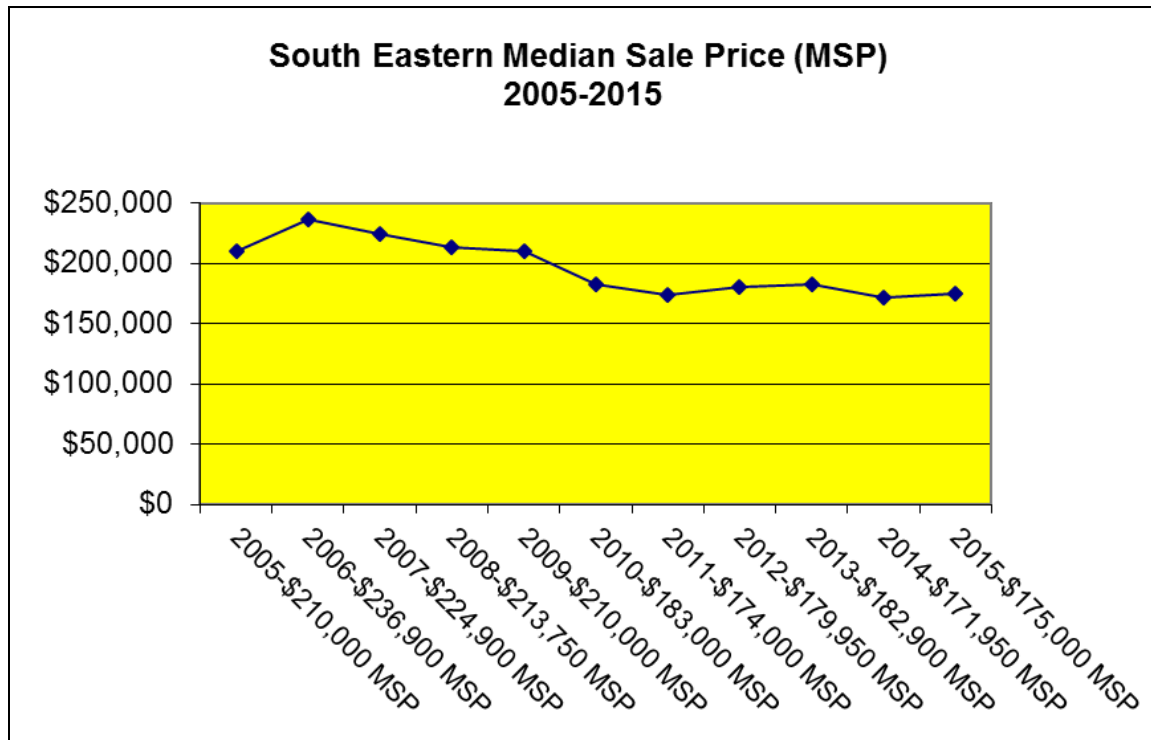
The charts below reflect the average days on market in each price range and the number of units sold in each price range.



South Eastern School District

In the South Eastern School District there were 244 homes sold in 2015 for a total dollar volume of \$45,918,199. The number of homes sold in 2015 increased by 26% from 2014.

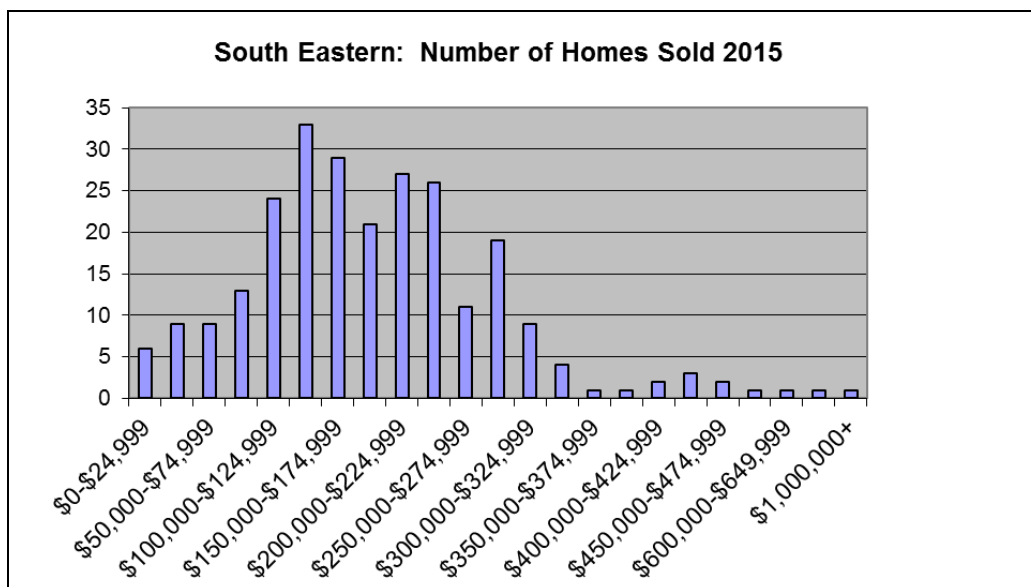
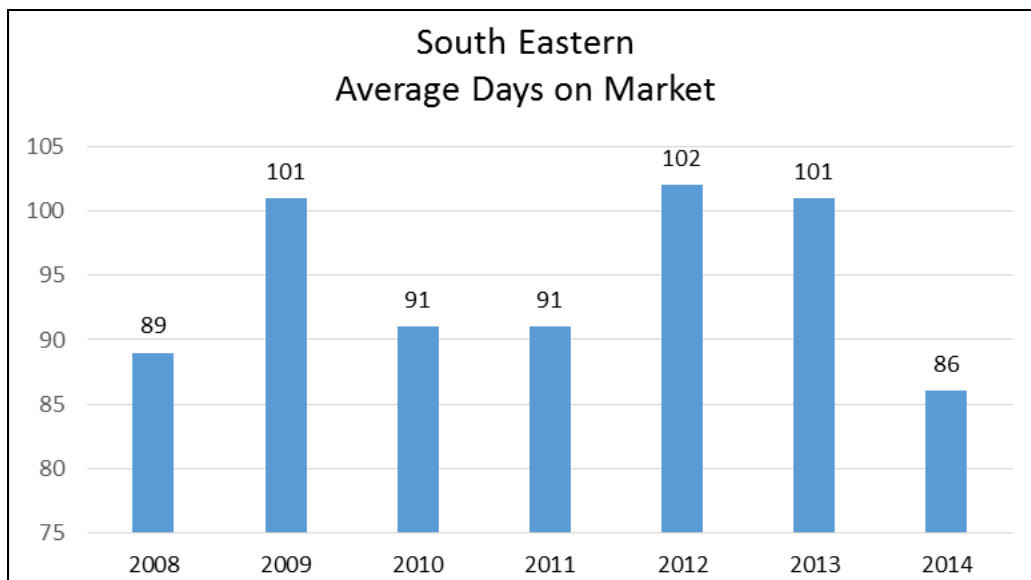
The median home sale price was \$175,000 in 2015. This home sale price reflects a 2% increase compared to 2014 sales, a 4% decrease over 5 years and a 17% decrease over 10 years.



