

**2021**

# **York County**

***Real Estate Market Report***

*Prepared by:*



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# 2021 York County Real Estate Market Report

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

This annual report provides an overview of York County'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 and Bright MLS. 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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## **Table of Contents**

York County Housing Market	3
York County New Construction Market	9
York County School District Map	10
Central York School District	11
Dallastown Area School District	13
Dover Area School District	15
Eastern York School District	17
Hanover Public School District	19
Northeastern School District	21
Northern York County School District	23
Red Lion Area School District	25
South Eastern School District	27
South Western School District	29
Southern York County School District	31
Spring Grove Area School District	33
West Shore School District	35
West York Area School District	37
York City School District	39
York Suburban School District	41

# York County Housing Market Snapshot

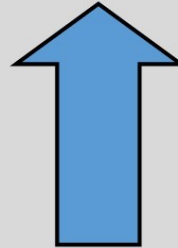
REALTORS® Association of York & Adams Counties

2021 Market Update for York County

Median Sold Price

**\$224,900**

2020 Year End: \$200,000

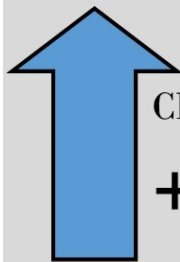


Sales Price  
Change Y/Y

**+ 12%**

Number of  
Homes Sold

**7,346**



Sales #  
Change Y/Y

**+ 10%**

New Listings

**421**



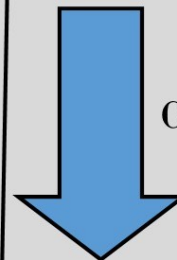
All Active Listings

**472**

December 2020: 575

Number of  
Pending Home  
Sales

**716**



Pending #  
Change Y/Y

**-12%**

% of List Price  
Received

**100%**

**SOLD**

Days on Market

**6**

Months Supply  
of Inventory

**.78 months**

For a report by School District please visit

[www.RAYAC.com/statistics/](http://www.RAYAC.com/statistics/)



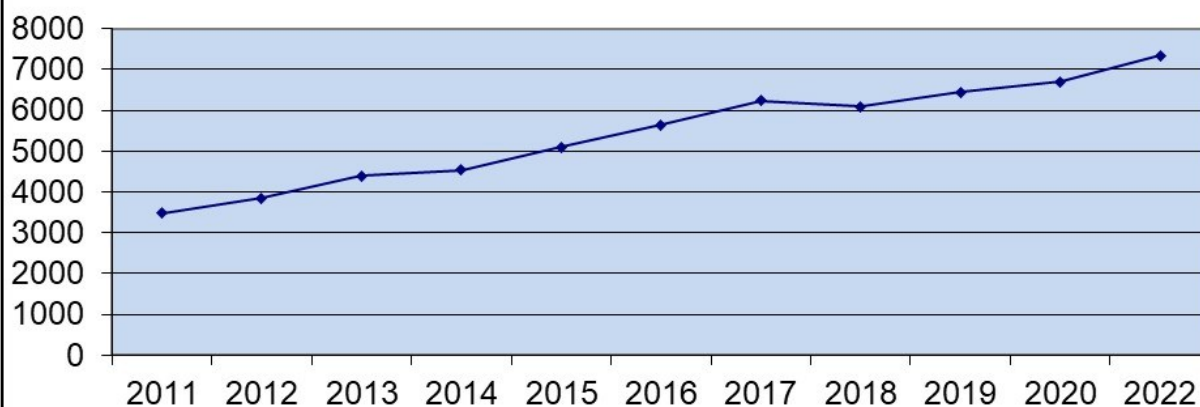
Statistics Source Bright MLS

## York County Housing Market: Number of Homes Sold

In 2021 Realtors® sold 7,346 homes in York County. This is the largest number of homes ever sold in York County history and reflects a 10% increase in the number of homes sold compared to 2020. The total dollar volume reached over \$1.8 billion reflecting a 23% increase compared to 2020 sales.

<u>School District</u>	<u>2021 Sold</u>	<u>2020 Sold</u>	<u>2015 Sold</u>	<u>2011 Sold</u>	<u>% Change Over 1 Year</u>	<u>% Change Over 5 Years</u>	<u>% Change Over 10 Years</u>
Central	666	566	551	356	18%	21%	87%
Dallastown	612	651	609	387	-6%	0%	58%
Dover	432	402	357	252	7%	21%	71%
Eastern	233	226	231	137	3%	1%	70%
Hanover	325	237	181	114	37%	80%	185%
Northeastern	439	420	377	201	5%	16%	118%
Northern	306	258	156	77	19%	96%	297%
Red Lion	540	496	522	313	9%	3%	73%
South Eastern	321	260	243	155	23%	32%	107%
South Western	661	578	449	216	14%	47%	206%
Southern	332	386	257	163	-14%	29%	104%
Spring Grove	458	437	368	205	5%	24%	123%
West Shore	452	410	252	124	10%	79%	265%
West York	404	376	374	226	7%	8%	79%
York City	670	509	376	329	32%	78%	104%
York Suburban	495	479	346	224	3%	43%	121%
<b>Total York County</b>	<b>7,346</b>	<b>6,696</b>	<b>5649</b>	<b>3479</b>	<b>10%</b>	<b>30%</b>	<b>111%</b>

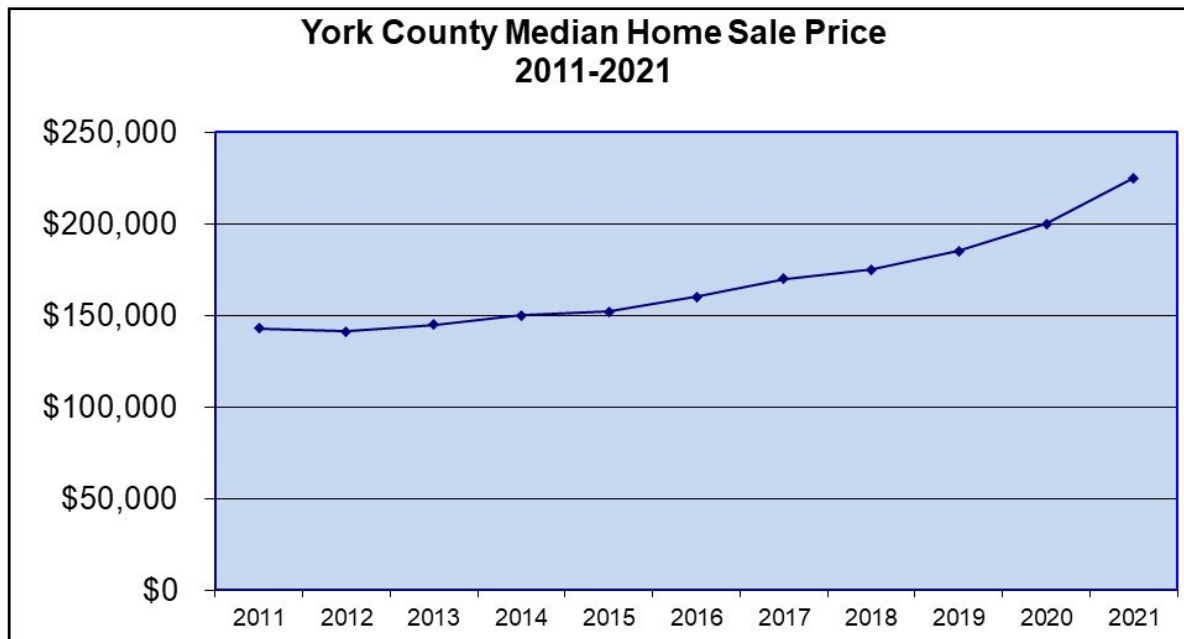
**York County Number of Homes Sold  
2011-2021**



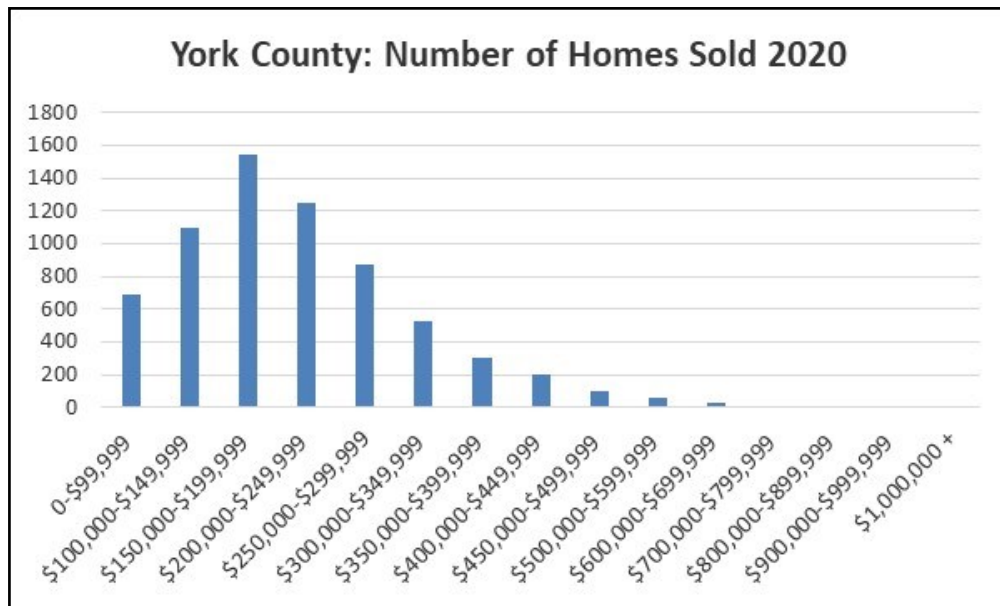
## York County Housing Market: Median Home Sale Price

In York County the median home sale price increased by 12% to \$224,900 compared to 2020 sales. This is the highest median home sale price on record in the history of York County. The median sold price in York County increased 41% in five years and increased 57% over the past 10 years.

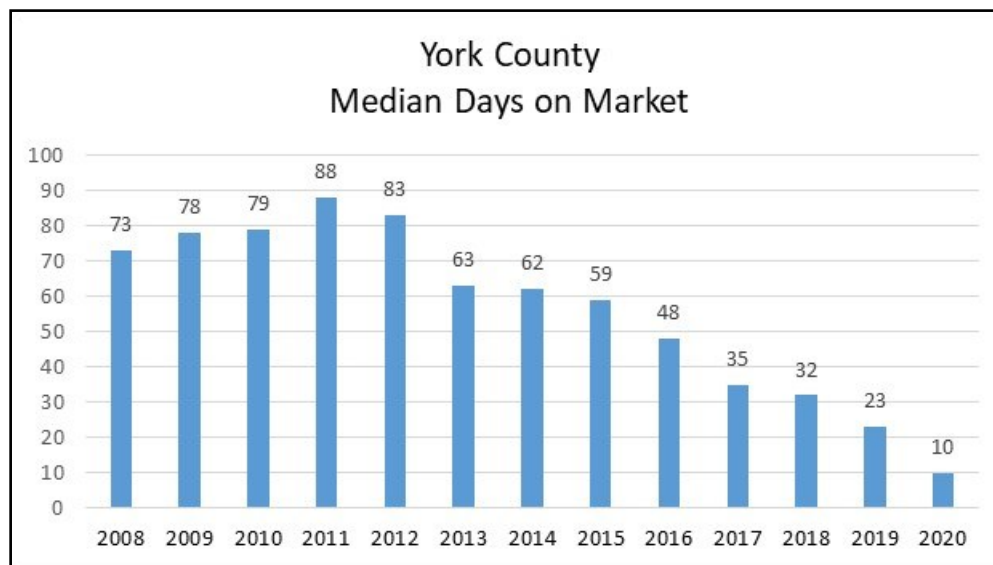
<u>School District</u>	<u>2021 Median Sale Price</u>	<u>2020 Median Sale Price</u>	<u>2016 Median Sale Price</u>	<u>2011 Median Sale Price</u>	<u>% Change Over 1 Year</u>	<u>% Change Over 5 Years</u>	<u>% Change Over 10 Years</u>
Central	\$235,000	\$204,950	\$174,900	\$173,900	15%	34%	35%
Dallastown	\$246,500	\$214,700	\$170,000	\$160,475	15%	45%	54%
Dover	\$215,000	\$194,950	\$154,900	\$136,675	10%	39%	57%
Eastern	\$192,000	\$187,200	\$146,500	\$130,000	3%	31%	48%
Hanover	\$195,000	\$164,900	\$132,000	\$131,450	18%	48%	48%
Northeastern	\$250,000	\$209,450	\$160,000	\$146,900	19%	56%	70%
Northern	\$285,000	\$259,450	\$228,750	\$200,000	10%	25%	43%
Red Lion	\$229,325	\$205,000	\$157,625	\$148,000	12%	45%	55%
South Eastern	\$267,500	\$240,000	\$199,900	\$174,000	11%	34%	54%
South Western	\$249,900	\$223,550	\$169,000	\$154,900	12%	48%	61%
Southern	\$270,000	\$270,750	\$215,000	\$185,000	0%	26%	46%
Spring Grove	\$240,000	\$204,250	\$172,000	\$145,000	18%	40%	66%
West Shore	\$253,500	\$230,000	\$179,900	\$164,560	10%	41%	54%
West York	\$180,000	\$161,950	\$136,950	\$127,097	11%	31%	42%
York City	\$99,900	\$79,900	\$41,612	\$38,000	25%	140%	163%
York Suburban	\$224,900	\$200,000	\$152,450	\$147,250	12%	48%	53%
<b>Total York County</b>	<b>\$224,900</b>	<b>\$200,000</b>	<b>\$159,900</b>	<b>\$142,907</b>	<b>12%</b>	<b>41%</b>	<b>57%</b>



## York County Housing Market by Price Range



In 2020, 10% of the homes sold in York County were priced under \$100,000, 41% of the homes sold were priced between \$100,00-\$199,999, 33% of the homes sold were priced between \$200,000-\$299,999 and 16% of the homes sold were priced over \$300,000.

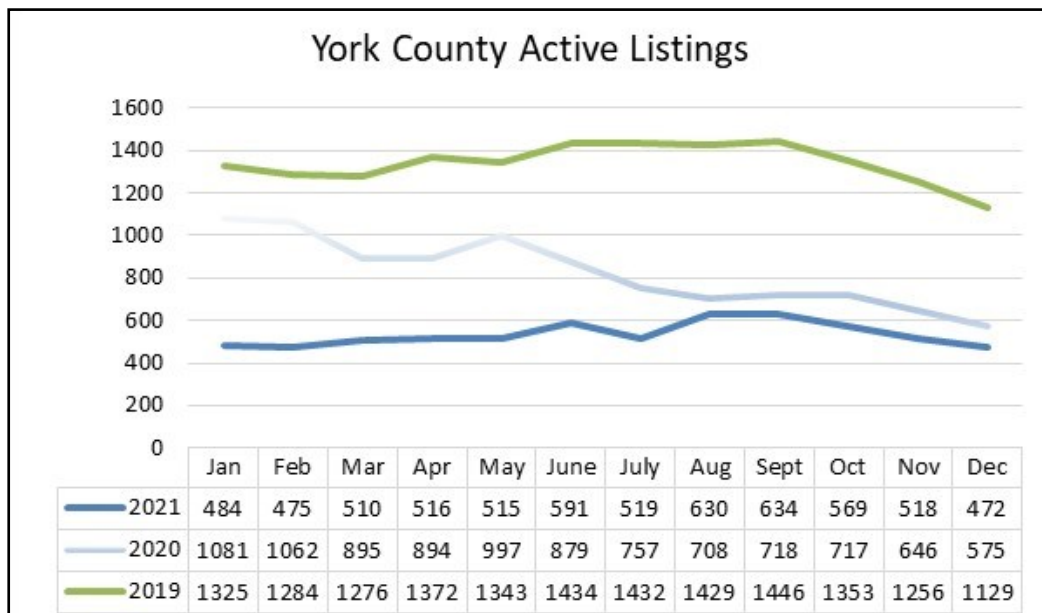
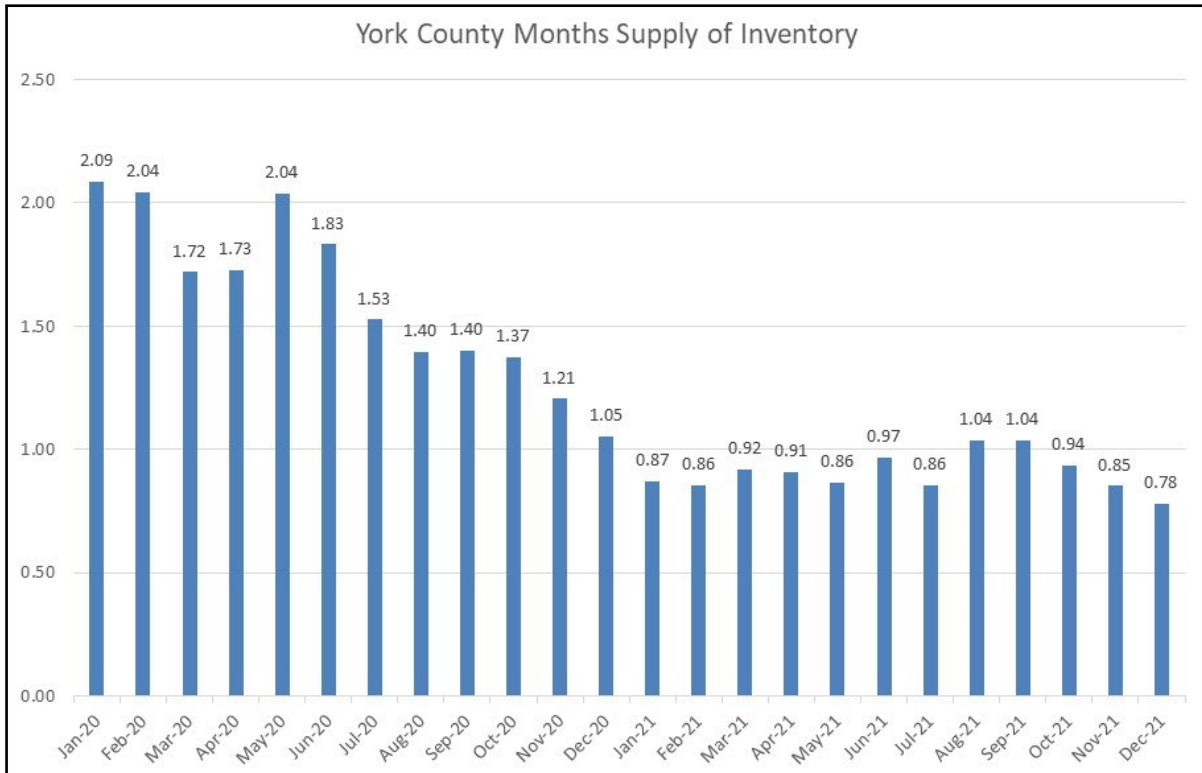


The median days on the market for York County in 2020 was 10 days. This reflects a 56% decrease on median days on market over 2019 sales. 2020 was the fastest moving real estate market in York County's history. A balanced market is considered to be 60 days on market. Anything below that is considered to be a seller's market.



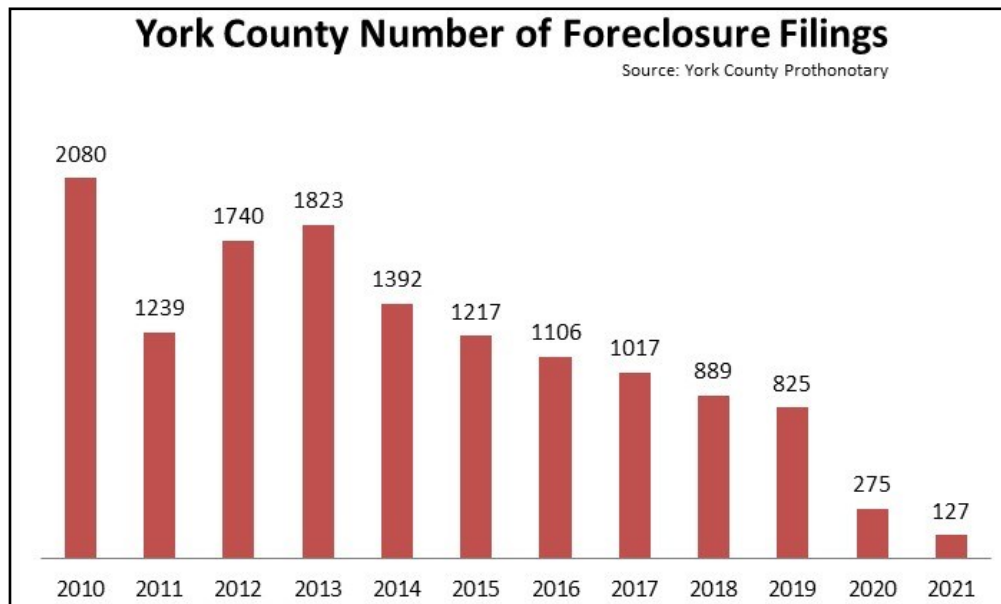
# York County: Months Supply of Inventory

The months 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.