South Eastern School District

Type	No. Sold	Median Price	Average Days on Market
Detached	222	\$ 186,000	84
Semi-Detached	4	\$ 95,950	174
Attached	7	\$ 136,900	35
Condo/Townhouse	6	\$ 143,500	98
Mobile Home w/ Land	5	\$ 76,900	15
Grand Total	244	\$ 175,000	84

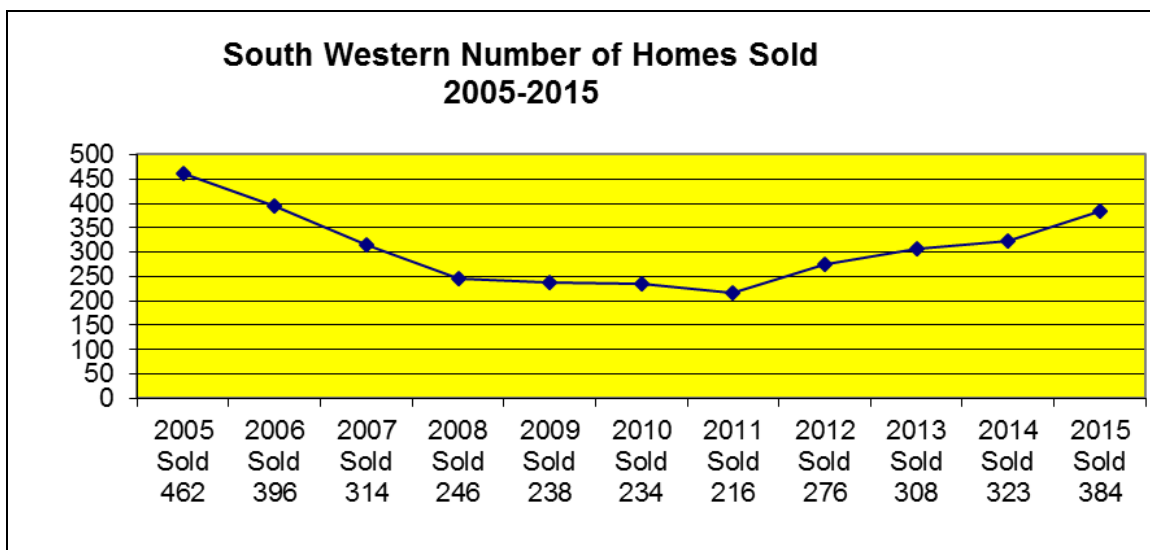
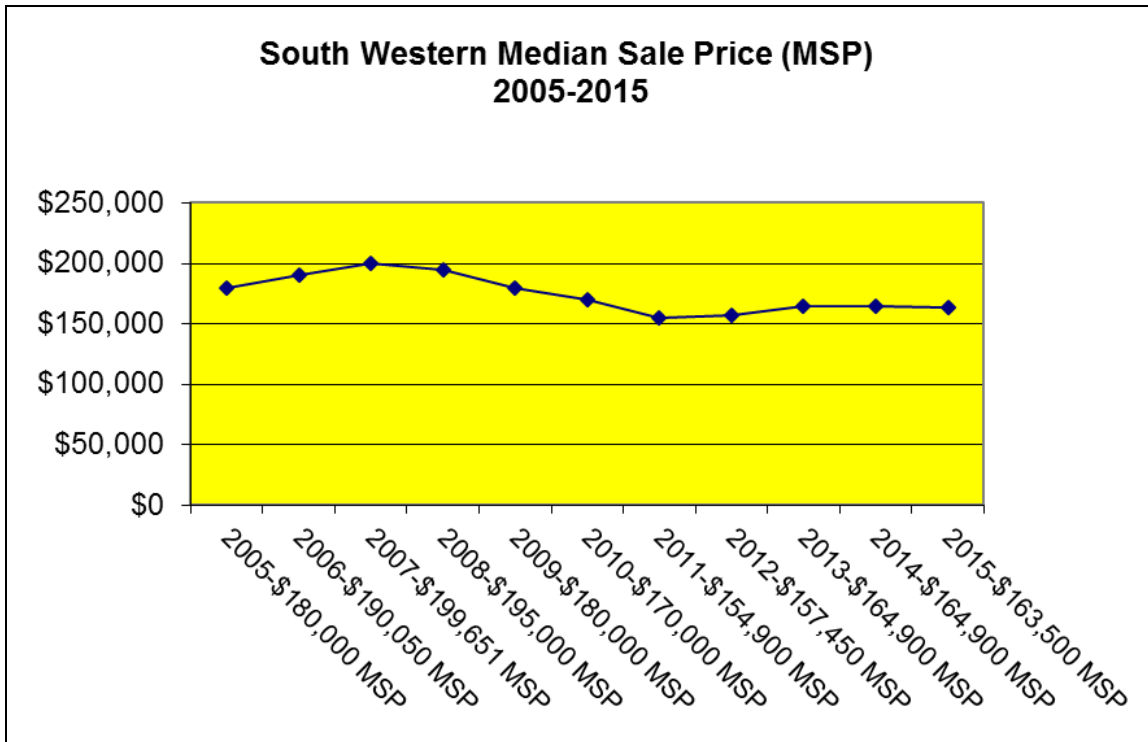
The charts below reflect the average days on market and the number of units sold in each price range.



South Western School District

In the South Western School District there were 384 homes sold in 2015 for a total dollar volume of \$70,994,066. The number of homes sold in 2015 increased by 19% from 2014.

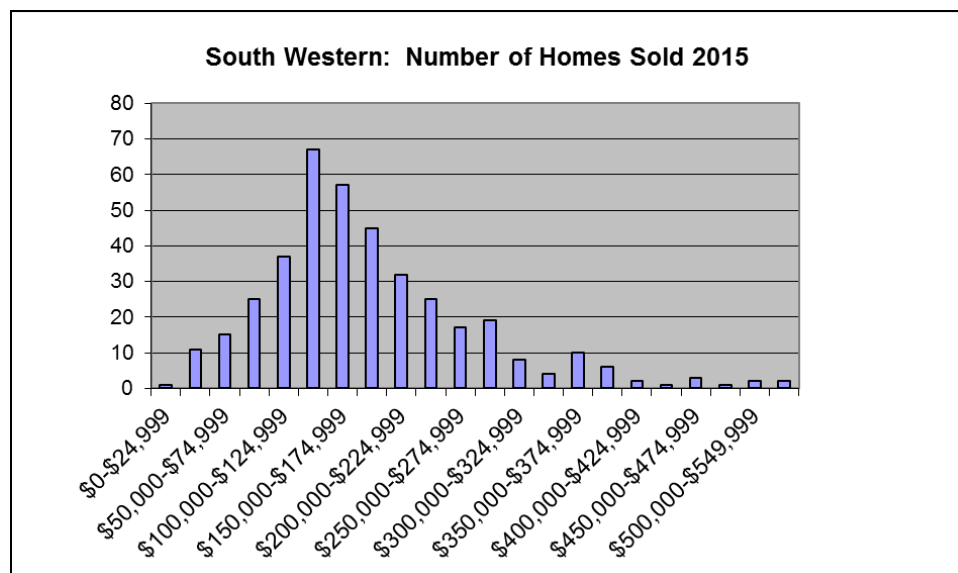
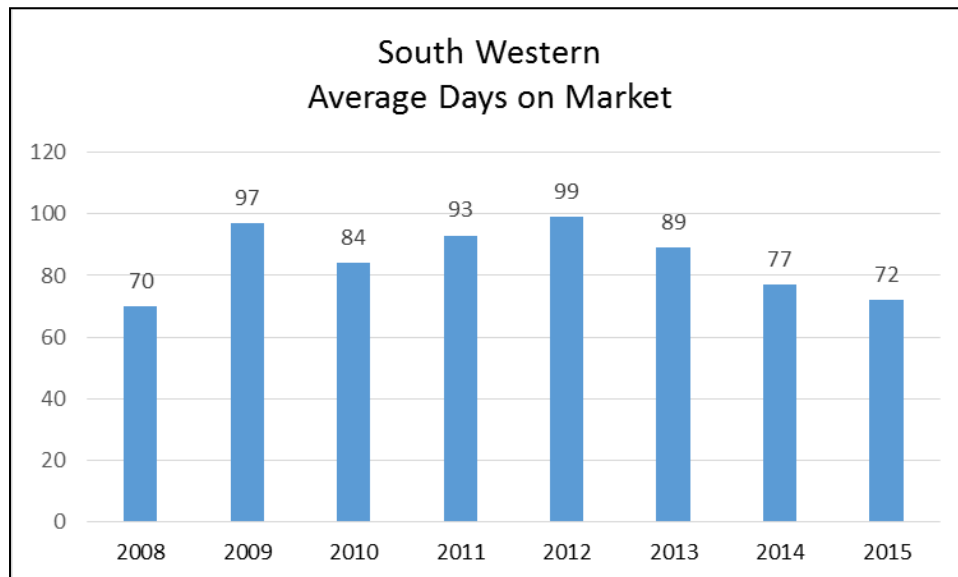
The median home sale price was \$163,500 in 2015. This home sale price reflects a 1% decrease compared to 2014 sales, a 4% decrease over 5 years and a 9% decrease over 10 years.