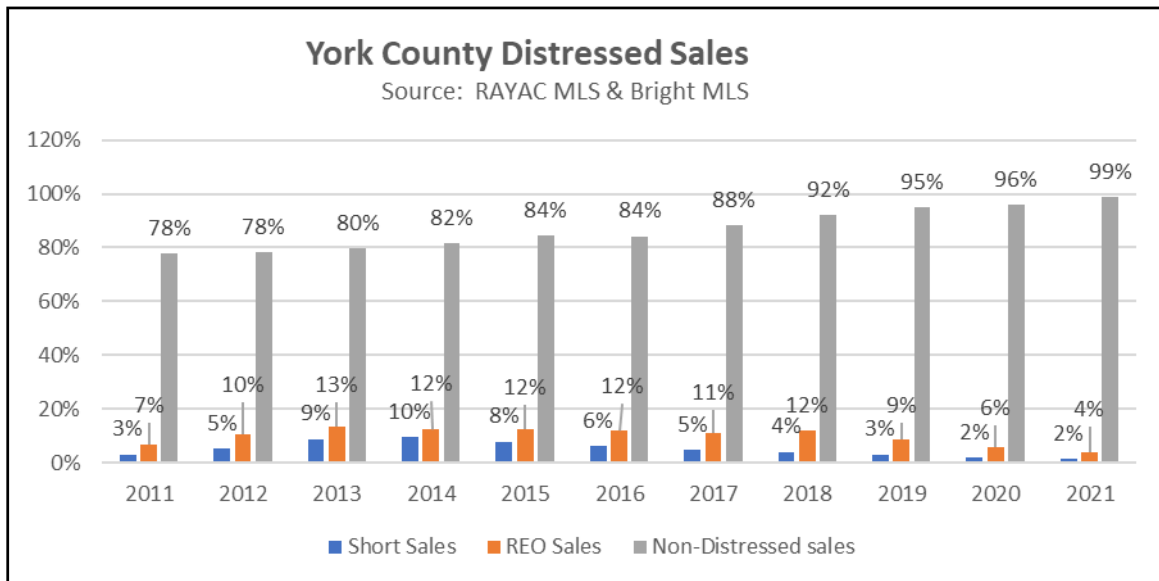




# York County: Foreclosure Filings



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

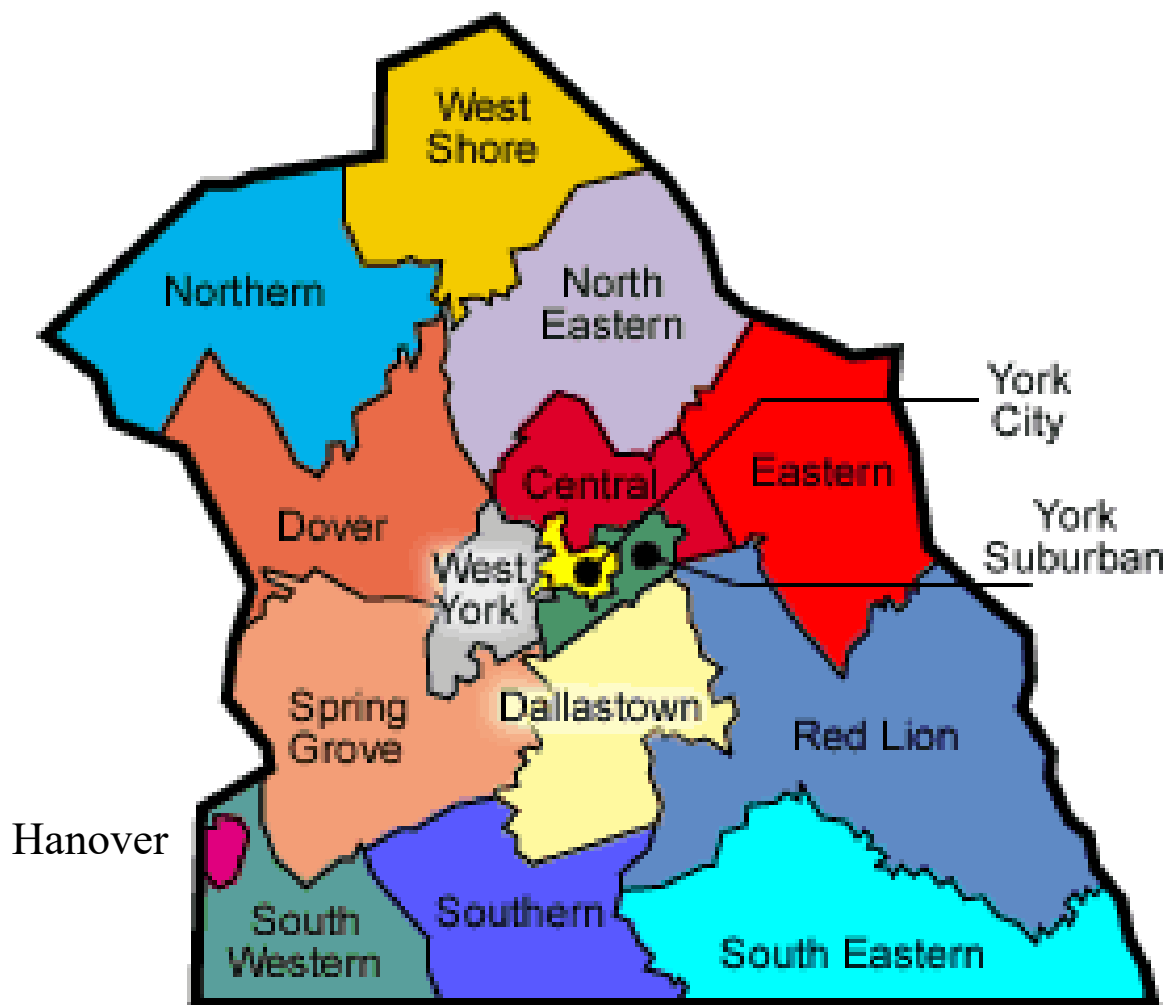
The Bright Multi-List System only captures a part of the new home construction market which involved a real estate agent.

New Construction Single Family Detached Homes			
Year	Median Sold Price	Median Finished Square Ft	\$/Square Ft
2021	\$ 367,600	2201	\$ 167
2020	\$ 294,080	2203	\$ 133
2019	\$ 324,300	2225	\$ 146
2018	\$ 341,900	2163	\$ 158
2017	\$ 314,000	2297	\$ 137
2016	\$ 276,382	2300	\$ 120

New Construction Townhouse/Condo Homes			
Year	Median Sold Price	Median Finished Square Ft	\$/Square Ft
2021	\$ 257,200	1589	\$ 162
2020	\$ 232,600	1589	\$ 146
2019	\$ 208,700	1563	\$ 134
2018	\$ 219,000	1516	\$ 144
2017	\$ 241,600	1584	\$ 153
2016	\$ 199,549	1515	\$ 132

York County Number of New Home Sales By School District						
	2021	2020	2019	2018	2017	2016
Central	63	26	17	19	15	19
Dallastown	43	26	40	47	61	19
Dover	66	48	50	28	28	34
Eastern	4	6	4	6	4	4
Hanover	51	25	17	2	2	0
Northeastern	68	83	52	43	71	60
Northern	43	24	31	18	30	15
Red Lion	9	14	15	17	28	15
South Eastern	54	25	9	4	3	0
South Western	137	87	79	79	51	36
Southern	13	54	29	6	16	8
Spring Grove	33	32	51	45	56	44
West Shore	7	14	36	36	36	23
West York	5	4	3	2	4	3
York City	2	0	0	0	0	0
York Suburban	16	50	51	25	52	3
<b>Total York County</b>	<b>614</b>	<b>523</b>	<b>484</b>	<b>377</b>	<b>458</b>	<b>283</b>

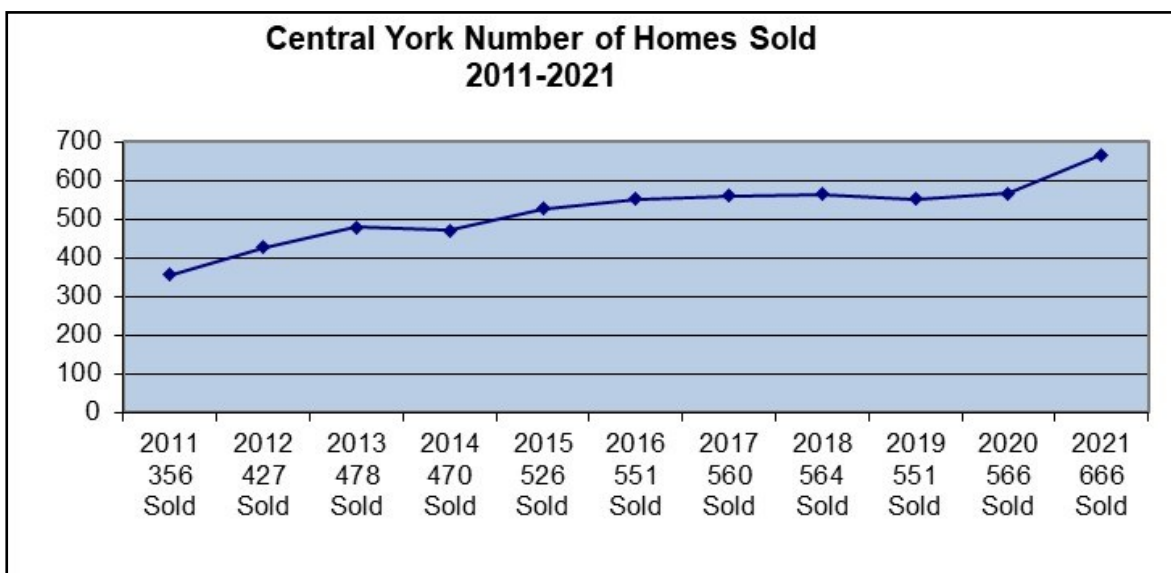
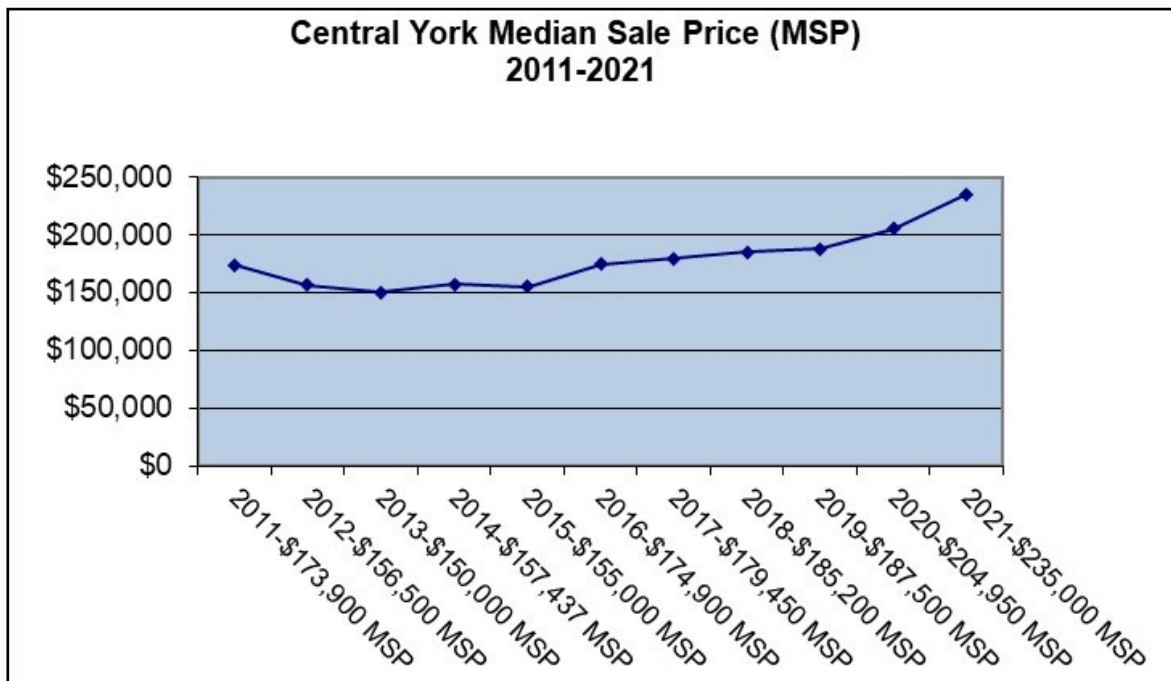
## Real Estate Activity by School District



## Central York School District

In the Central York School District there were 666 homes sold in 2021 for a total dollar volume of \$185.1 million. The number of homes sold in 2021 increased by 18% from 2020.

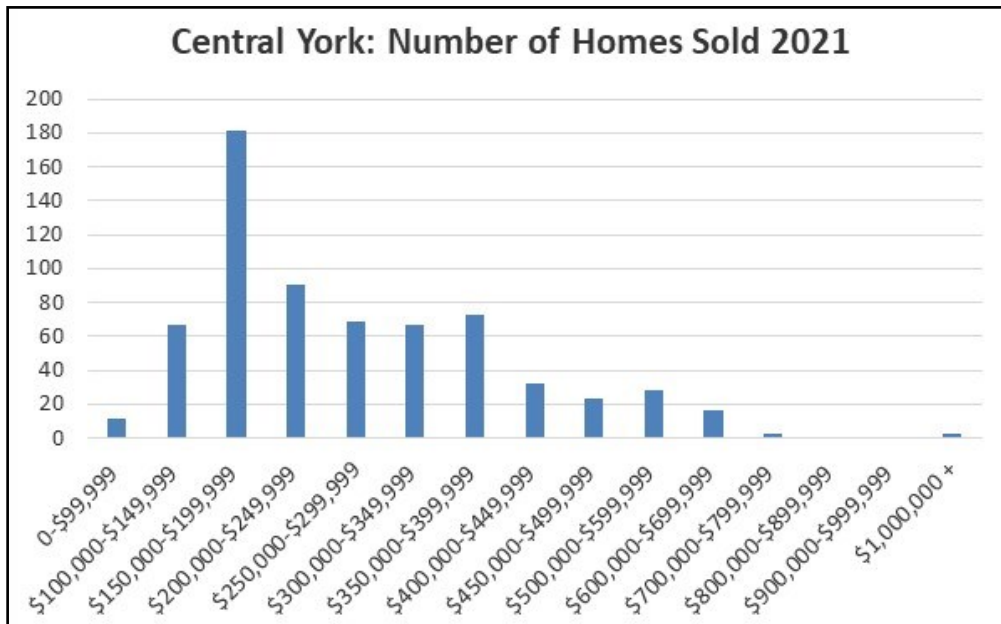
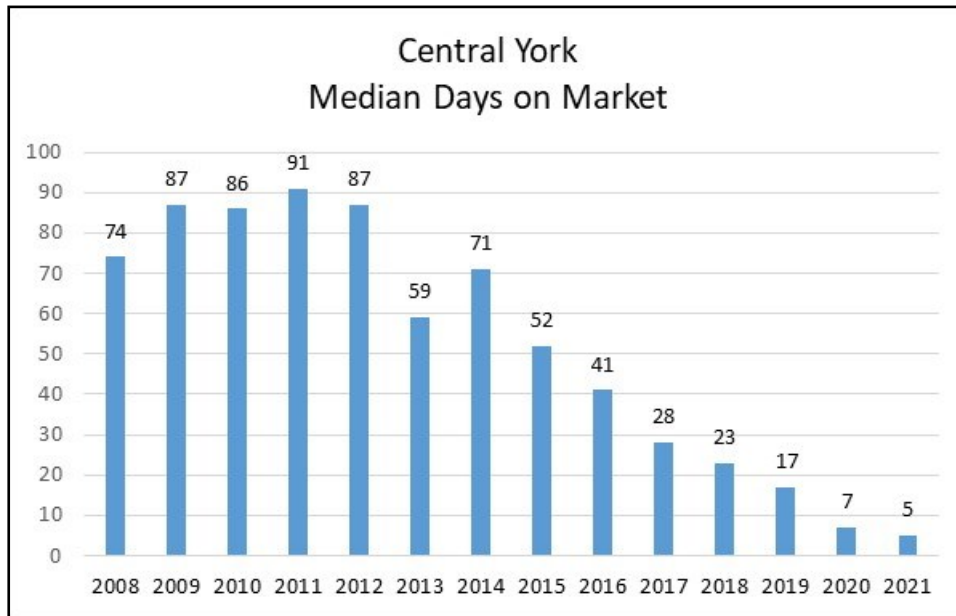
The median home sale price was \$235,000 in 2021. This home sale price reflects a 15% increase compared to 2020 sales, a 34% increase over 5 years, and a 35% increase over 10 years.



# Central York School District

Type	No. Sold	Median Price	Median Days on Market
Detached	501	\$ 290,000	5
Twin/Semi-Detached	26	\$ 147,500	6
Townhouse/Row Home	138	\$ 162,650	5
Mobile Home w/ Land	1	\$ 185,000	3
<b>Grand Total</b>	<b>666</b>	<b>\$ 235,000</b>	<b>5</b>

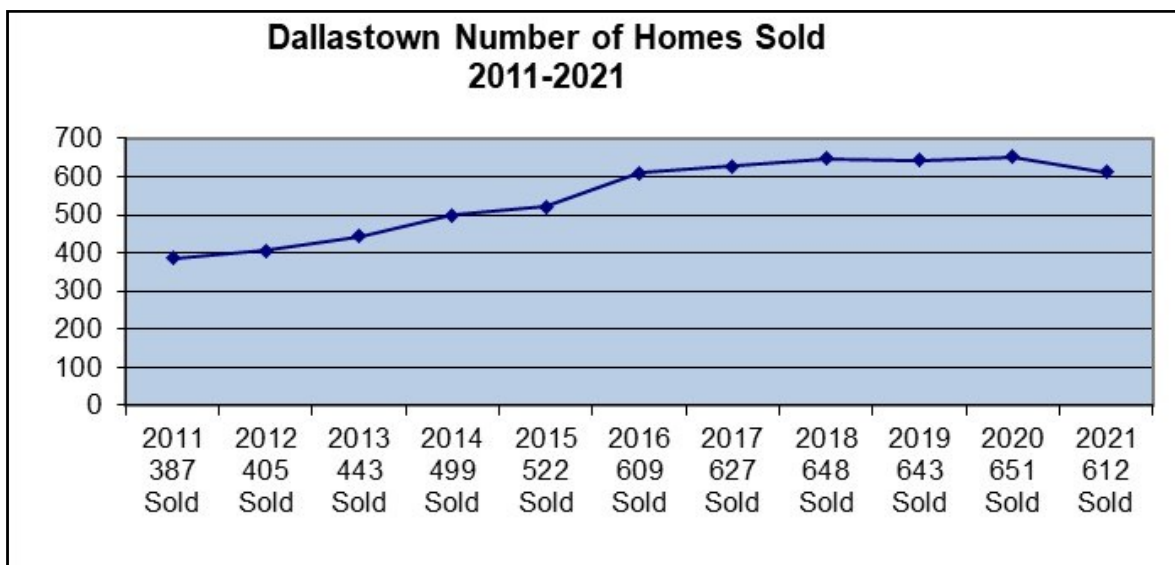
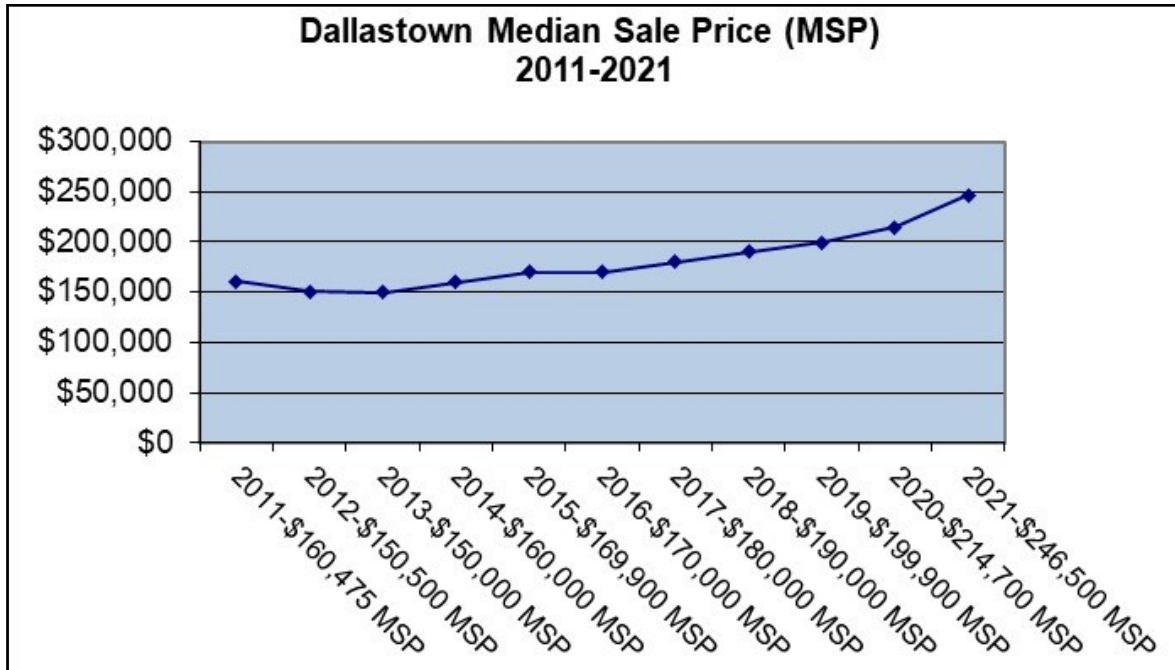
The charts below reflect the median days on market and the number of units sold in each price range.



## Dallastown Area School District

In the Dallastown Area School District there were 612 homes sold in 2021 for a total dollar volume of \$167.5 million. The number of homes sold in 2021 decreased by 6% from 2020.

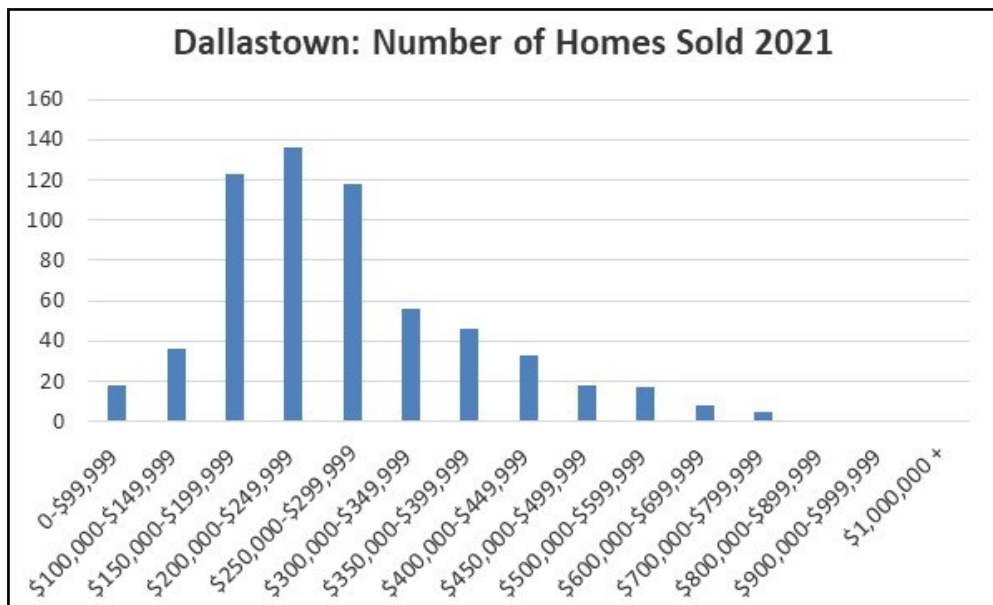
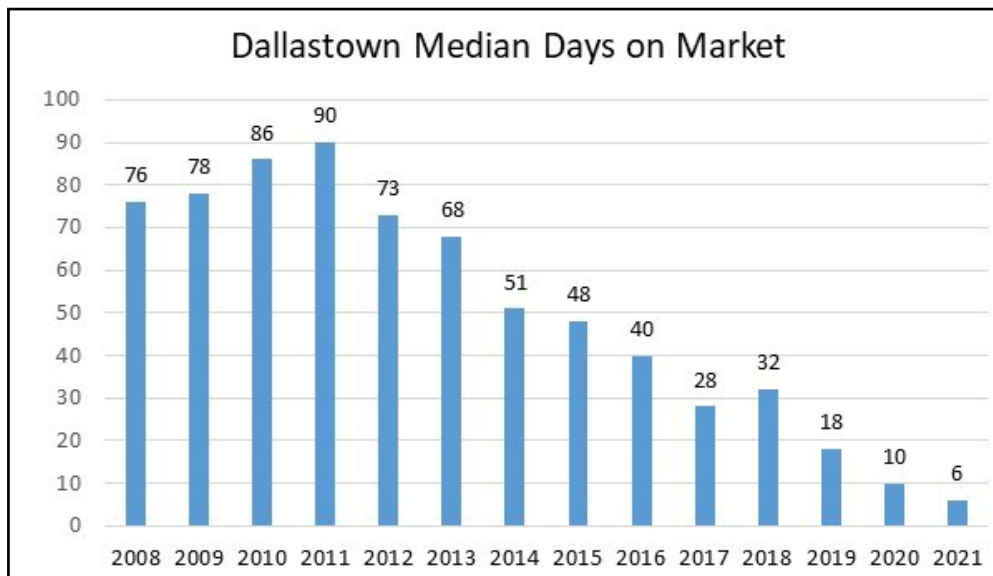
The median home sale price was \$246,500 in 2021. This home sale price reflects a 15% increase compared to 2020 sales, a 45% increase over 5 years and a 54% increase over 10 years.



## Dallastown Area School District

Type	No. Sold	Median Price	Median Days on Market
Detached	427	\$ 275,000	6
Twin/Semi-Detached	61	\$ 200,000	7
Townhouse/Row Home	119	\$ 194,900	7
Mobile Home w/ Land	5	\$ 39,900	7
<b>Grand Total</b>	<b>612</b>	<b>\$ 246,500</b>	<b>6</b>

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



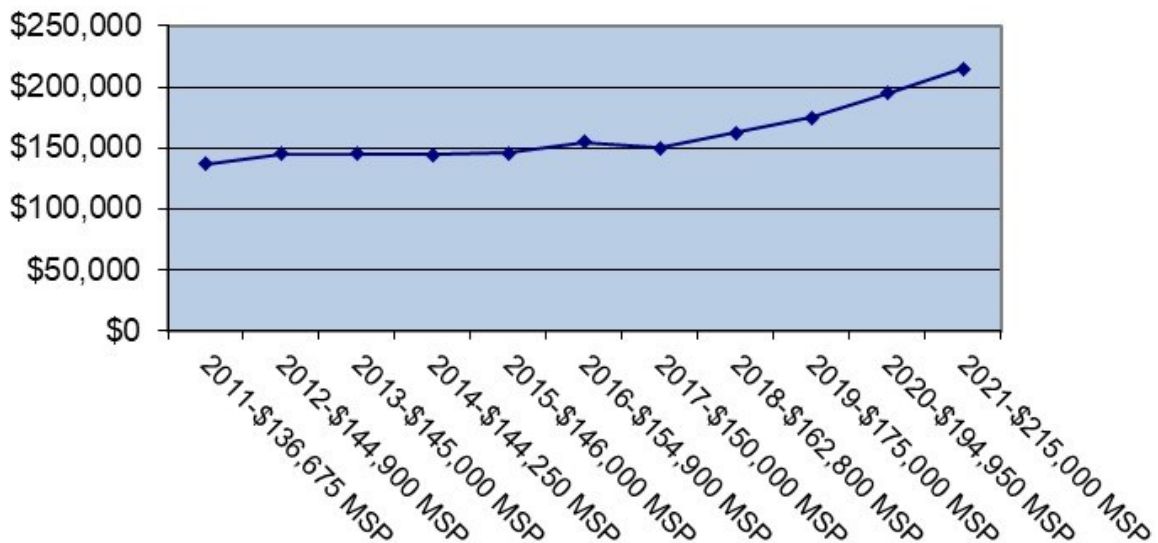


## Dover Area School District

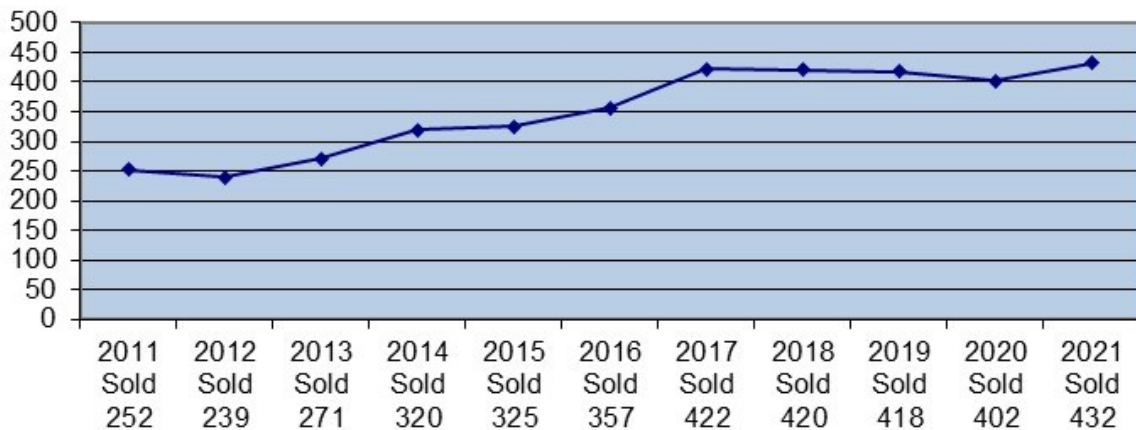
In the Dover Area School District there were 432 homes sold in 2021 for a total dollar volume of \$103.5 million. The number of homes sold in 2021 increased by 7% compared to 2020.

The median home sale price was \$215,000 in 2021. This home sale price reflects a 10% increase compared to 2020 sales, a 39% increase over 5 years and a 57% increase over 10 years.

**Dover Median Sale Price (MSP)  
2011-2021**



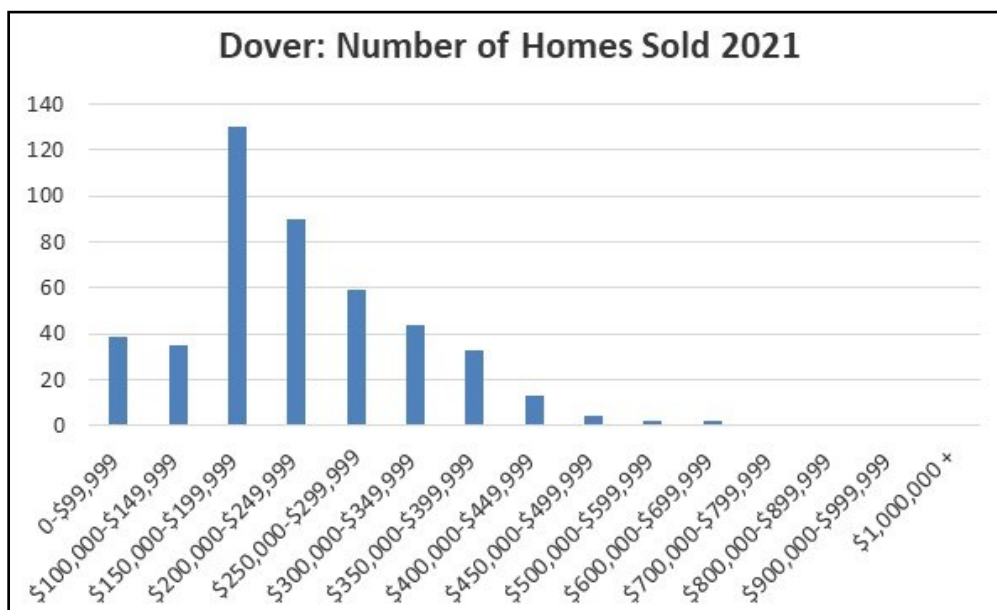
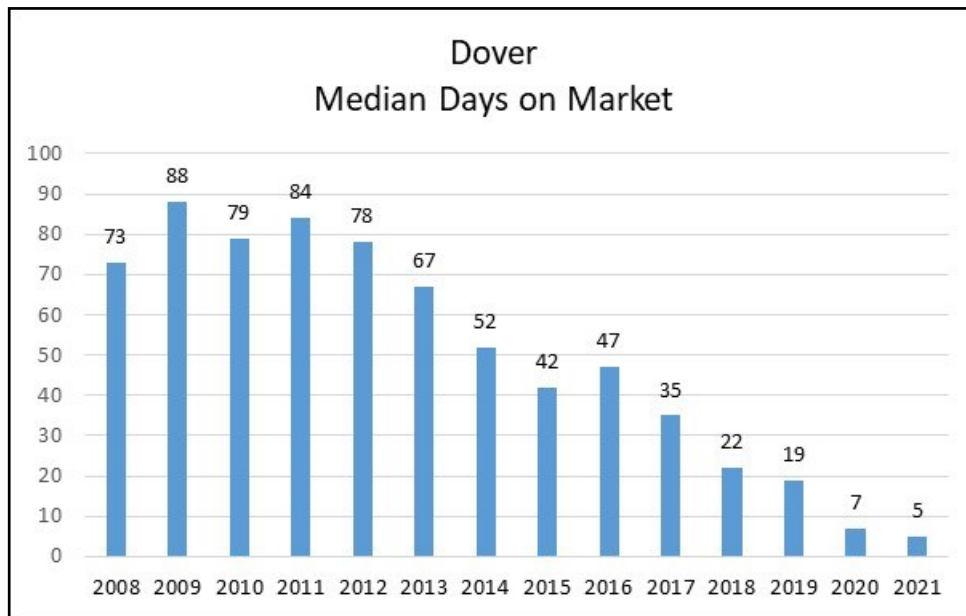
**Dover Number of Homes Sold  
2011-2021**



## Dover Area School District

Type	No. Sold	Median Price	Median Days on Market
Detached	287	\$ 248,100	5
Twin/Semi-Detached	83	\$ 174,900	4
Townhouse/Row Home	46	\$ 170,450	6
Mobile Home w/ Land	16	\$ 55,950	11
<b>Grand Total</b>	<b>432</b>	<b>\$ 215,000</b>	<b>5</b>

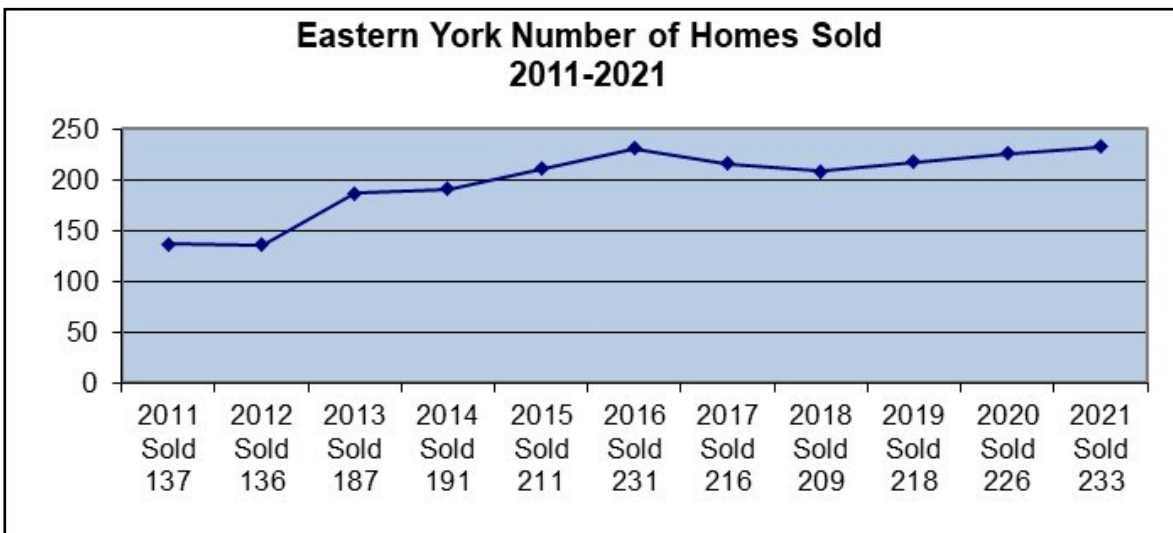
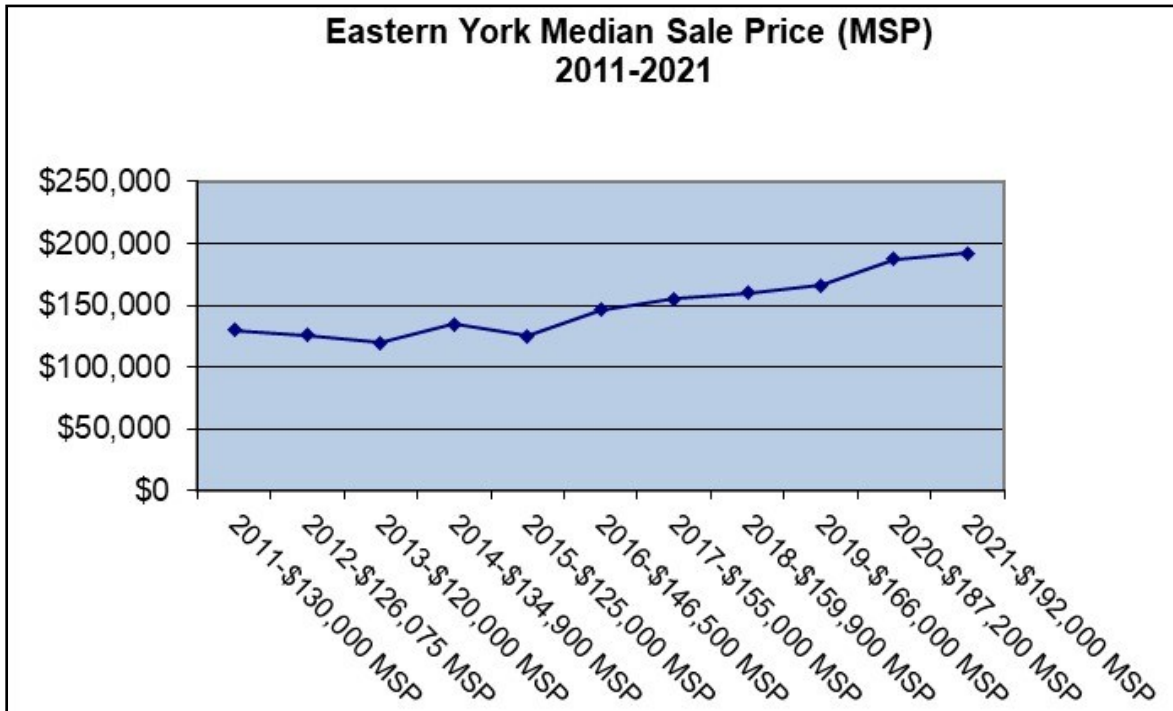
The charts below reflect the median days on market and the number of units sold in each price range.



## Eastern York School District

In the Eastern York School District there were 233 homes sold in 2021 for a total dollar volume of \$55.9 million. The number of homes sold in 2021 increased by 3% from 2020.