South Western School District

Type	No. Sold	Median Price	Average Days on Market
Detached	307	\$ 185,000	74
Semi-Detached	35	\$ 120,000	56
Attached	36	\$ 136,500	78
Condo/Townhouse	3	\$ 88,000	130
Mobile Home w/ Land	3	\$ 40,000	7
Grand Total	384	\$ 163,500	72

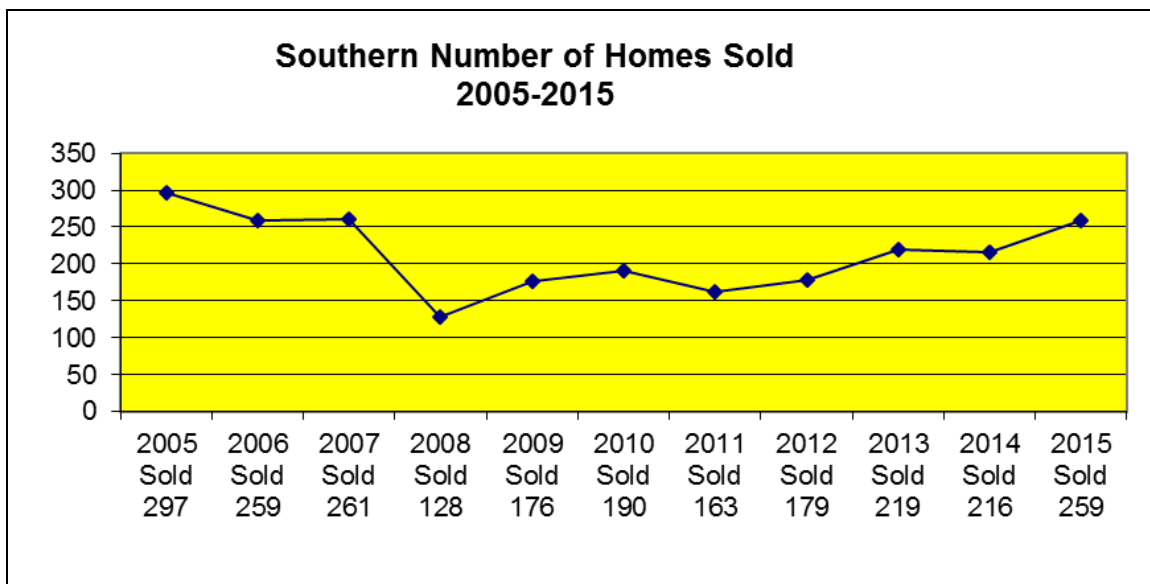
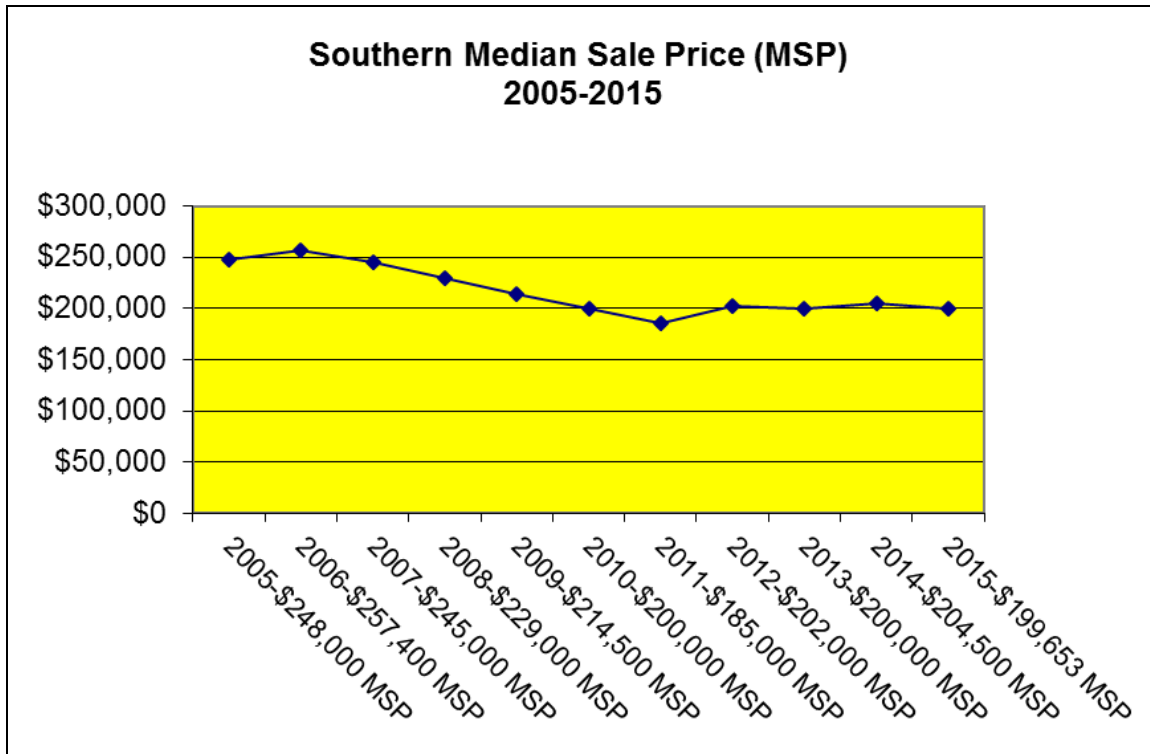
The charts below reflect the average days on market and the number of units sold in each price range.



Southern York County School District

In the Southern York County School District there were 259 homes sold in 2015 for a total dollar volume of \$53,007,600. The number of homes sold in 2015 increased by 20% from 2014.

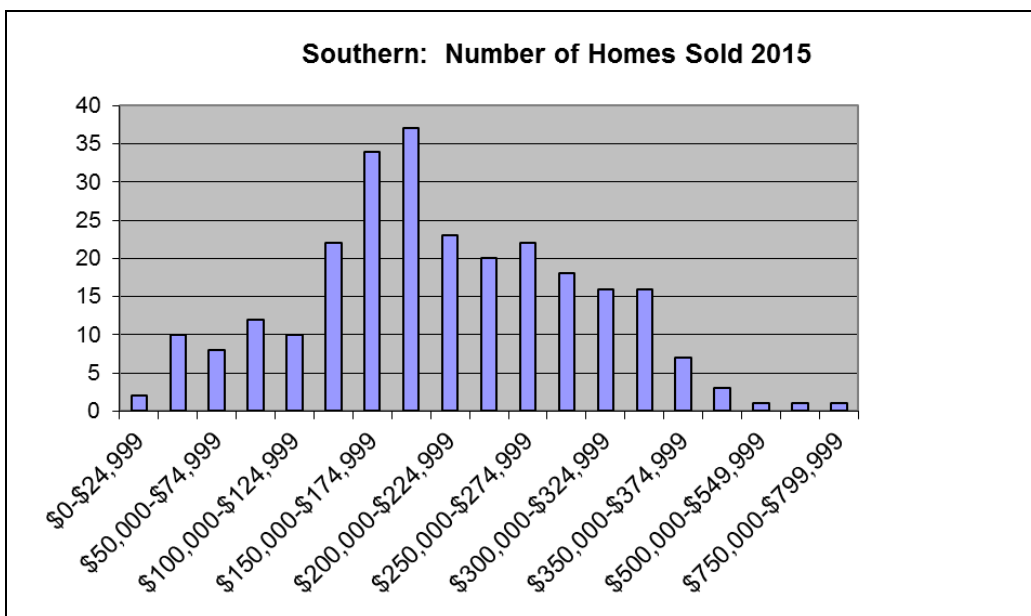
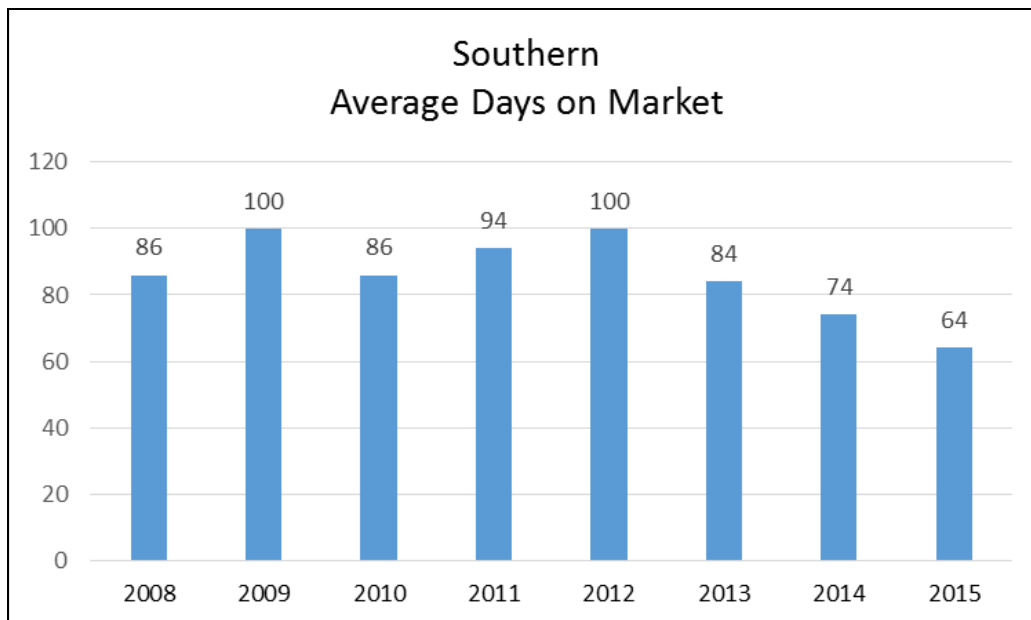
The median home sale price was \$199,653 in 2015. This home sale price reflects a 2% decrease compared to 2014 sales, no change over 5 years and a 19% decrease over 10 years.