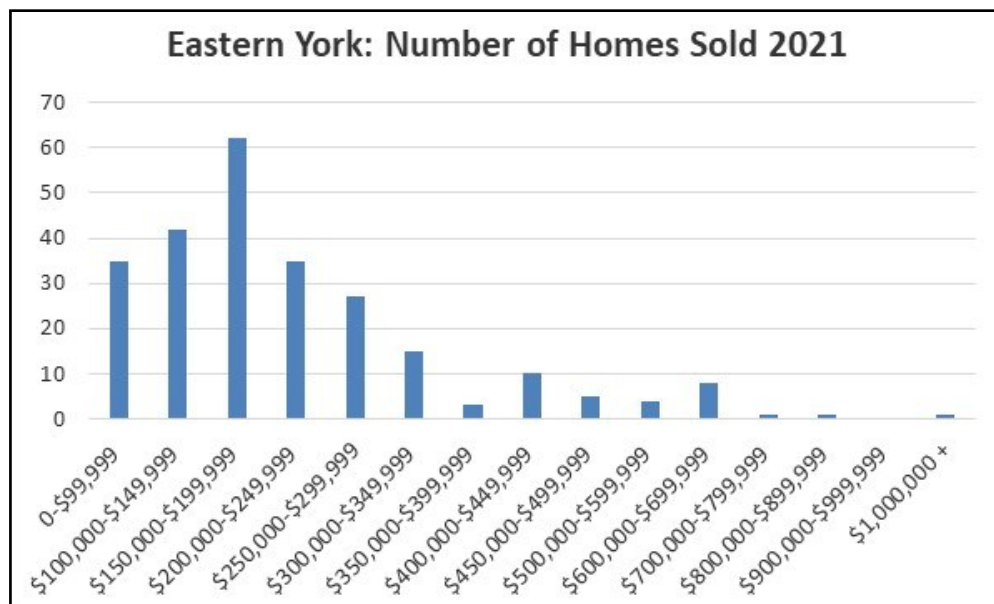
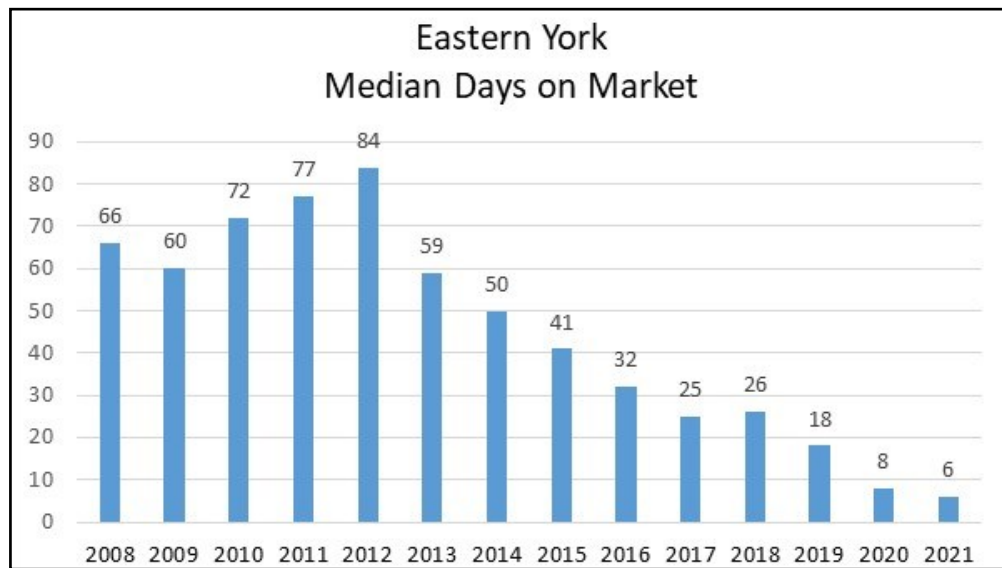
The median home sale price was \$192,000 in 2021. This home sale price reflects a 3% increase compared to 2020 sales, a 31% increase over 5 years and a 48% increase over 10 years.



## Eastern York School District

Type	No. Sold	Median Price	Median Days on Market
Detached	176	\$ 223,550	6
Twin/Semi-Detached	21	\$ 152,000	5
Townhouse/Row Home	25	\$ 149,000	4
Mobile Home w/ Land	11	\$ 60,000	6
<b>Grand Total</b>	<b>233</b>	<b>\$ 192,000</b>	<b>6</b>

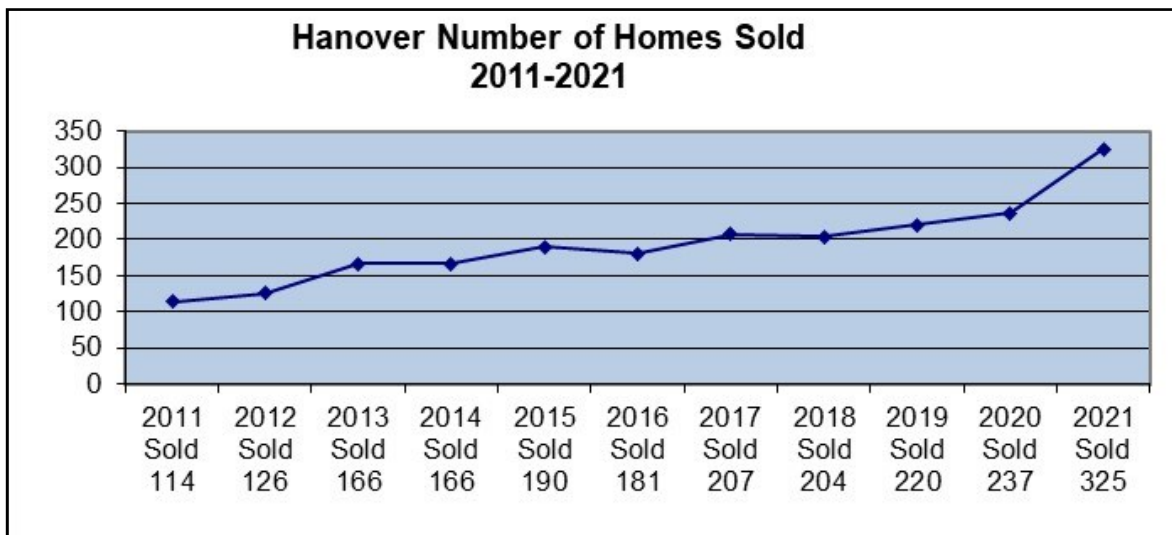
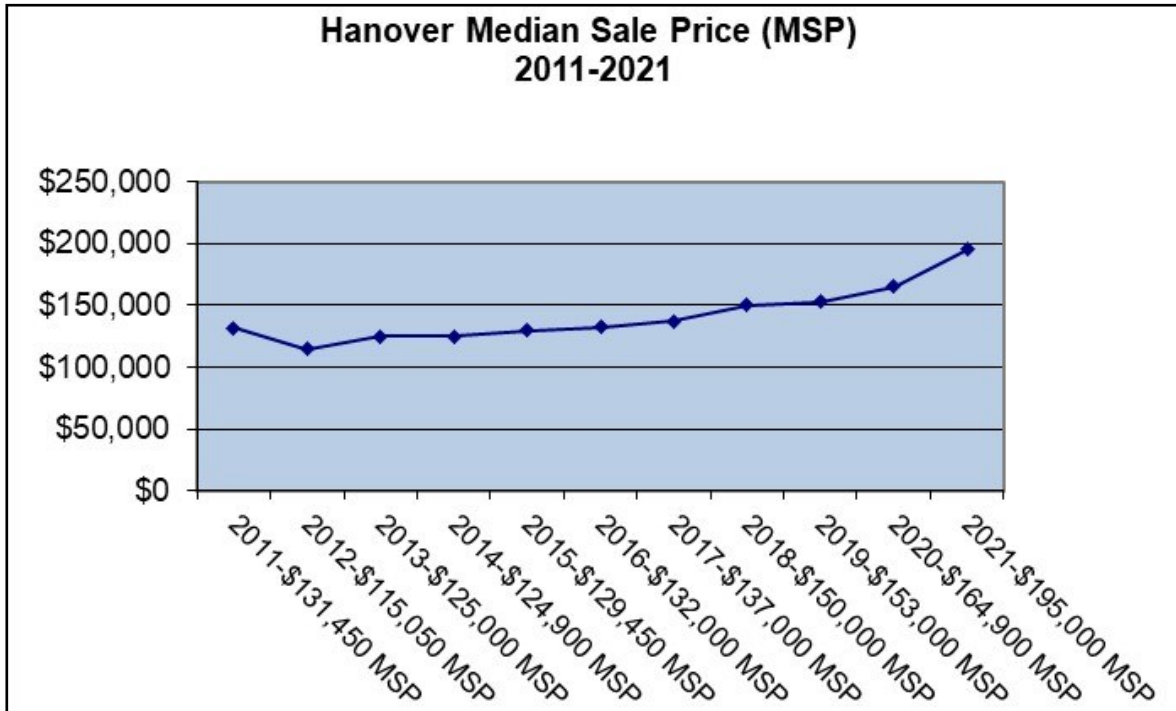
The charts below reflect the median days on market and the number of units sold in each price range.



## Hanover Public School District

In the Hanover Public School District there were 325 homes sold in 2021 for a total dollar volume of \$66.6 million. The number of homes sold in 2021 increased by 37% from 2020.

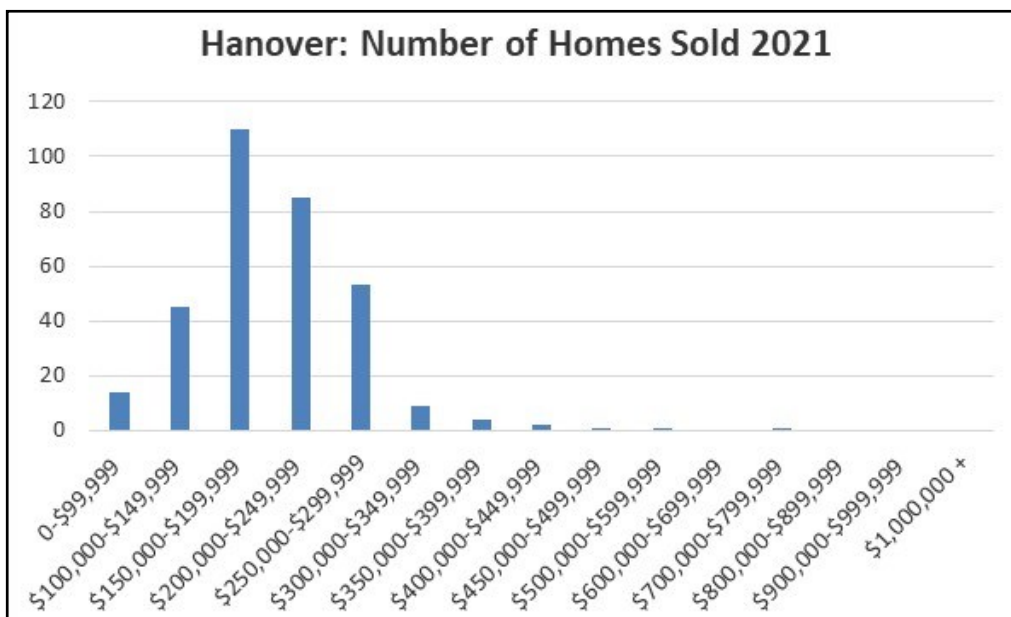
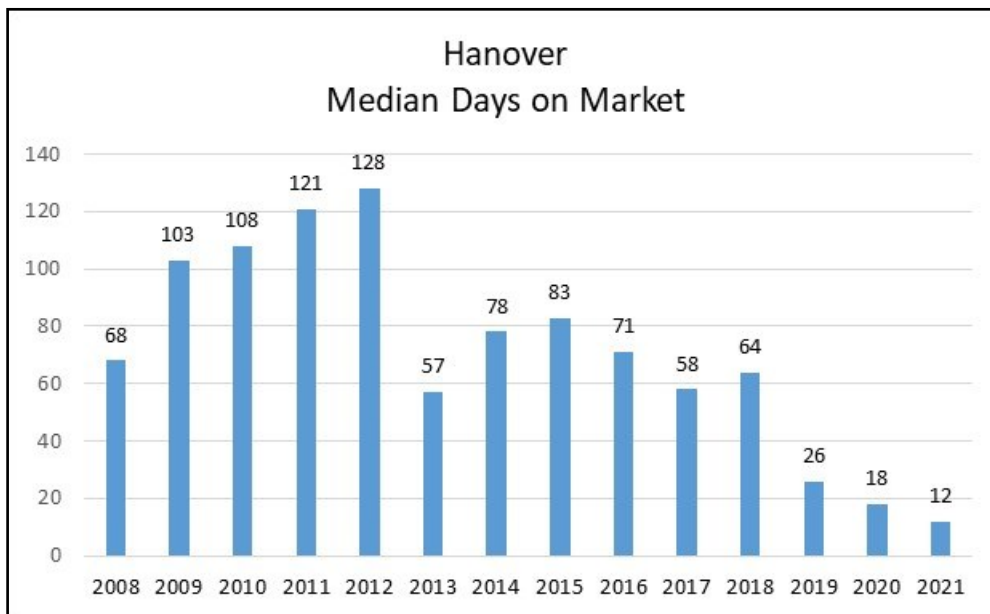
The median home sale price was \$195,000 in 2021. This home sale price reflects an 18% increase compared to 2020 sales, a 48% increase over 5 years and a 48% increase over 10 years.



# Hanover Public School District

Type	No. Sold	Median Price	Median Days on Market
Detached	186	\$ 200,000	14
Twin/Semi-Detached	80	\$ 202,400	10
Townhouse/Row Home	59	\$ 174,900	12
Mobile Home w/ Land	0	\$ -	0
<b>Grand Total</b>	<b>325</b>	<b>\$ 195,000</b>	<b>12</b>

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

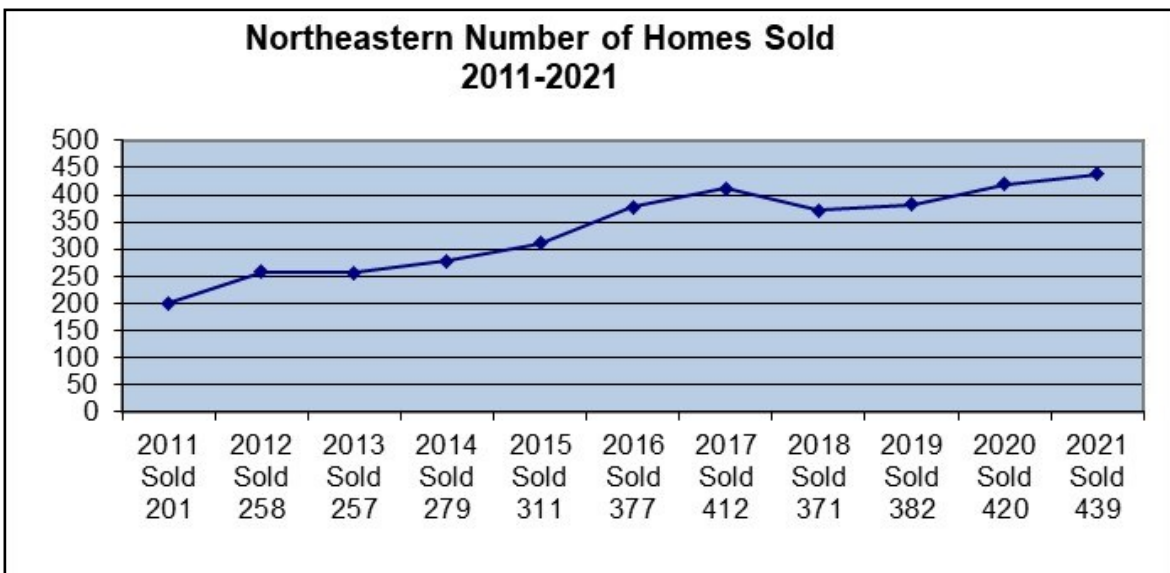




## Northeastern School District

In the Northeastern School District there were 439 homes sold in 2021 for a total dollar volume of \$110.5 million. The number of homes sold in 2021 increased by 5% compared to 2020 sales.

The median home sale price was \$250,000 in 2021. This home sale price reflects a 19% increase compared to 2020 sales, a 56% increase over 5 years and a 70% increase over 10 years.

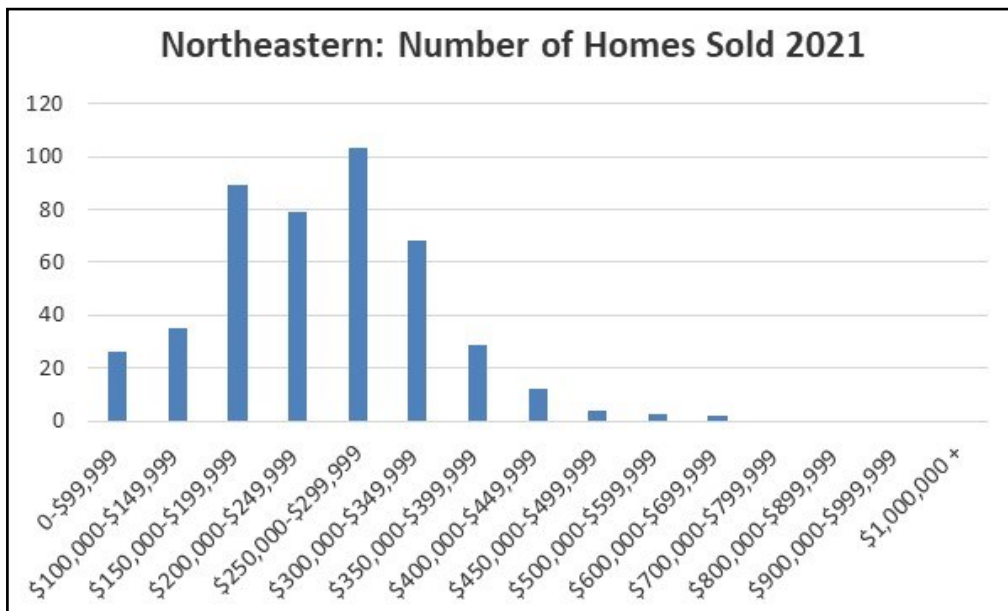
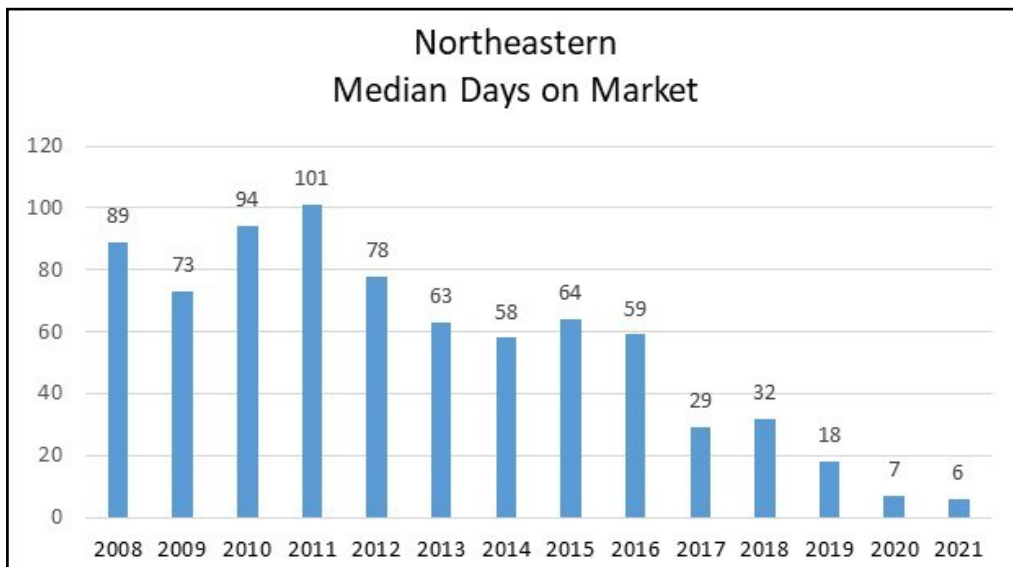




# Northeastern School District

Type	No. Sold	Median Price	Median Days on Market
Detached	375	\$ 267,000	6
Twin/Semi-Detached	14	\$ 145,000	6
Townhouse/Row Home	39	\$ 172,000	6
Mobile Home w/ Land	11	\$ 90,000	9
<b>Grand Total</b>	<b>439</b>	<b>\$ 250,000</b>	<b>6</b>

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

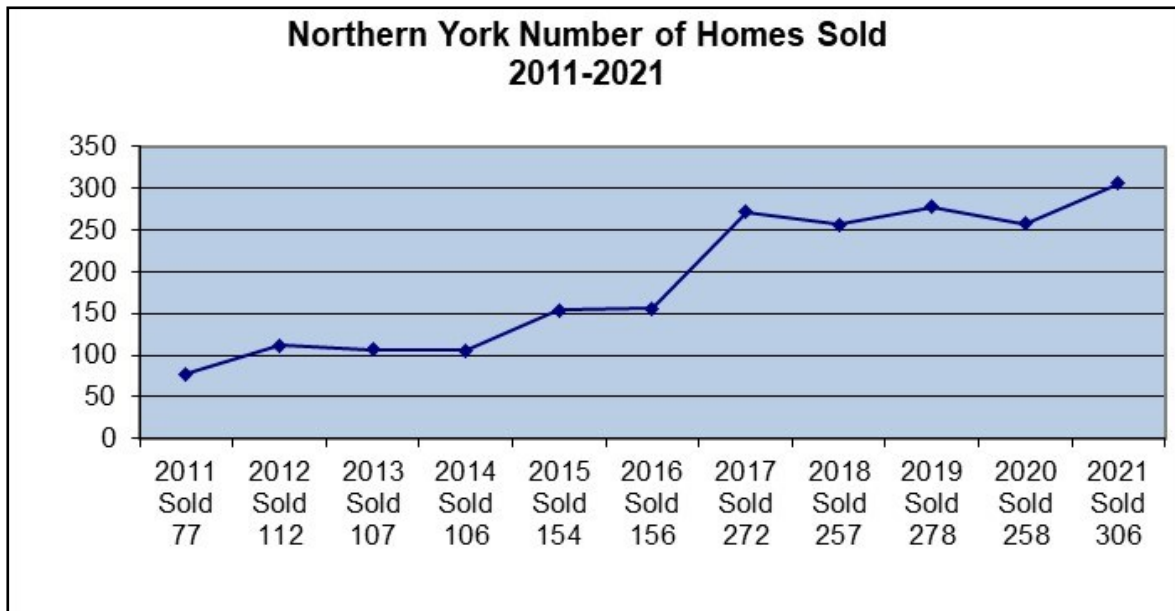
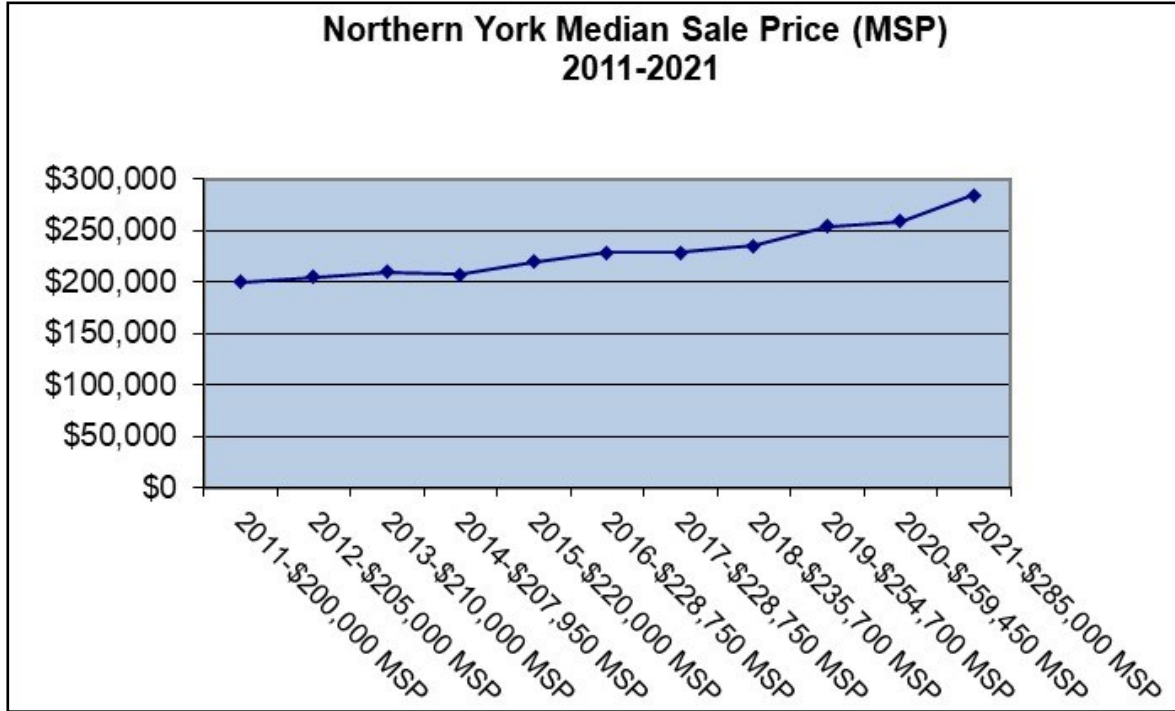


# Northern York County School District

In the Northern York County School District there were 306 homes sold in 2021 for a total dollar volume of \$97.4 million. The number of homes sold in 2021 increased by 19% from 2020.

The median home sale price was \$285,000 in 2021. This home sale price reflects a 10% increase over 2020 sales, a 25% increase over 5 years and a 43% increase over 10 years.\*

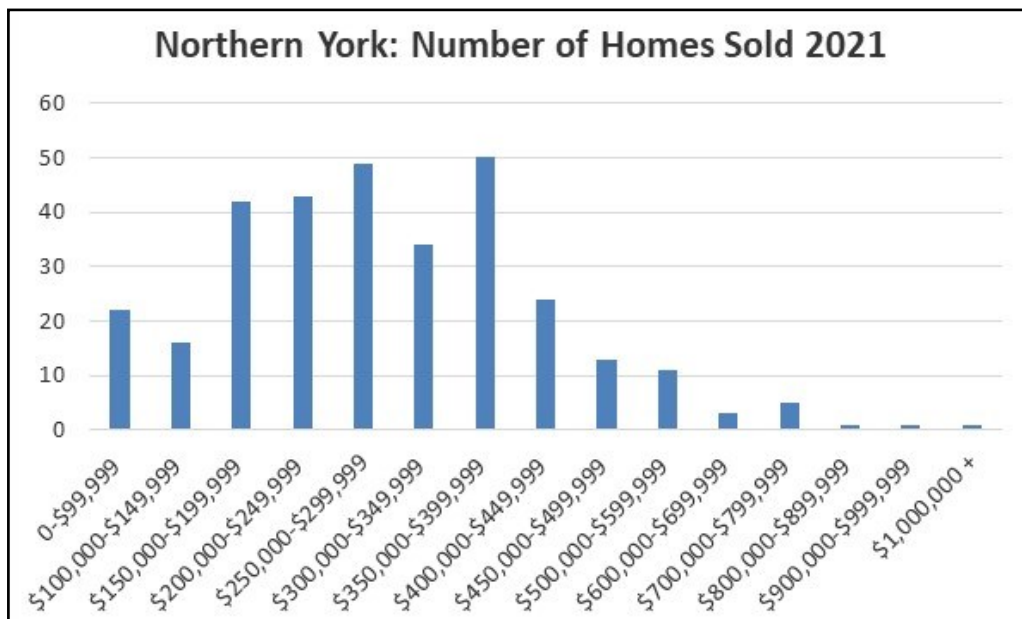
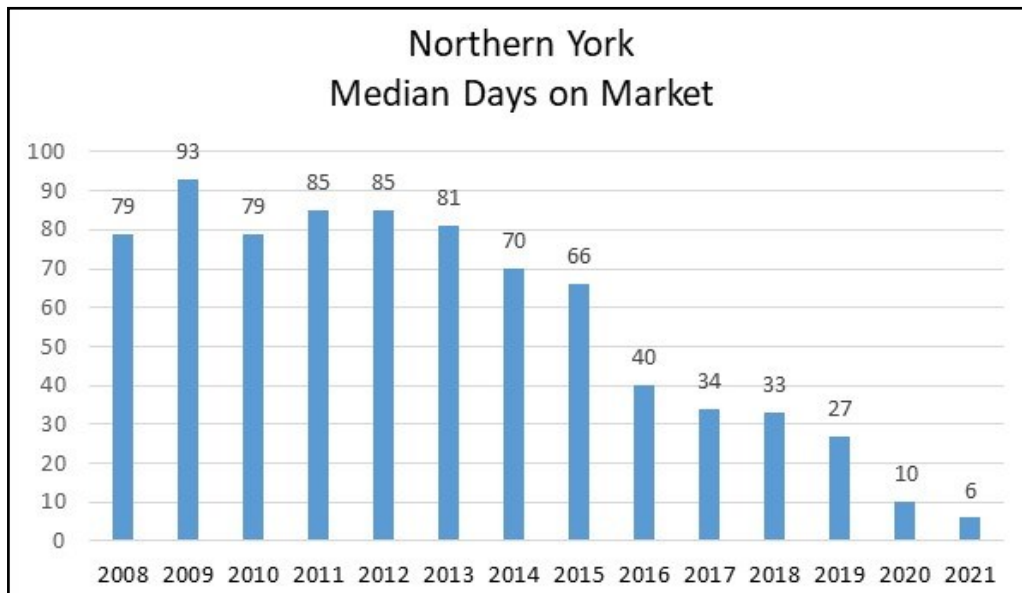
\*Prior to 2017, the Northern York School District was covered by two separate MLS systems; therefore, the number reported prior to 2016 was only a fraction of what truly sold.



# Northern York County School District

Type	No. Sold	Median Price	Median Days on Market
Detached	269	\$ 315,000	6
Twin/Semi-Detached	12	\$ 154,600	8
Townhouse/Row Home	17	\$ 160,000	6
Mobile Home w/ Land	8	\$ 105,000	8
<b>Grand Total</b>	<b>306</b>	<b>\$ 285,000</b>	<b>6</b>

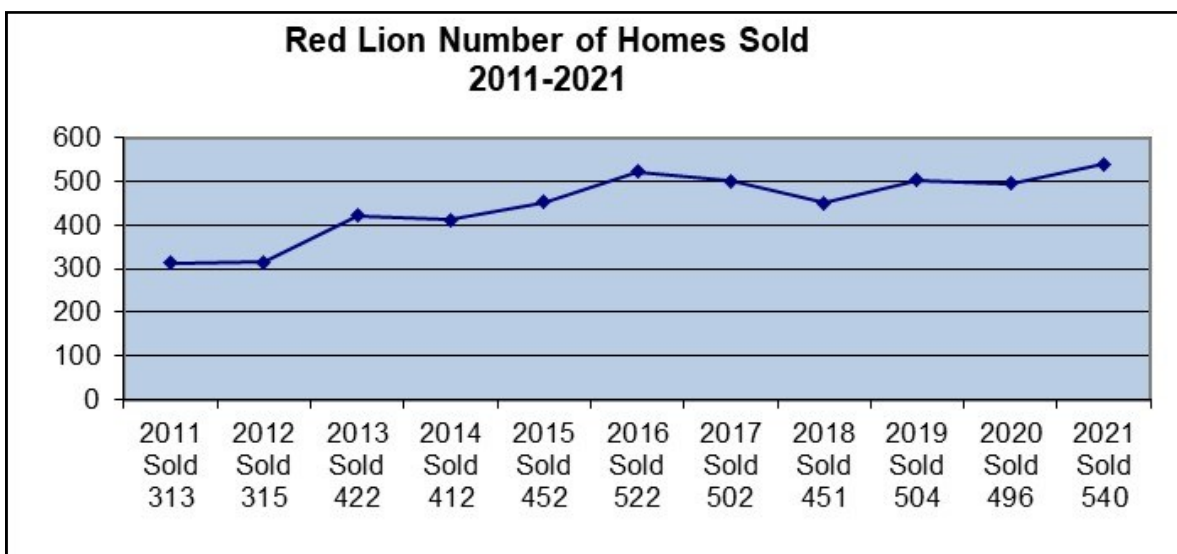
The charts below reflect the median days on market and the number of units sold in each price range.



## Red Lion Area School District

In the Red Lion Area School District there were 540 homes sold in 2021 for a total dollar volume of \$130.6 million. The number of homes sold in 2021 was a 9% increase from 2020.

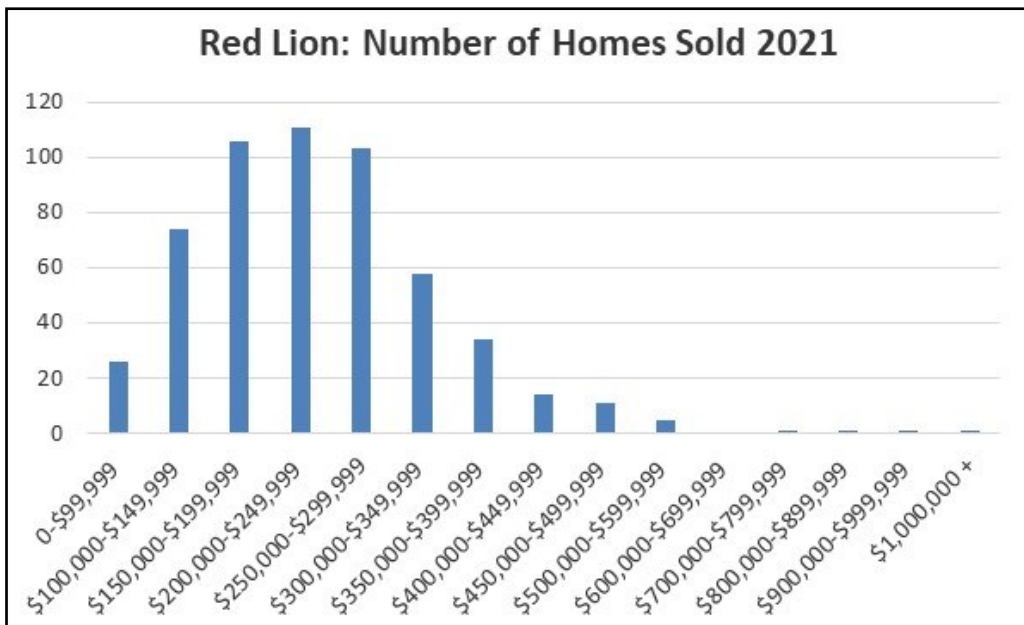
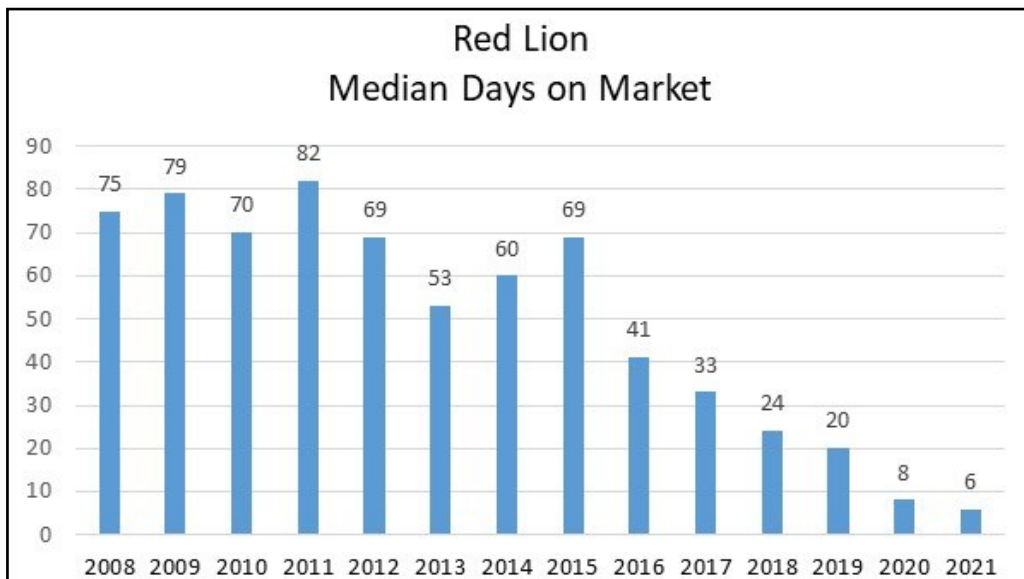
The median home sale price was \$229,325 in 2021. This home sale price reflects a 12% increase compared to 2020 sales, a 45% increase over 5 years and a 55% increase over 10 years.



## Red Lion Area School District

Type	No. Sold	Median Price	Median Days on Market
Detached	414	\$ 259,900	6
Twin/Semi-Detached	65	\$ 151,230	5
Townhouse/Row Home	42	\$ 144,900	9
Mobile Home w/ Land	19	\$ 102,000	16
<b>Grand Total</b>	<b>540</b>	<b>\$ 229,325</b>	<b>6</b>

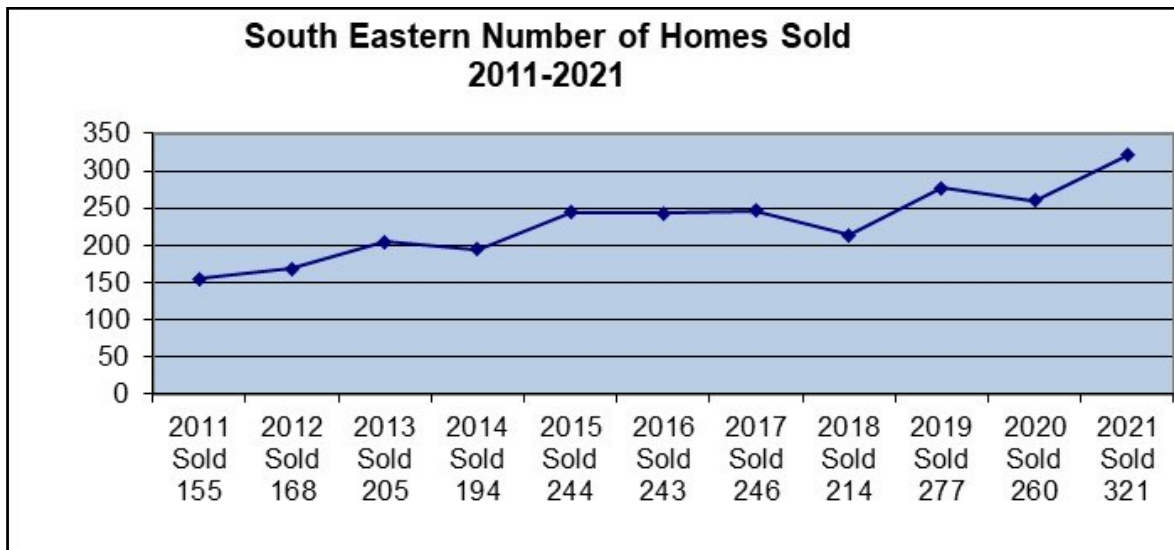
The charts below reflect the median days on market in each price range and the number of units sold in each price range.



## South Eastern School District

In the South Eastern School District there were 321 homes sold in 2021 for a total dollar volume of \$89 million. The number of homes sold in 2021 reflects a 23% increase compared to 2020.

The median home sale price was \$267,500 in 2021. This home sale price is an 11% increase compared to 2020 sales, a 34% increase over 5 years and a 54% increase over 10 years.