Southern York County School District

Type	No. Sold	Median Price	Average Days on Market
Detached	219	\$ 202,500	63
Semi-Detached	15	\$ 120,500	114
Attached	11	\$ 190,000	33
Condo/Townhouse	9	\$ 200,000	68
Mobile Home w/ Land	5	\$ 58,000	19
Grand Total	259	\$ 199,653	64

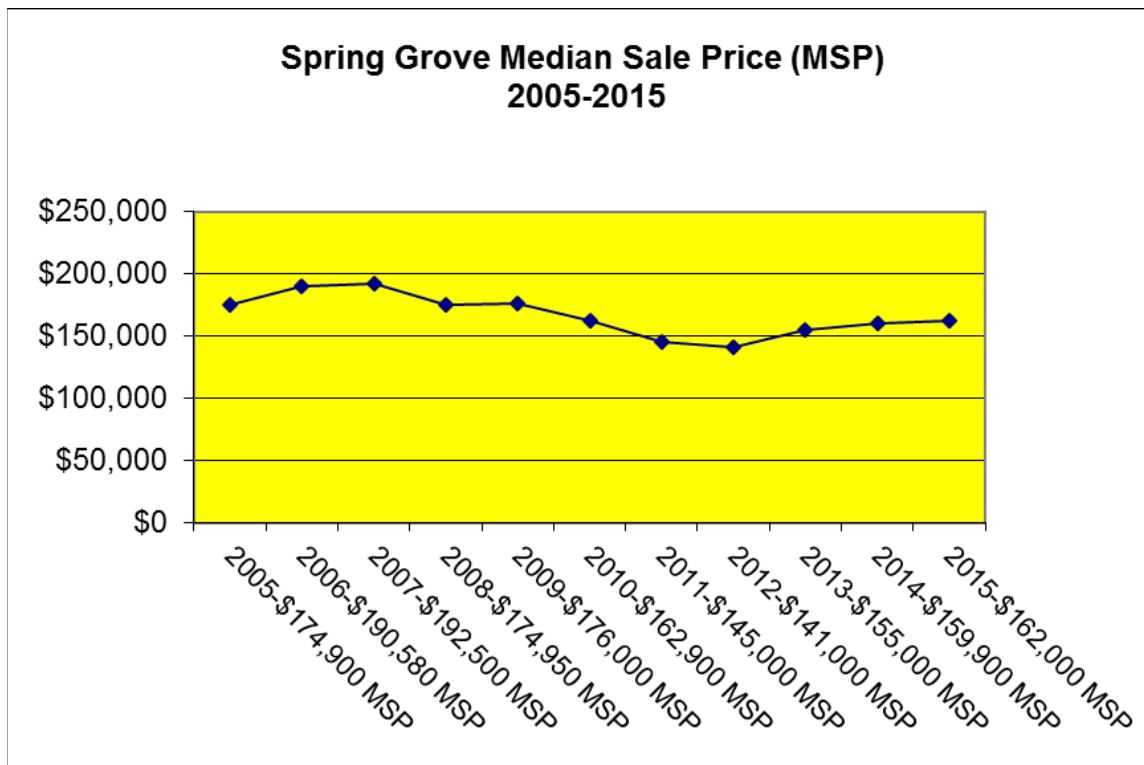
The charts below reflect the average days on market and the number of units sold in each price range.



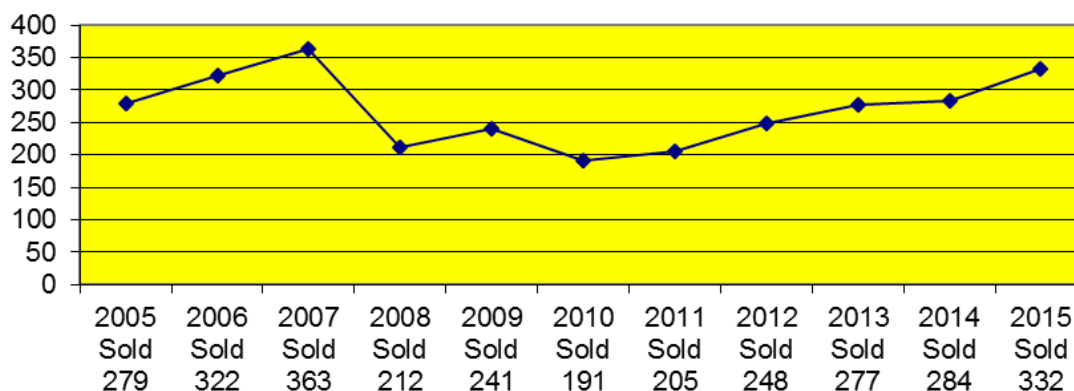
Spring Grove School District

In the Spring Grove School District there were 332 homes sold in 2015 for a total dollar volume of \$56,137,162. The number of homes sold in 2015 increased by 17% from 2014.

The median home sale price was \$162,000 in 2015. This home sale price reflects a 1% increase compared to 2014 sales, a 1% decrease over 5 years and a 7% decrease over 10 years.



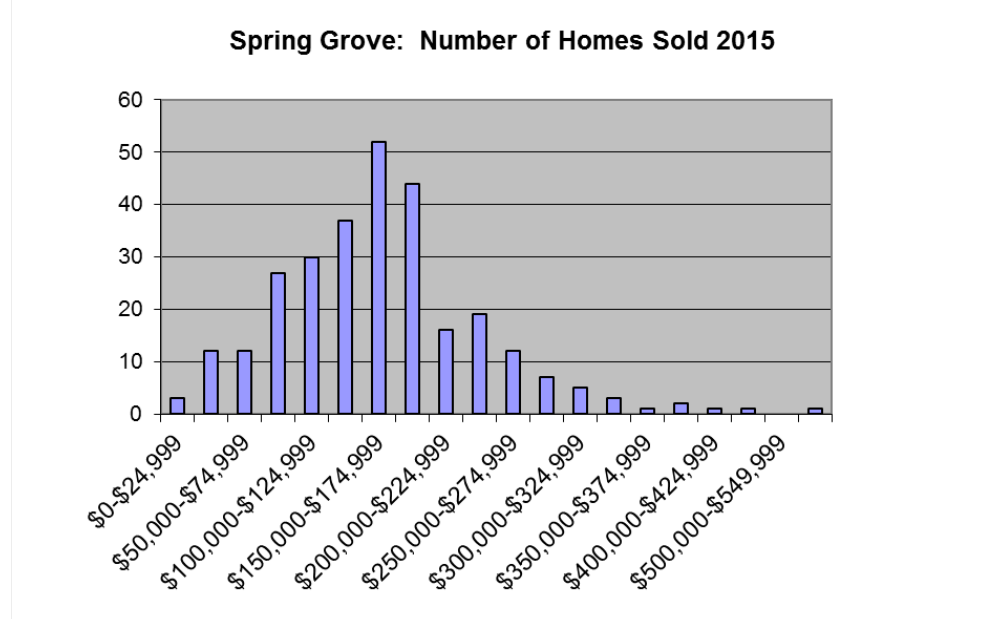
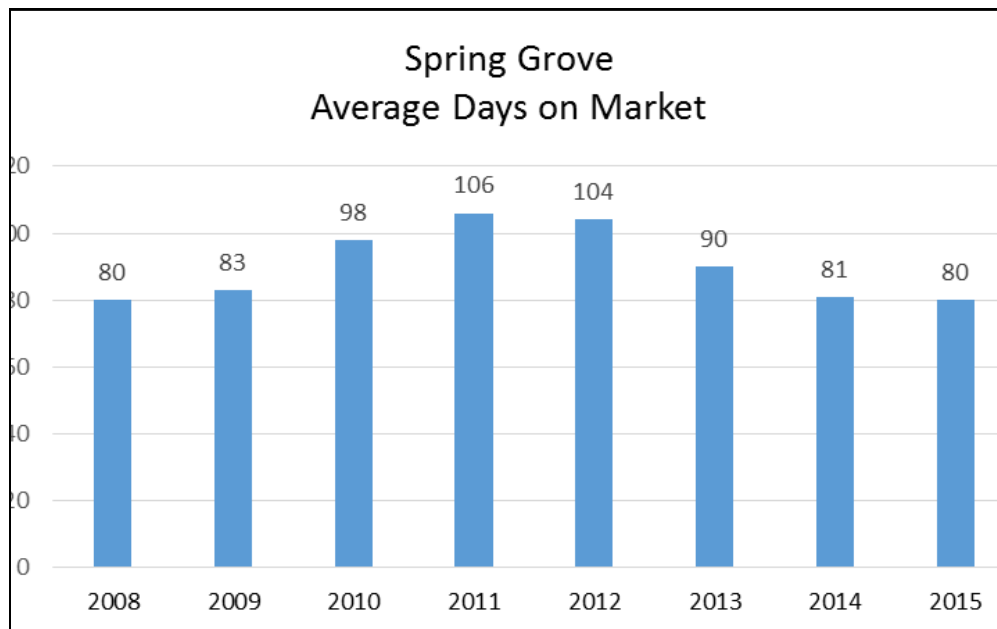
Spring Grove Number of Homes Sold 2005-2015



Spring Grove School District

Type	No. Sold	Median Price	Average Days on Market
Detached	254	\$ 169,900	70
Semi-Detached	11	\$ 107,900	72
Attached	27	\$ 115,000	66
Condo/Townhouse	34	\$ 171,615	180
Mobile Home w/ Land	6	\$ 75,000	77
Grand Total	332	\$ 162,000	80

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

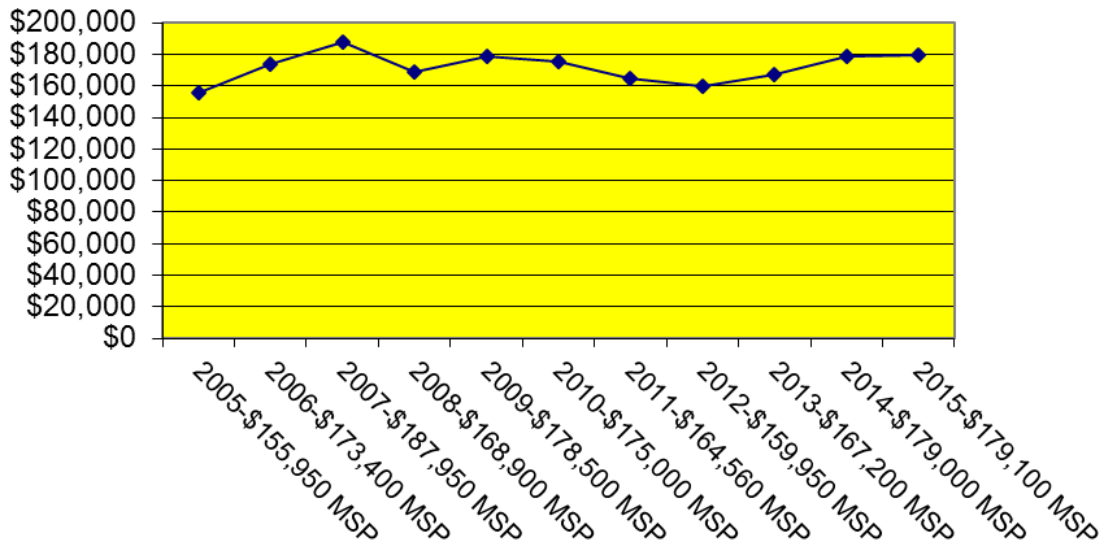


West Shore School District

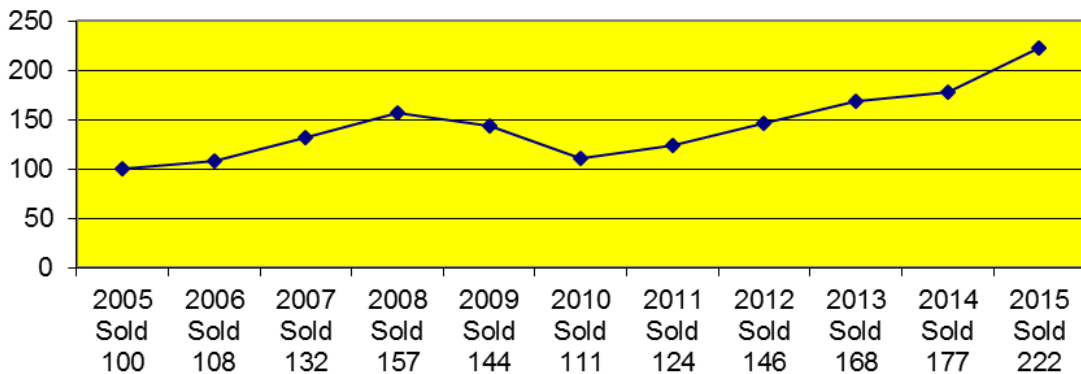
In the West Shore School District there were 222 homes sold in 2015 for a total dollar volume of \$42,993,305. The number of homes sold in 2015 increased by 25% from 2014. The median home sale price was \$179,100 in 2014. This home sale price remained steady compared to 2014 sales, increased 2% over 5 years and increased 15% 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)
2005-2015**