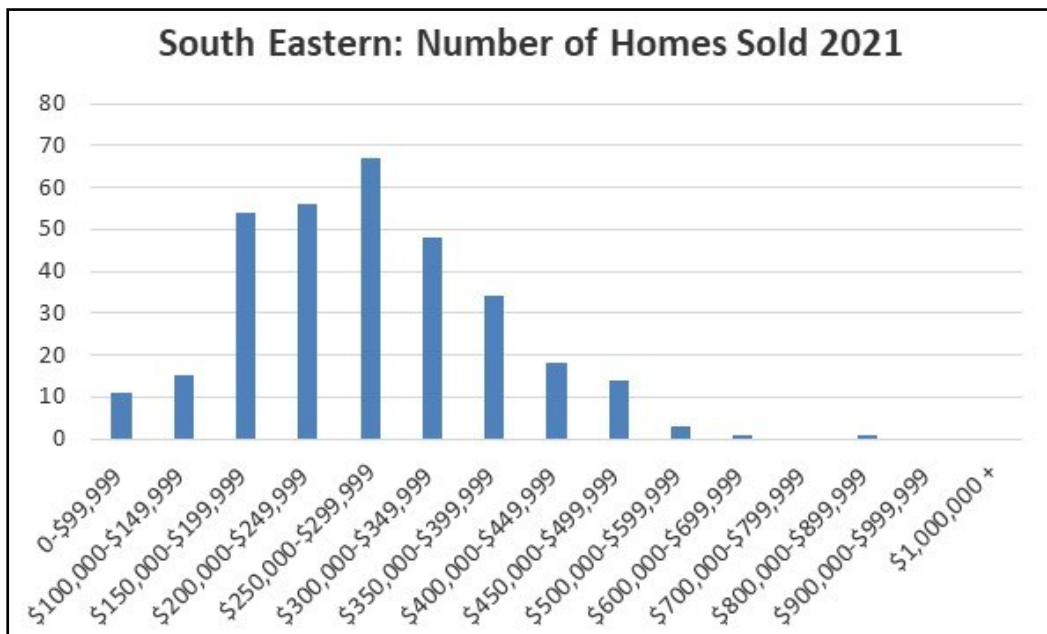
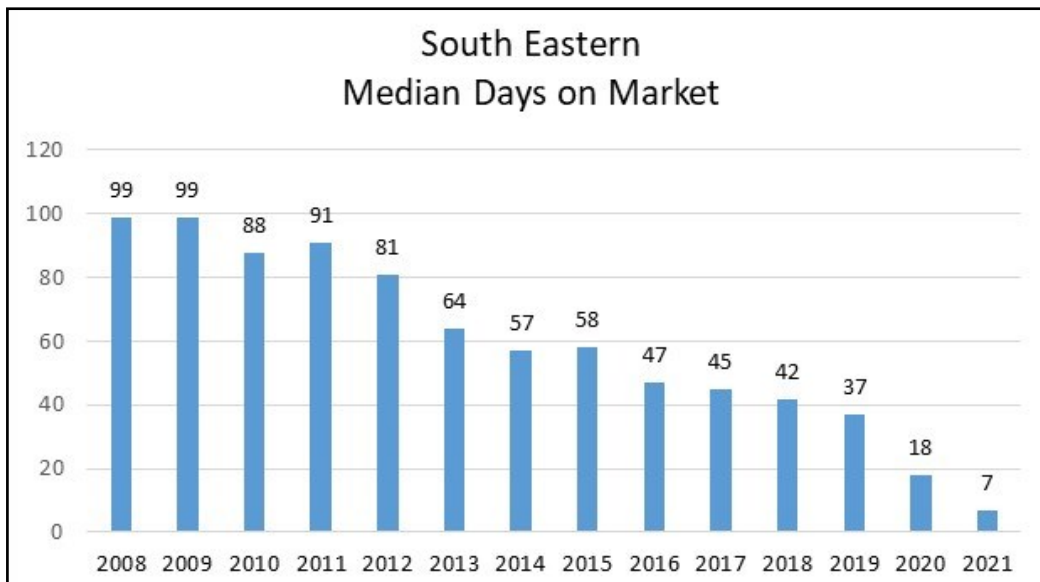




## South Eastern School District

Type	No. Sold	Median Price	Median Days on Market
Detached	247	\$ 285,000	7
Twin/Semi-Detached	24	\$ 282,690	9
Townhouse/Row Home	47	\$ 241,490	22
Mobile Home w/ Land	3	\$ 165,000	8
<b>Grand Total</b>	<b>321</b>	<b>\$ 267,500</b>	<b>7</b>

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

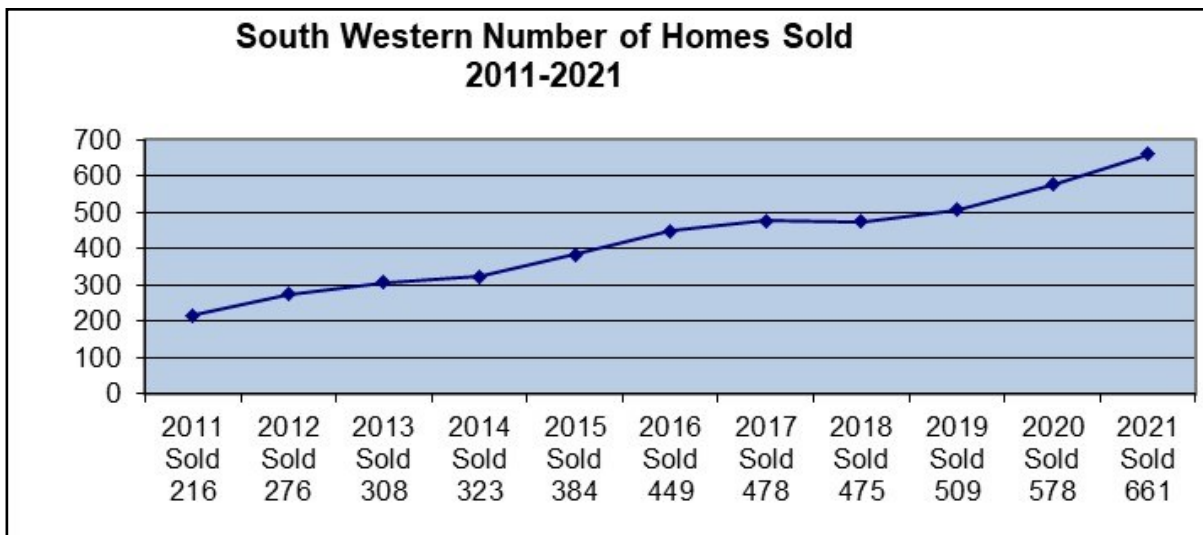
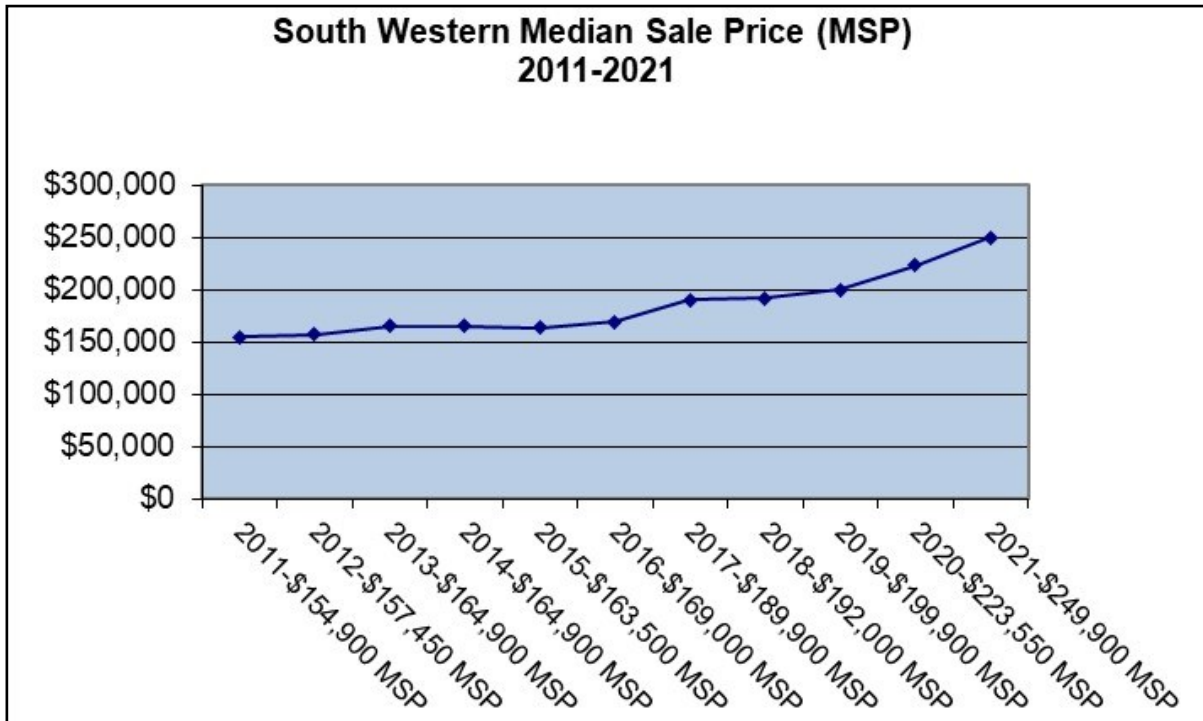




## South Western School District

In the South Western School District there were 661 homes sold in 2021 for a total dollar volume of \$177.5 million. The number of homes sold in 2021 increased by 14% from 2020.

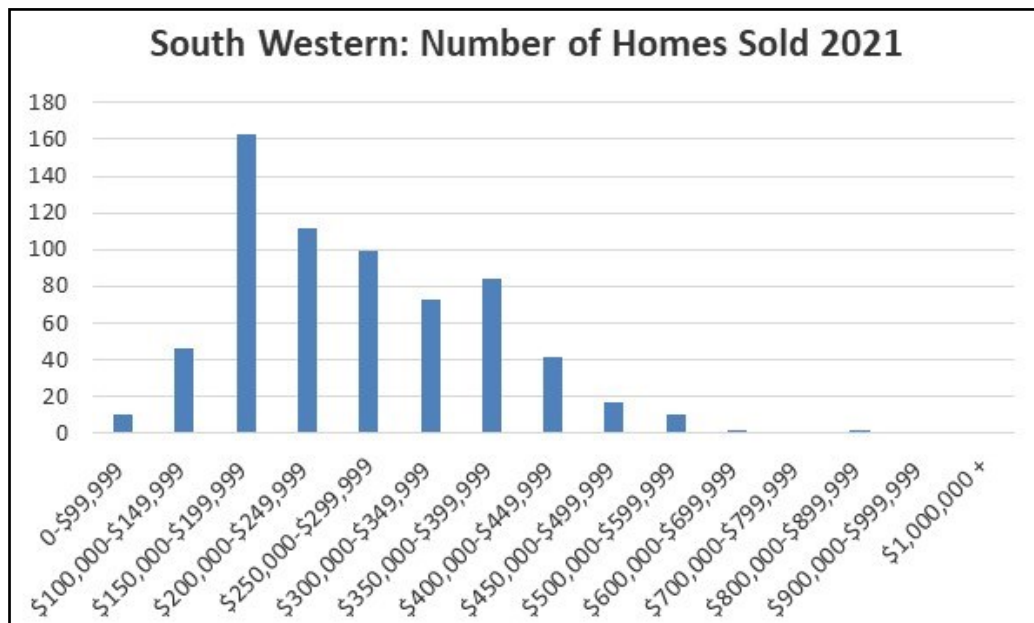
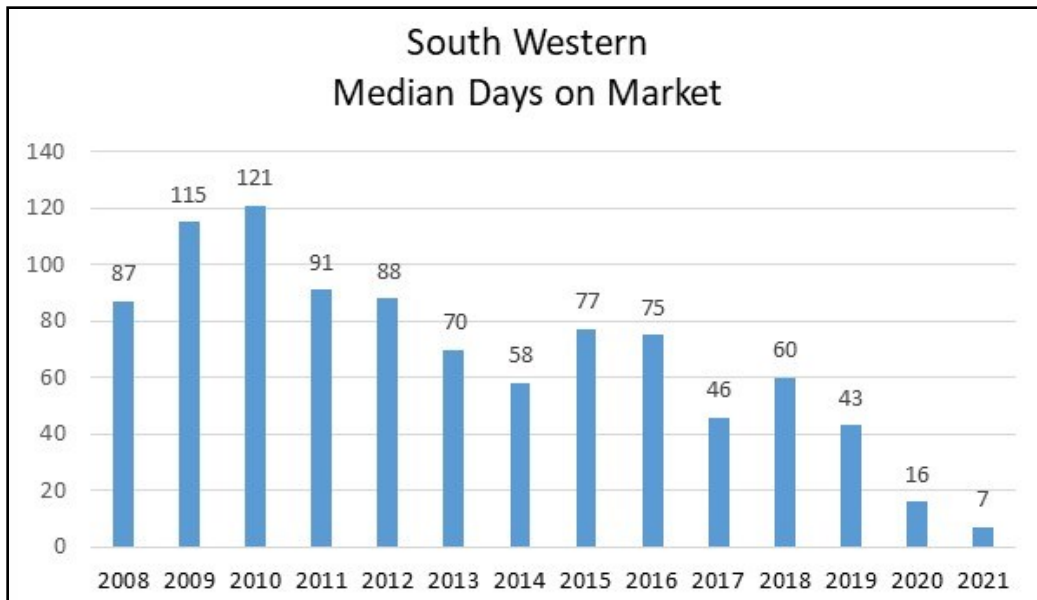
The median home sale price was \$249,900 in 2021. This home sale price reflects a 12% increase compared to 2020 sales, a 48% increase over 5 years and a 61% increase over 10 years.



## South Western School District

Type	No. Sold	Median Price	Median Days on Market
Detached	489	\$ 287,750	7
Twin/Semi-Detached	65	\$ 158,000	6
Townhouse/Row Home	102	\$ 185,000	8
Mobile Home w/ Land	5	\$ 77,000	9
<b>Grand Total</b>	<b>661</b>	<b>\$ 249,900</b>	<b>7</b>

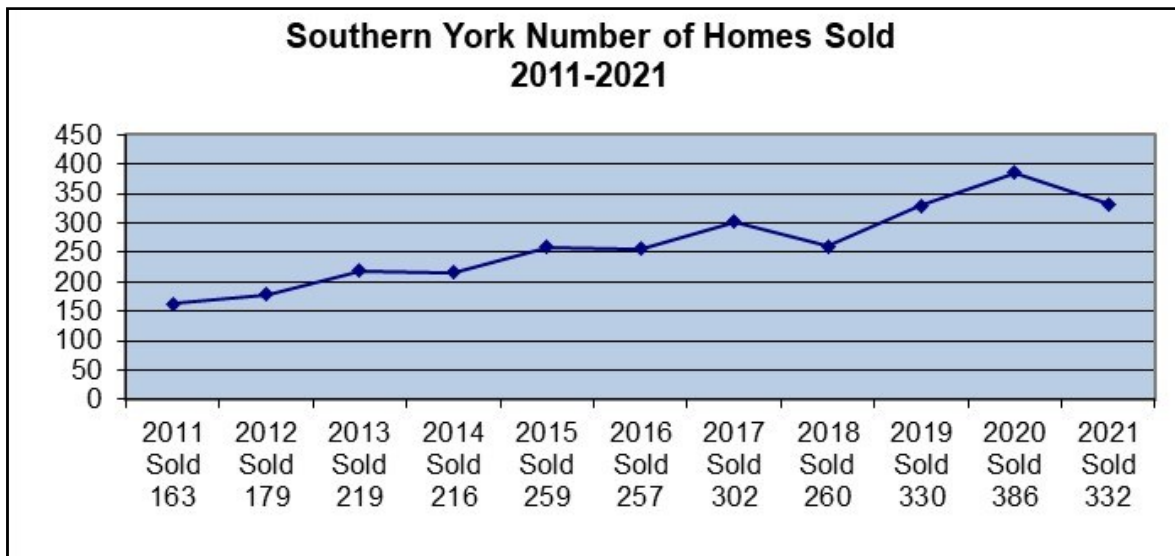
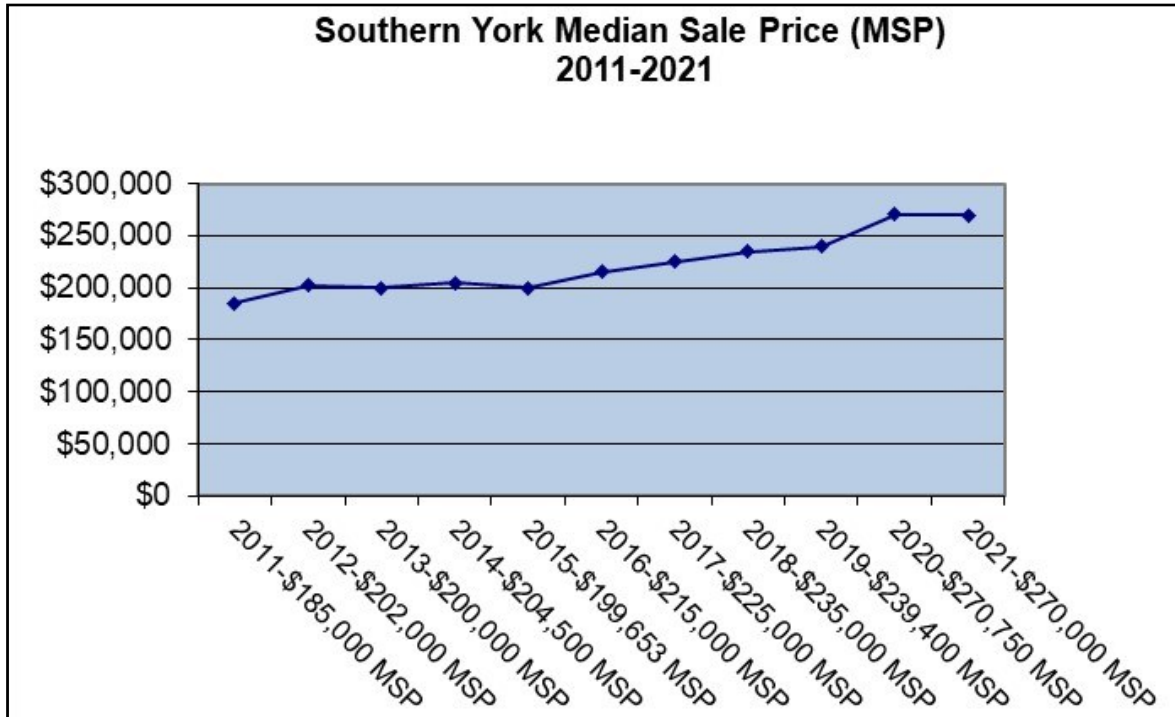
The charts below reflect the median days on market and the number of units sold in each price range.



## Southern York County School District

In the Southern York County School District there were 332 homes sold in 2021 for a total dollar volume of \$97.5 million. The number of homes sold in 2021 decreased by 14% from 2020.

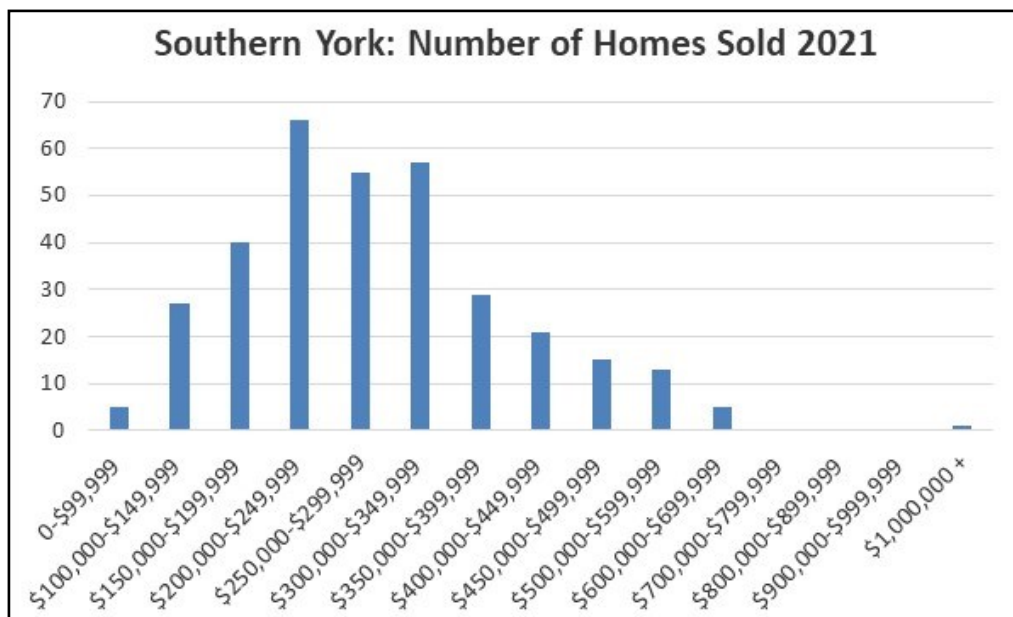
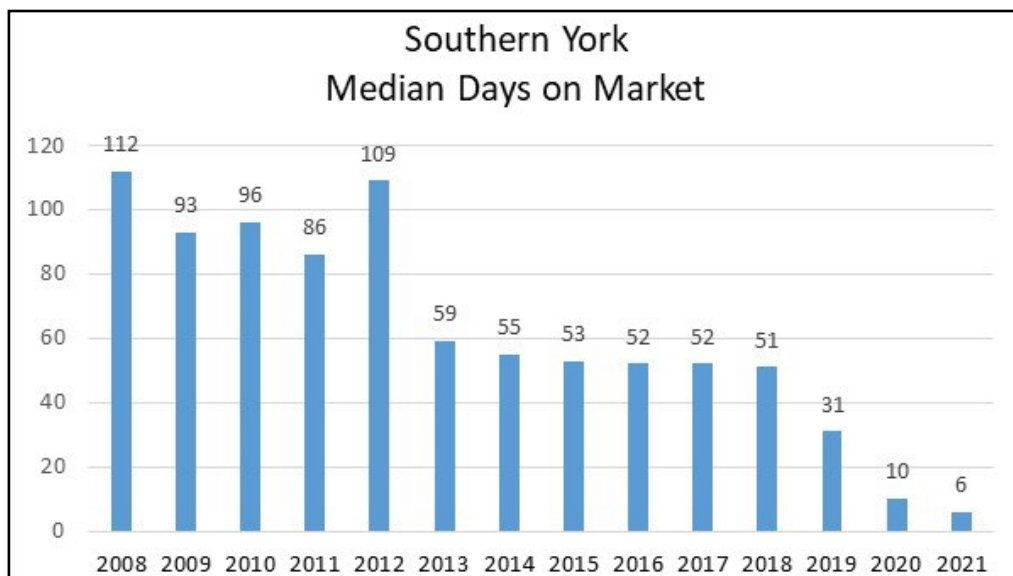
The median home sale price was \$270,000 in 2021. This home sale price reflects no change compared to 2020 sales, a 26% increase over 5 years and a 46% increase over 10 years.