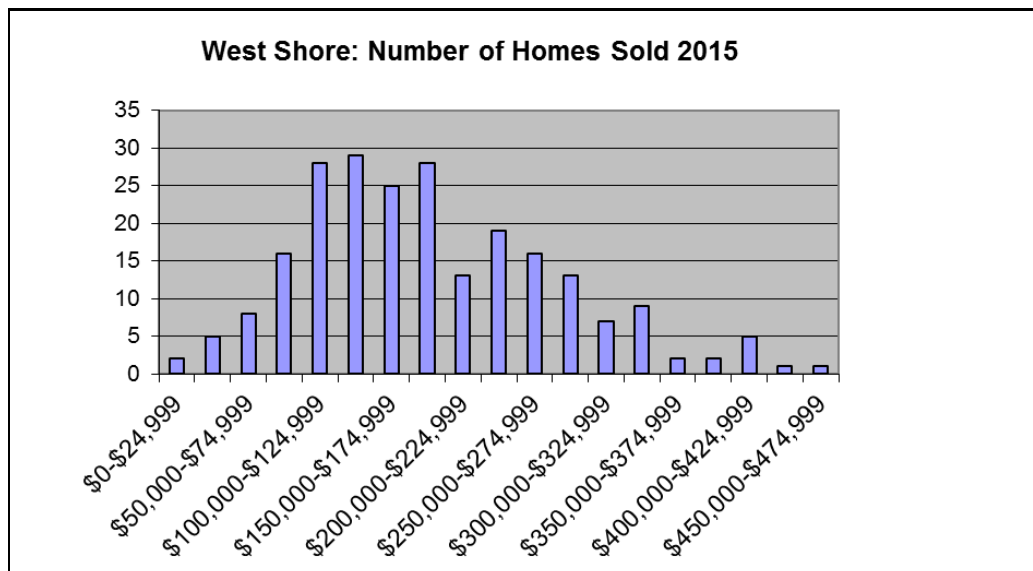
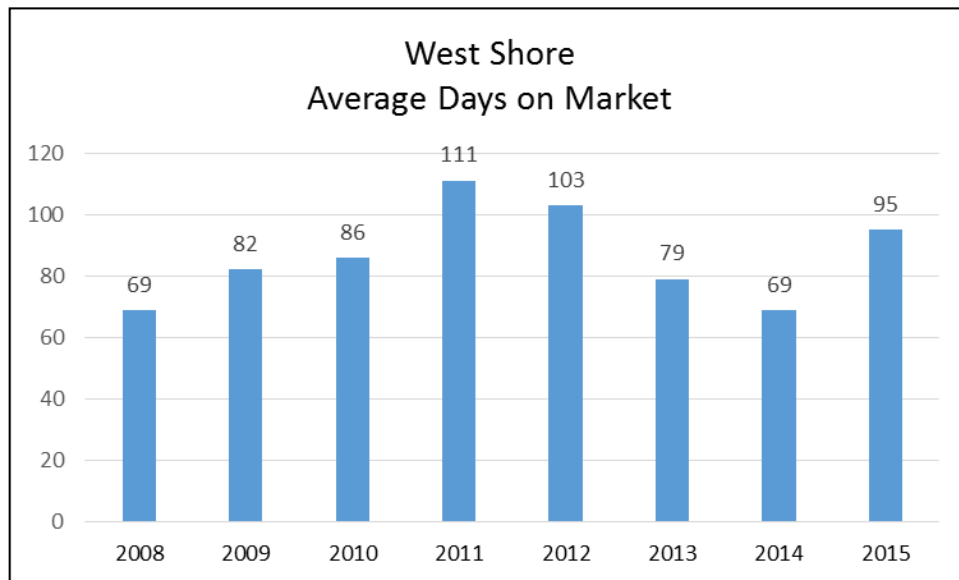
**West Shore Number of Homes Sold
2005-2015**



West Shore School District

Type	No. Sold	Median Price	Average Days on Market
Detached	180	\$ 185,700	77
Semi-Detached	11	\$ 96,300	151
Attached	29	\$ 120,000	157
Condo/Townhouse	2	\$ 125,500	48
Mobile Home w/ Land	0	\$ -	0
Grand Total	222	\$ 179,100	95

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

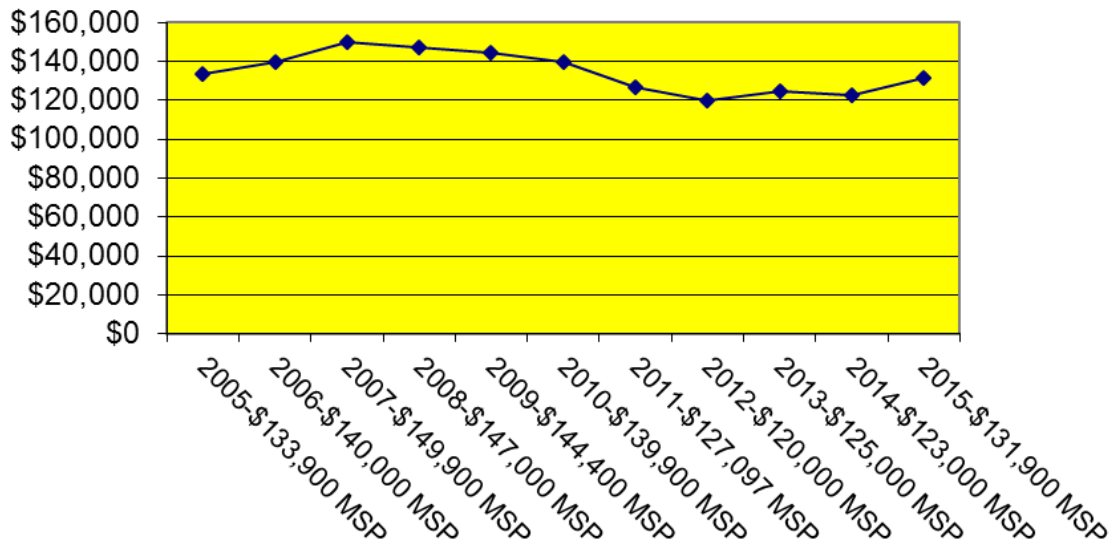


West York Area School District

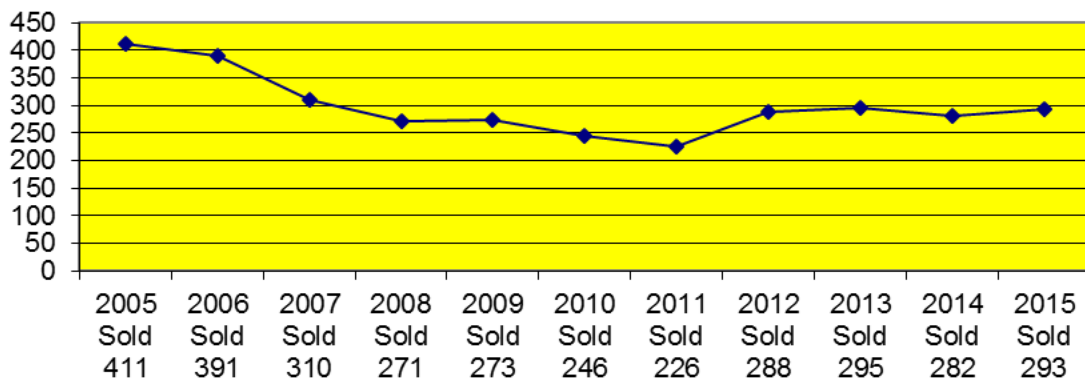
In the West York Area School District there were 293 homes sold in 2015 for a total dollar volume of \$41,579,325. The number of homes sold in 2015 increased by 4% from 2014.

The median home sale price was \$131,900 in 2015. This home sale price reflects a 7% increase compared to 2014 sales, a 6% decrease over 5 years and a 1% decrease over 10 years.

**West York Median Sale Price (MSP)
2005-2015**



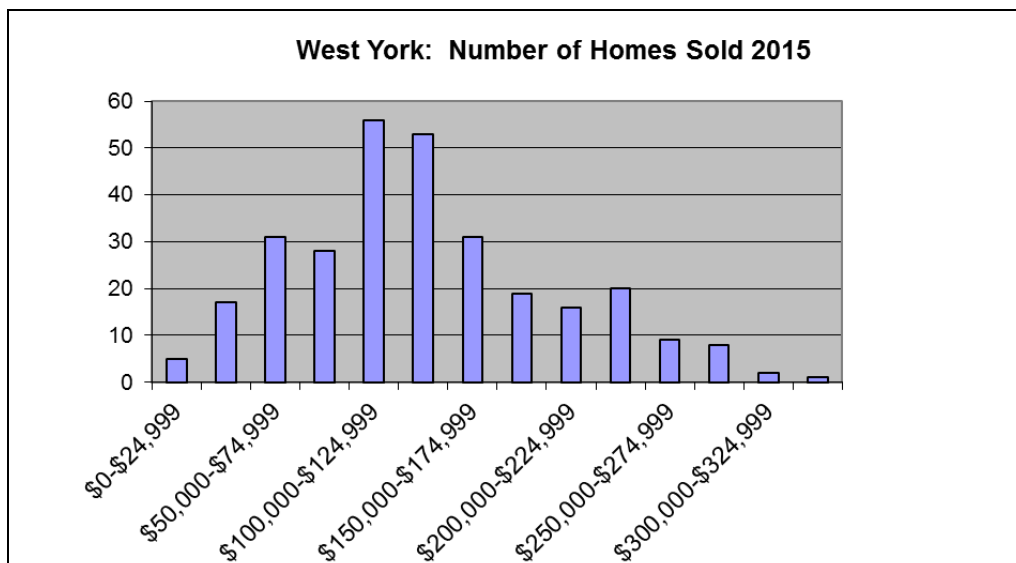
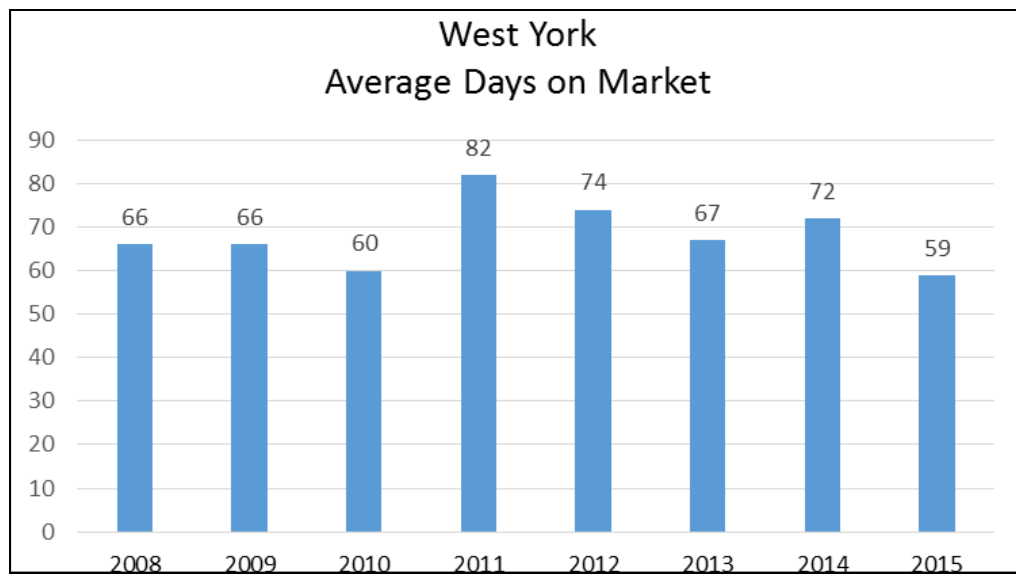
**West York Number of Home Sold
2005-2015**



West York Area School District

Type	No. Sold	Median Price	Average Days on Market
Detached	203	\$ 149,999	61
Semi-Detached	36	\$ 69,950	42
Attached	10	\$ 89,200	51
Condo/Townhouse	43	\$ 116,500	66
Mobile Home w/ Land	1	\$ 124,900	26
Grand Total	293	\$ 131,900	59

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

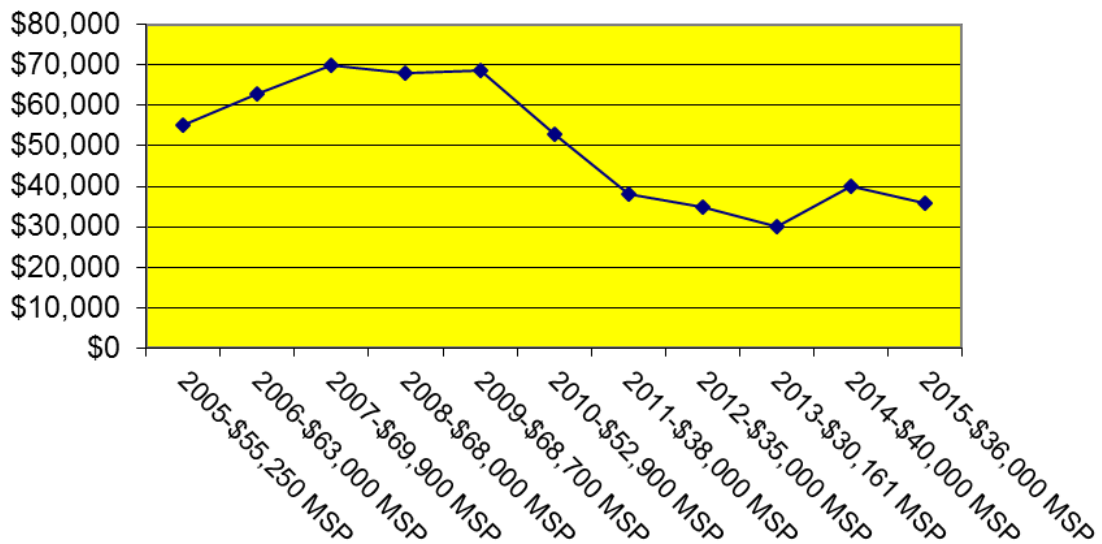


York City School District

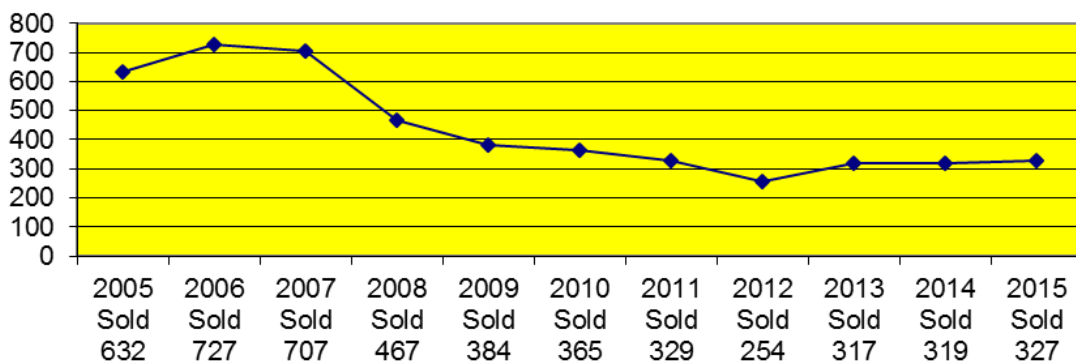
In the York City School District there were 327 homes sold in 2015 for a total dollar volume of \$15,288,192. The number of homes sold in 2015 increased by 3% from 2014.

The median home sale price was \$36,000 in 2015. This home sale price reflects a 10% decrease compared to 2014 sales, a 32% decrease over 5 years and a 35% decrease over 10 years.