# Southern York County School District

Type	No. Sold	Median Price	Median Days on Market
Detached	281	\$ 290,000	6
Twin/Semi-Detached	13	\$ 175,000	5
Townhouse/Row Home	35	\$ 225,000	4
Mobile Home w/ Land	3	\$ 140,000	32
<b>Grand Total</b>	<b>332</b>	<b>\$ 270,000</b>	<b>6</b>

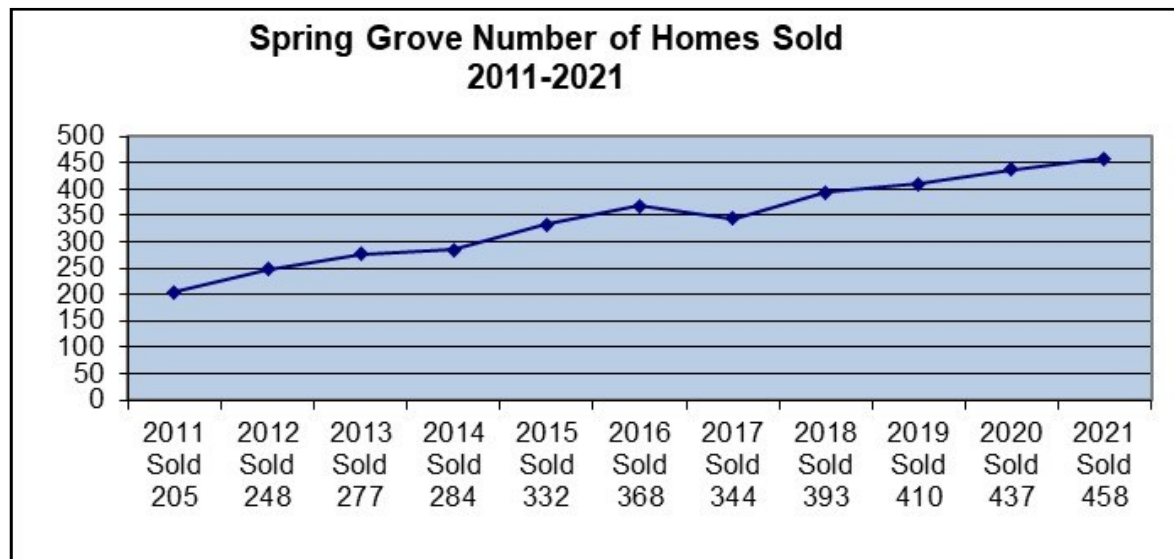
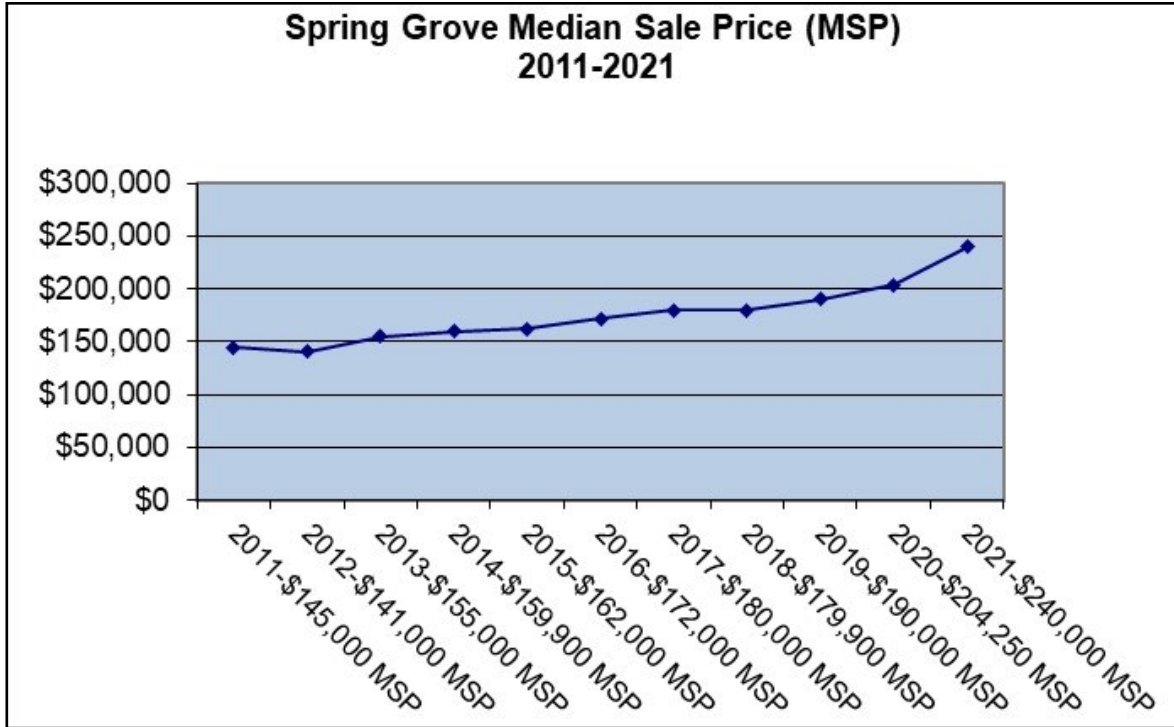
The charts below reflect the median days on market and the number of units sold in each price range.



## Spring Grove School District

In the Spring Grove School District there were 458 homes sold in 2021 for a total dollar volume of \$118.5 million. The number of homes sold in 2021 increased by 5% from 2020.

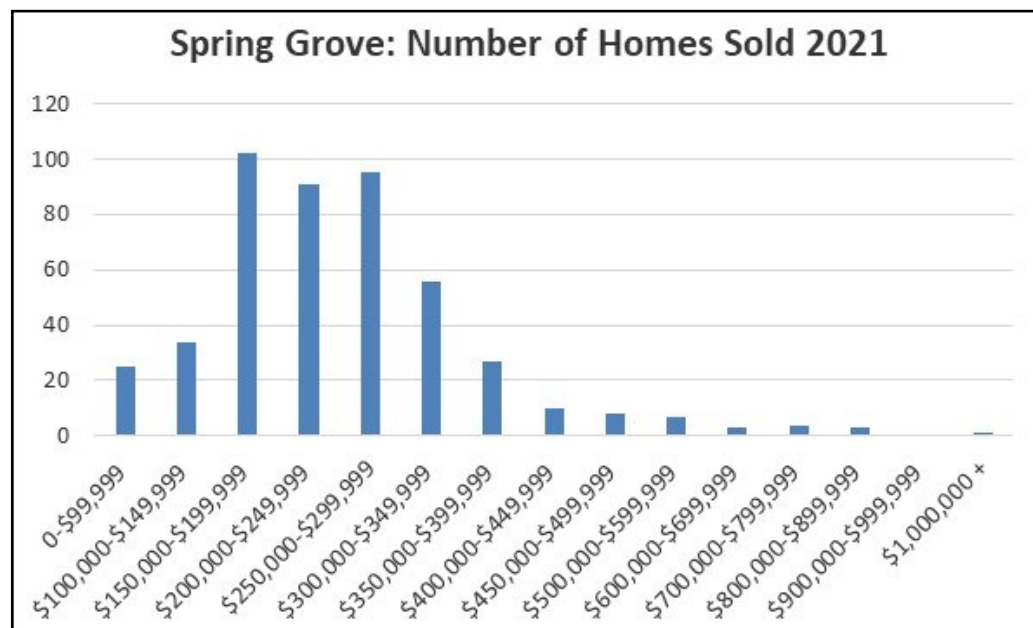
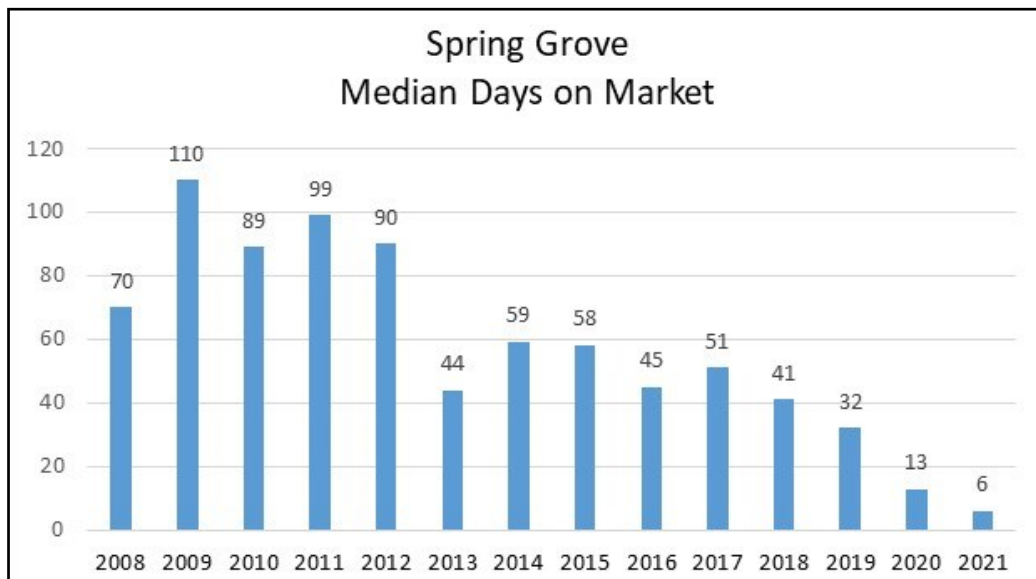
The median home sale price was \$240,000 in 2021. This home sale price reflects an 18 % increase compared to 2020 sales, a 40% increase over 5 years and a 66% increase over 10 years.



## Spring Grove School District

Type	No. Sold	Median Price	Median Days on Market
Detached	354	\$ 265,770	6
Twin/Semi-Detached	37	\$ 193,000	6
Townhouse/Row Home	60	\$ 159,950	7
Mobile Home w/ Land	7	\$ 49,999	7
<b>Grand Total</b>	<b>458</b>	<b>\$ 240,000</b>	<b>6</b>

The charts below reflect the median 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 452 homes sold in 2021 for a total dollar volume of \$128.6 million. The number of homes sold in 2021 increased by 10% from 2020. The median home sale price was \$253,500 in 2021. This home sale price is a 10% increase compared to 2020 sales, increased 41% over 5 years and increased 54% increase over 10 years.\*

\*\*Prior to 2017, the West Shore School District was covered by two separate MLS systems; therefore, the number reported prior to 2016 was only a fraction of what truly sold.

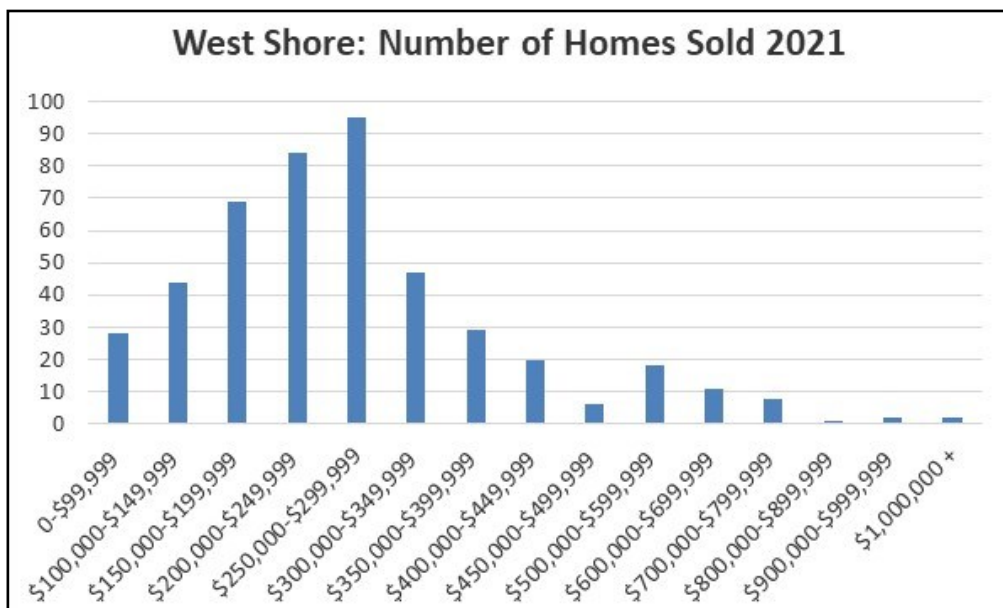
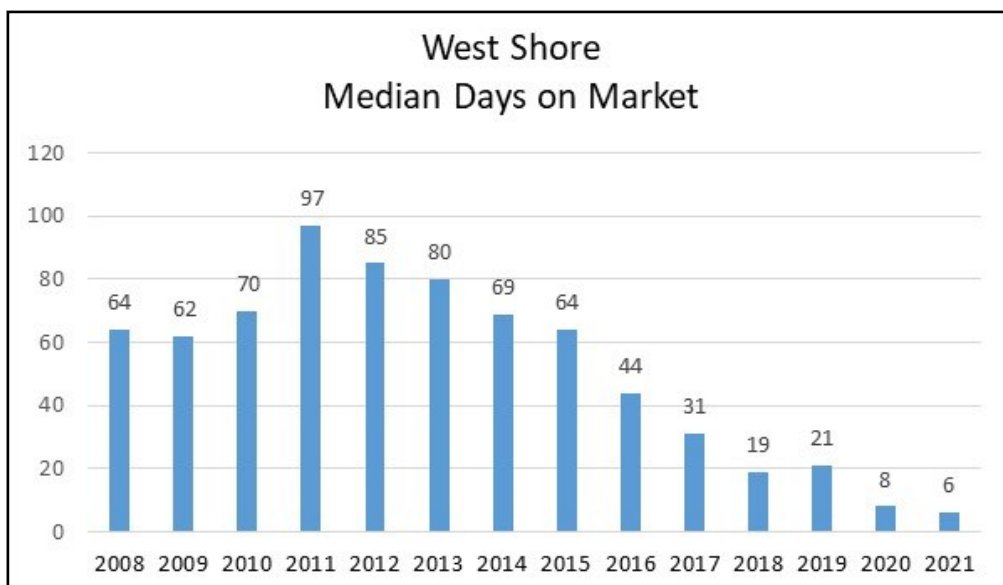




# West Shore School District

Type	No. Sold	Median Price	Median Days on Market
Detached	343	\$ 279,000	6
Twin/Semi-Detached	11	\$ 166,900	5
Townhouse/Row Home	88	\$ 158,000	6
Mobile Home w/ Land	10	\$ 65,000	14
<b>Grand Total</b>	<b>452</b>	<b>\$ 253,500</b>	<b>6</b>

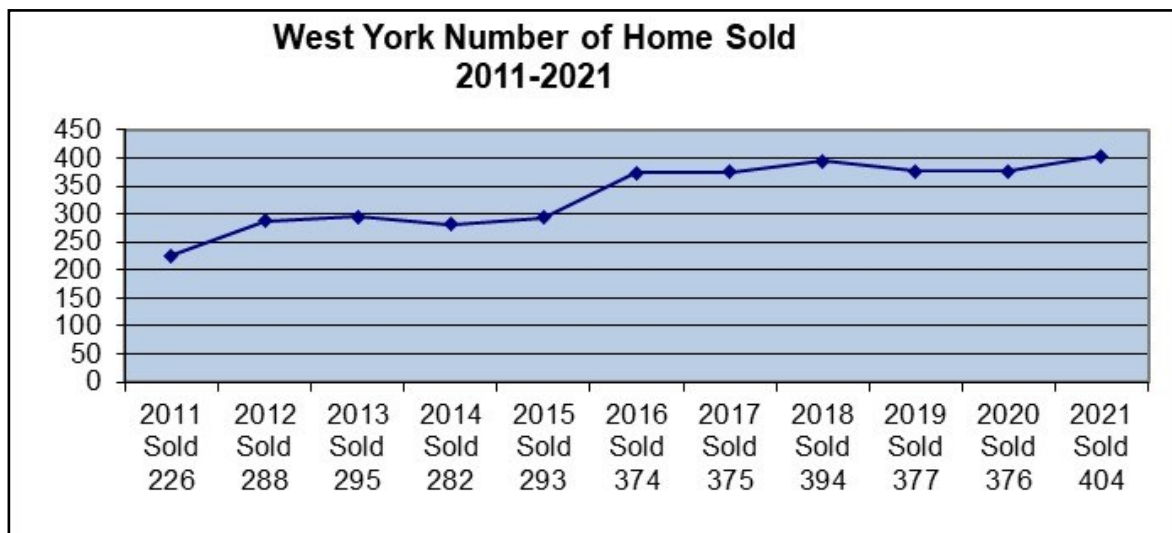
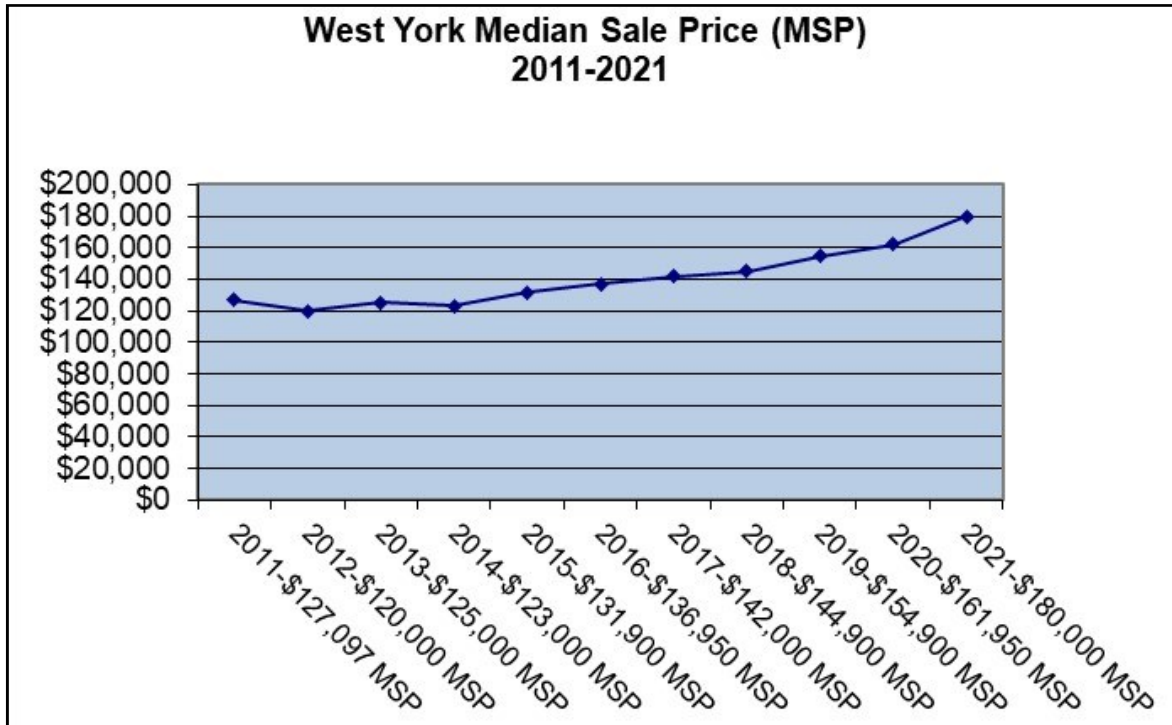
The charts below reflect the median days on market and the number of units sold in each price range.