**York City Median Sale Price (MSP)
2005-2015**



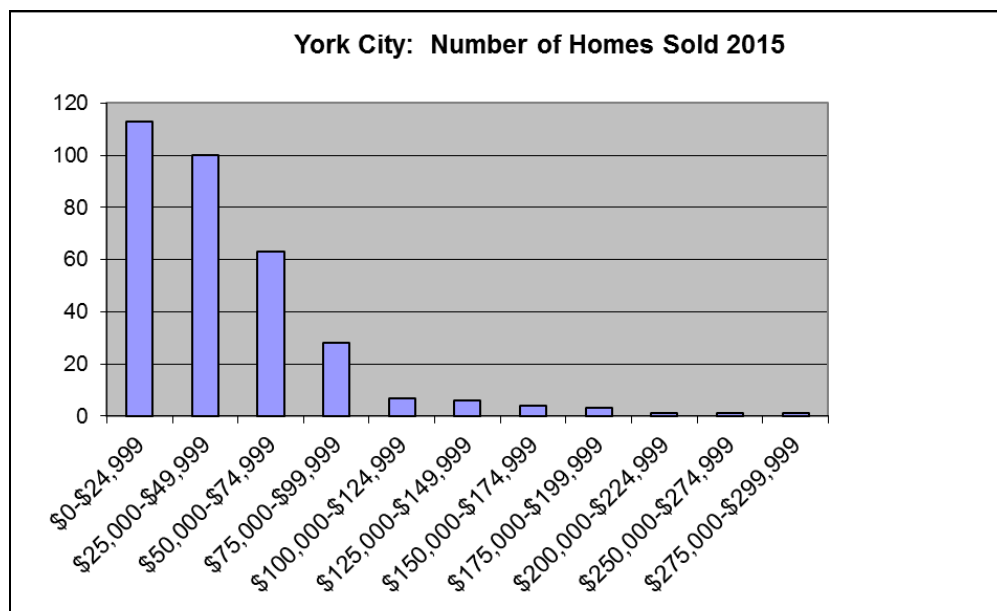
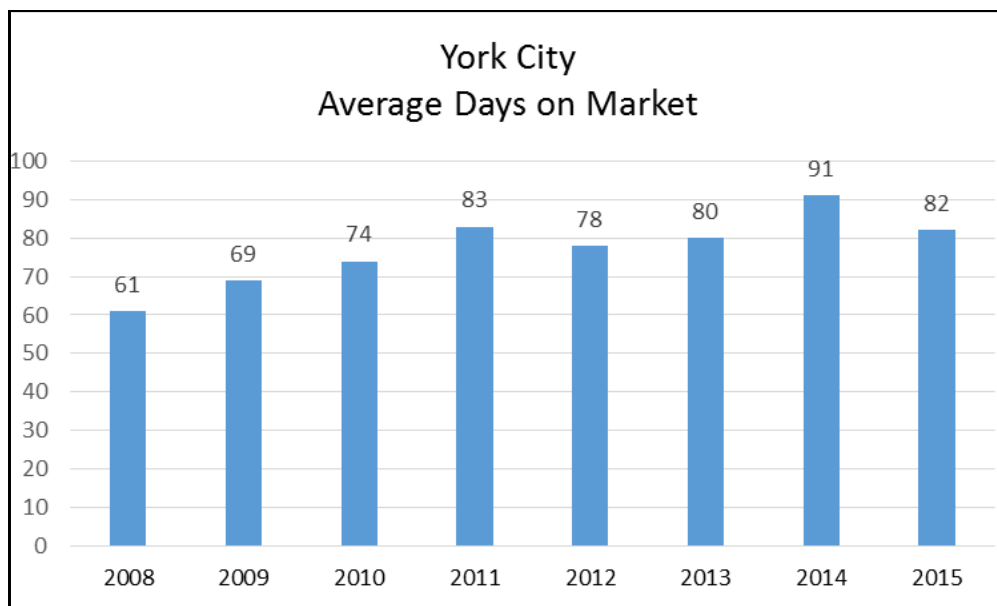
**York City Number of Homes Sold
2005-2015**



York City School District

Type	No. Sold	Median Price	Average Days on Market
Detached	132	\$ 60,000	77
Semi-Detached	95	\$ 25,000	93
Attached	86	\$ 20,000	78
Condo/Townhouse	14	\$ 51,000	81
Mobile Home w/ Land	0	\$ -	0
Grand Total	327	\$ 36,000	82

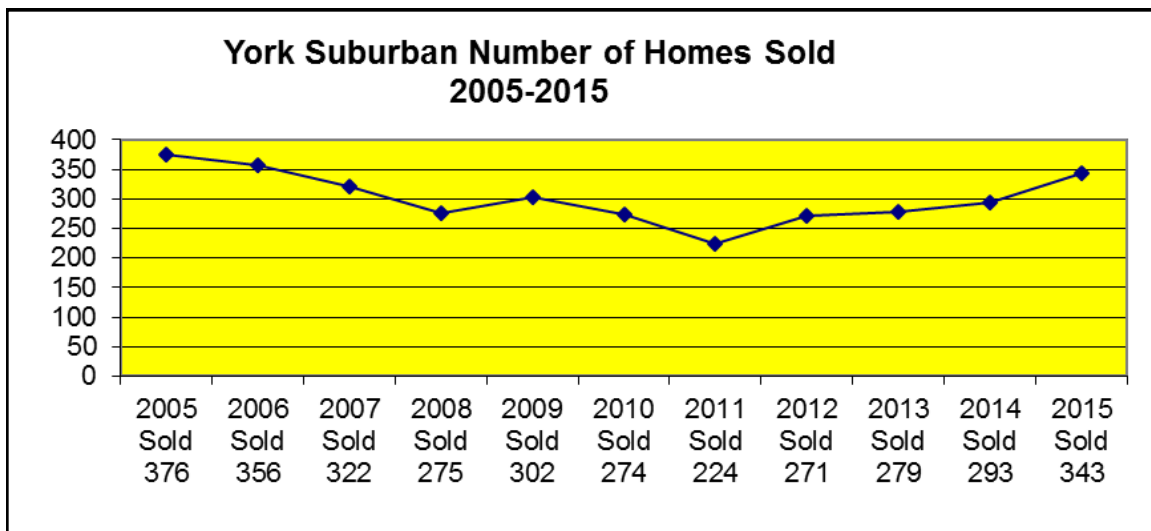
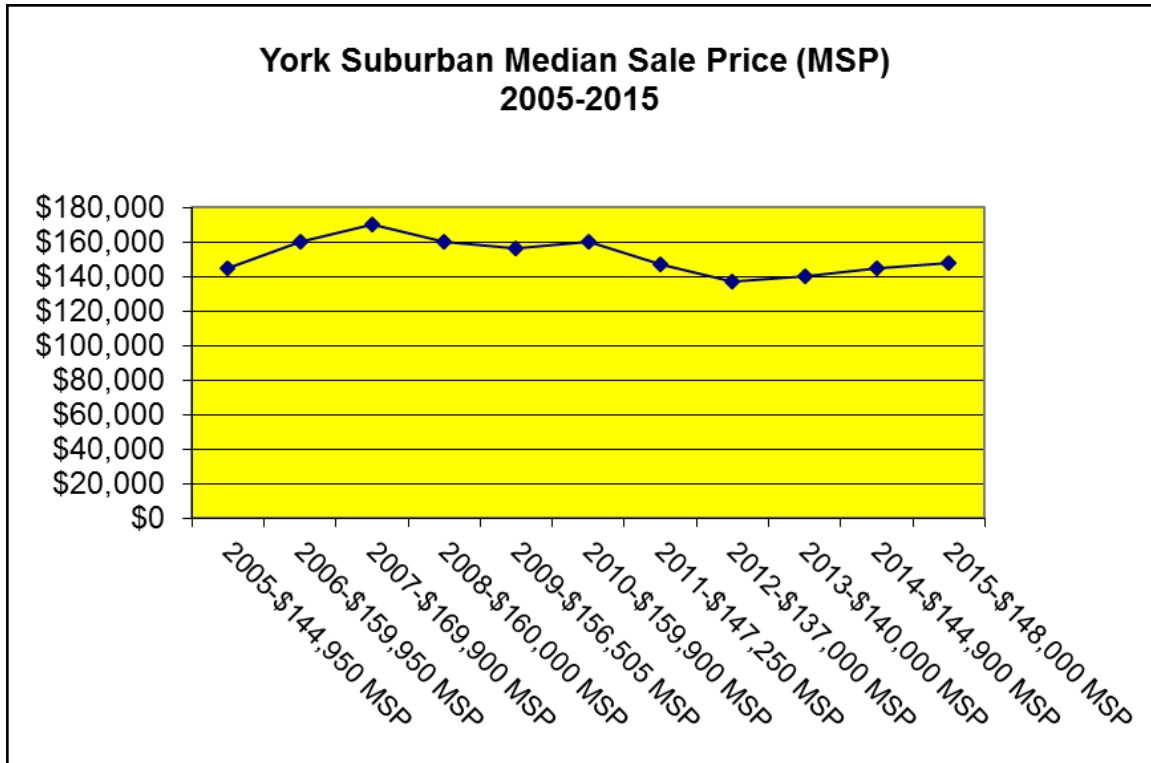
The charts below reflect the average days on market and the number of units sold in each price range.



York Suburban School District

In the York Suburban School District there were 343 homes sold in 2015 for a total dollar volume of \$57,074,883. The number of homes sold in 2015 increased by 17% from 2014.

The median home sale price was \$148,000 in 2015. This home sale price reflects a 2% increase compared to 2014 sales, a 7% decrease over 5 years and a 2% increase over 10 years.



York Suburban School District

Type	No. Sold	Median Price	Average Days on Market
Detached	259	\$ 157,600	56
Semi-Detached	34	\$ 93,700	82
Attached	17	\$ 13,900	38
Condo/Townhouse	33	\$ 142,000	59
Mobile Home w/ Land	0	\$ -	0
Grand Total	343	\$ 148,000	57

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