## West York Area School District

In the West York Area School District there were 404 homes sold in 2021 for a total dollar volume of \$80.1 million. The number of homes sold in 2021 increased by 7% from 2020.

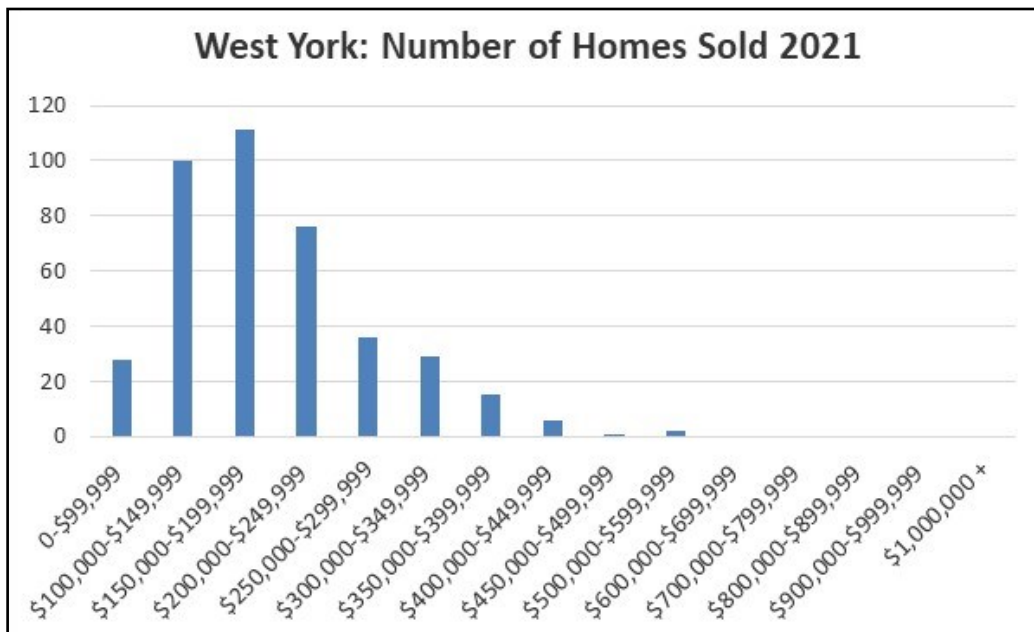
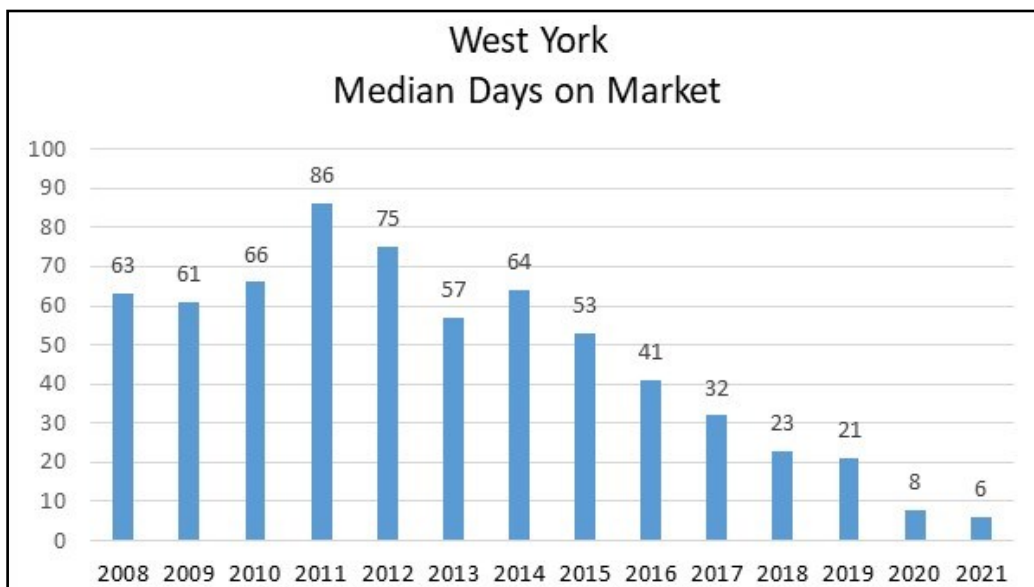
The median home sale price was \$180,000 in 2021. This home sale price reflects an 11% increase compared to 2020 sales, a 31% increase over 5 years and a 42% increase over 10 years.



## West York Area School District

Type	No. Sold	Median Price	Median Days on Market
Detached	267	\$ 220,000	5
Twin/Semi-Detached	63	\$ 129,900	6
Townhouse/Row Home	72	\$ 146,000	7
Mobile Home w/ Land	2	\$ 81,450	54
<b>Grand Total</b>	<b>404</b>	<b>\$ 180,000</b>	<b>6</b>

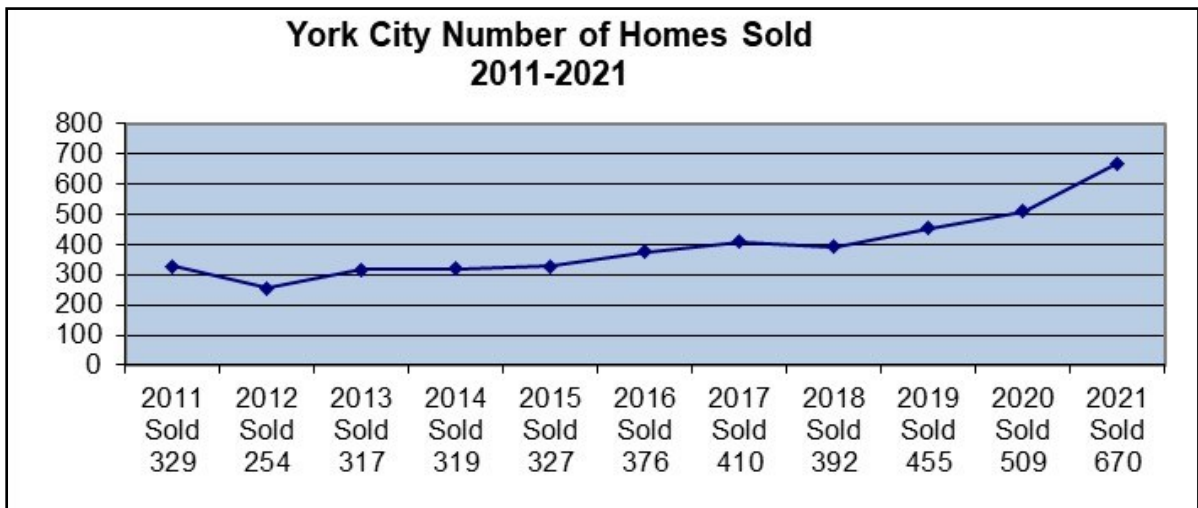
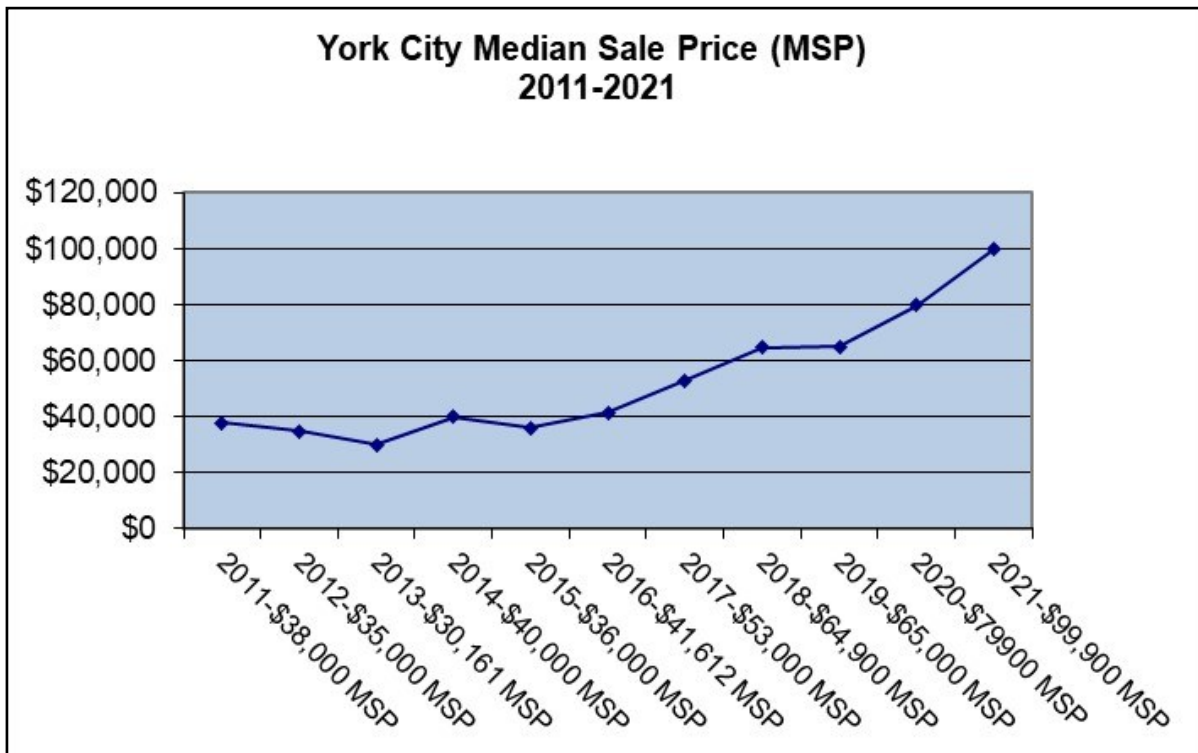
The charts below reflect the median days on market and the number of units sold in each price range.



## York City School District

In the York City School District there were 670 homes sold in 2021 for a total dollar volume of \$71 million. The number of homes sold in 2021 increased by 32% from 2020.

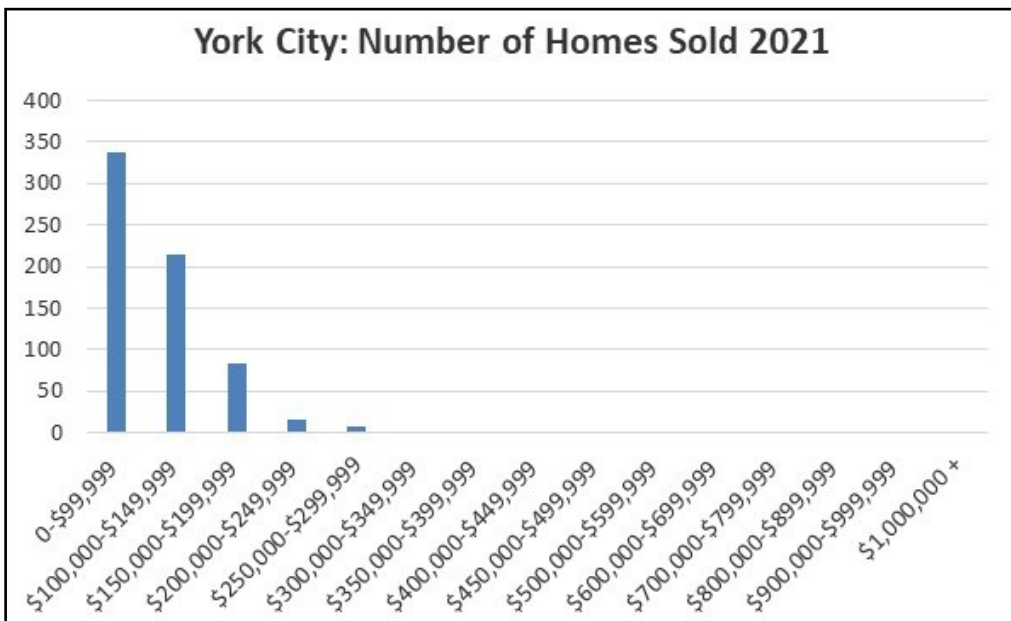
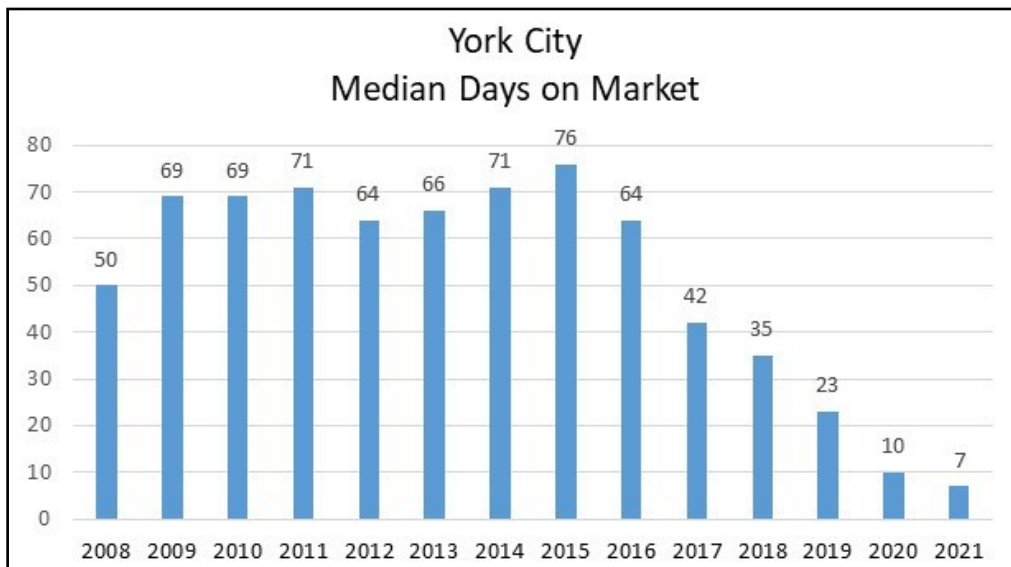
The median home sale price was \$99,900 in 2021. This home sale price reflects a 25% increase compared to 2020 sales, a 140% increase over 5 years and a 163% decrease over 10 years.



## York City School District

Type	No. Sold	Median Price	Median Days on Market
Detached	213	\$ 146,000	6
Twin/Semi-Detached	179	\$ 92,500	7
Townhouse/Row Home/Unit	277	\$ 77,500	8
Mobile Home w/ Land	1	\$ 97,000	58
<b>Grand Total</b>	<b>670</b>	<b>\$ 99,900</b>	<b>7</b>

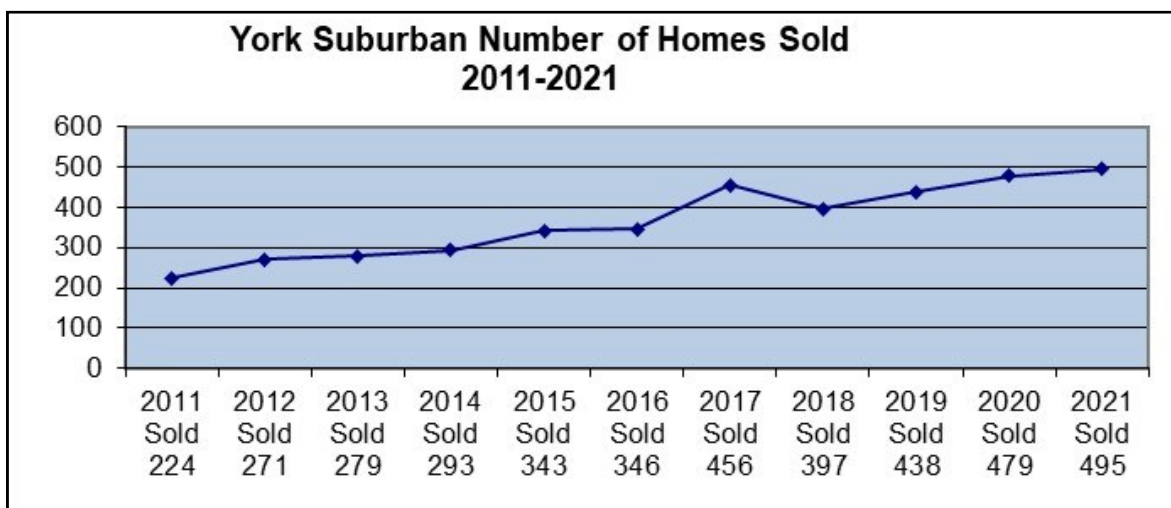
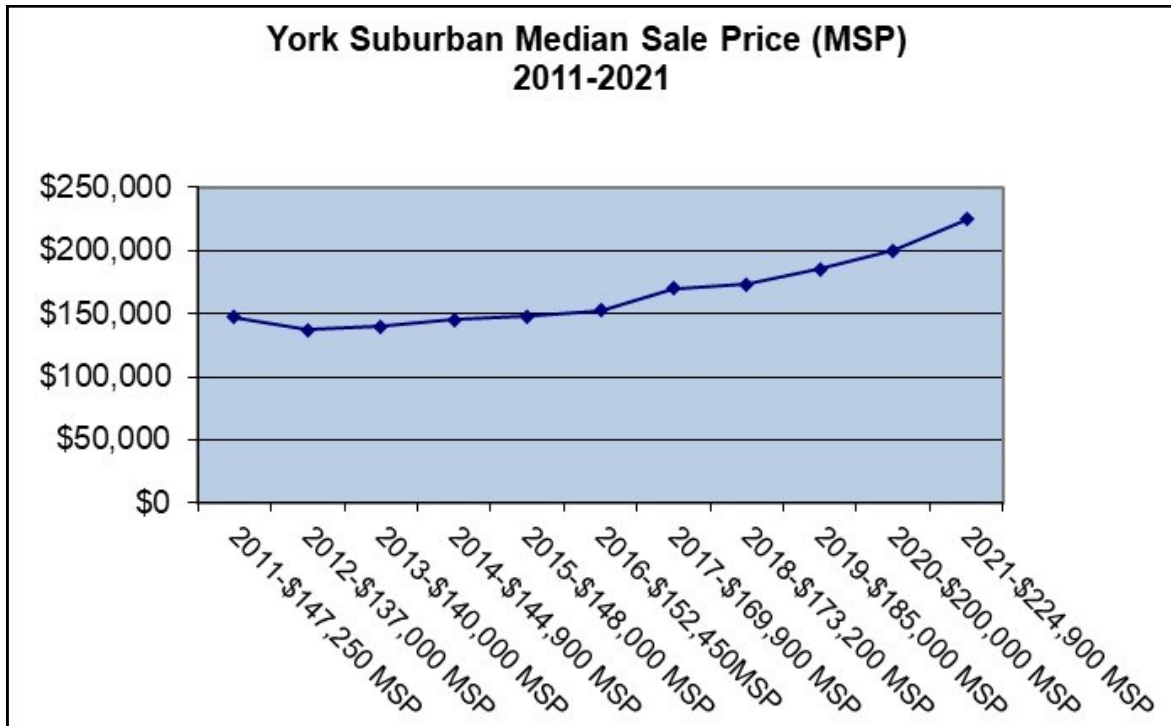
The charts below reflect the median days on market and the number of units sold in each price range.



## York Suburban School District

In the York Suburban School District there were 495 homes sold in 2021 for a total dollar volume of \$123.6 million. The number of homes sold in 2021 increased by 3% from 2020.

The median home sale price was \$224,900 in 2021. This home sale price reflects a 12% increase compared to 2020 sales, a 48% increase over 5 years and a 53% increase over 10 years.





## York Suburban School District

Type	No. Sold	Median Price	Median Days on Market
Detached	351	\$ 235,000	7
Twin/Semi-Detached	66	\$ 156,500	5
Townhouse/Row Home	78	\$ 225,000	5
Mobile Home w/ Land	2	\$ 197,450	180
<b>Grand Total</b>	<b>495</b>	<b>\$ 224,900</b>	<b>7</b>

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

