2012

Adams County

Real Estate Market Report

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2012 Adams 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 Adams County's real estate market as well as housing trends for each of the six 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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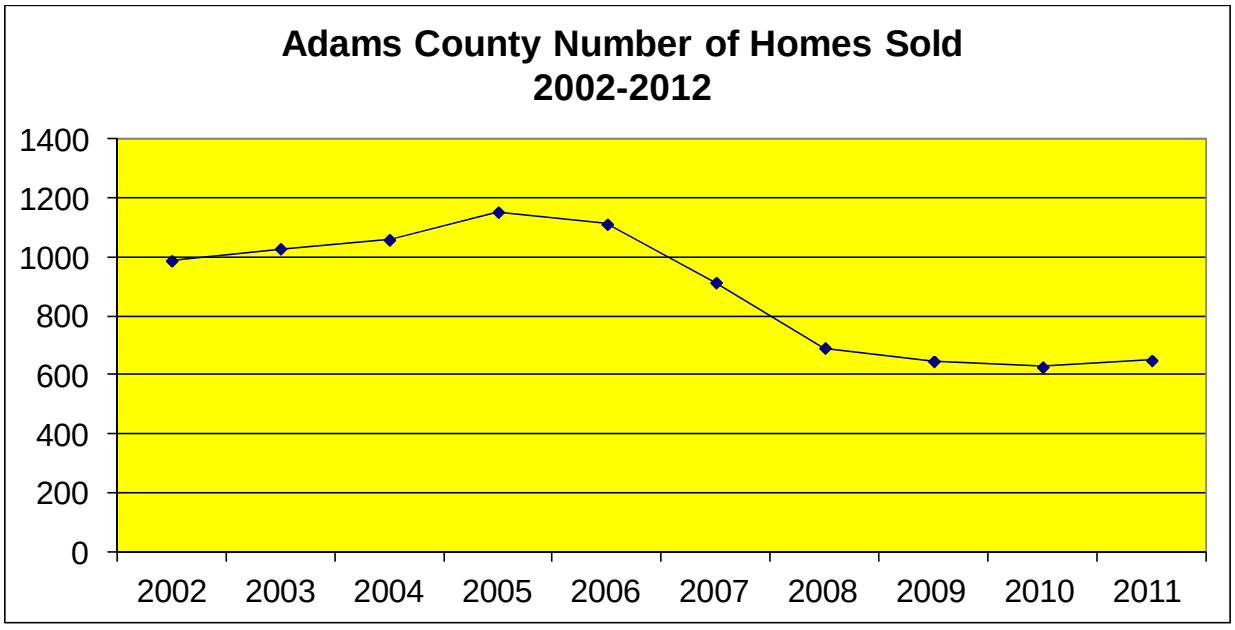
Adams County Housing Market: Number of Homes Sold

In 2012 REALTORS sold 731 homes in Adams County for a total dollar volume of $127,249,742. This reflects a 12% increase in the number of homes sold compared to 2011.

The total dollar volume reflected a 12% increase compared to 2011 sales.

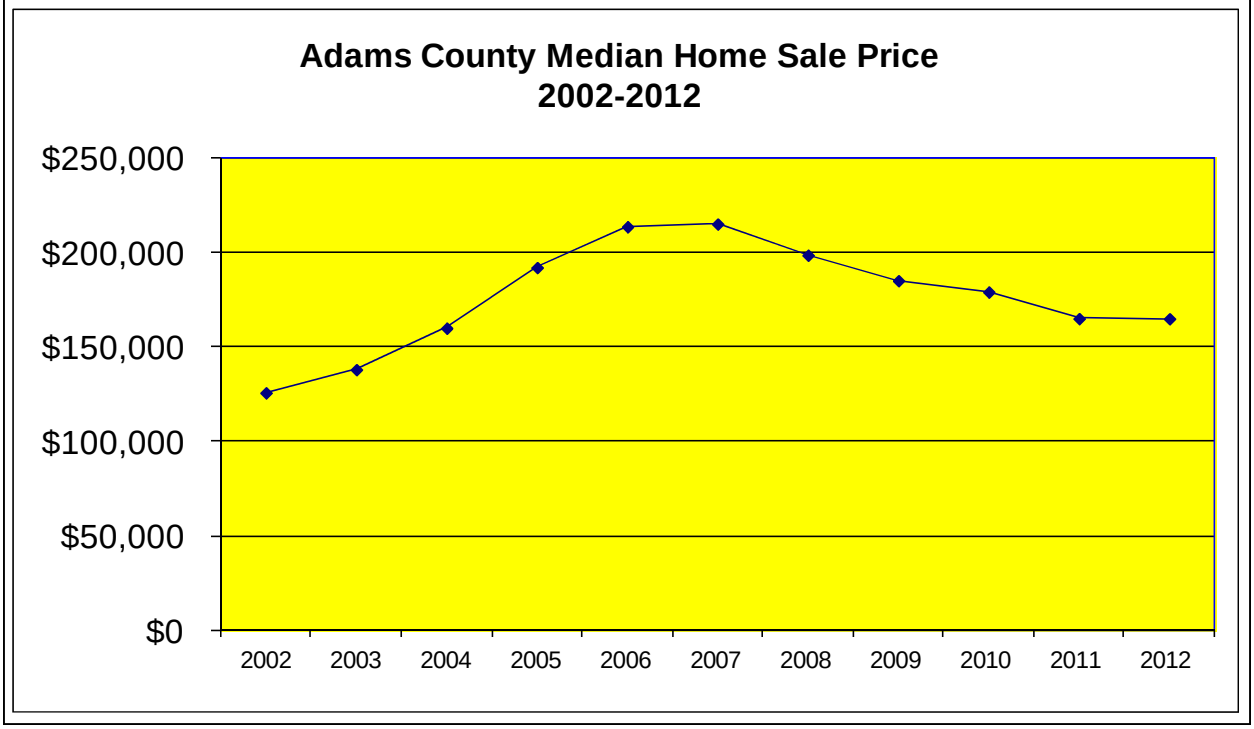
School District	2012 Sold	2011 Sold	2007 Sold	2002 Sold	% Change from 2011 to 2012	% Change from 2007 to 2012	% Change from 2002 to 2012
Bermudian Springs	101	94	116	108	7%	-13%	-6%
Conewago Valley	186	178	230	224	4%	-19%	-17%
Fairfield	67	65	91	113	3%	-26%	-41%
Gettysburg	180	162	213	249	11%	-15%	-28%
Littlestown	135	96	181	194	41%	-25%	-30%
Upper Adams	62	55	83	100	13%	-25%	-38%
Total Adams County	731	650	914	988	12%	-20%	-26%



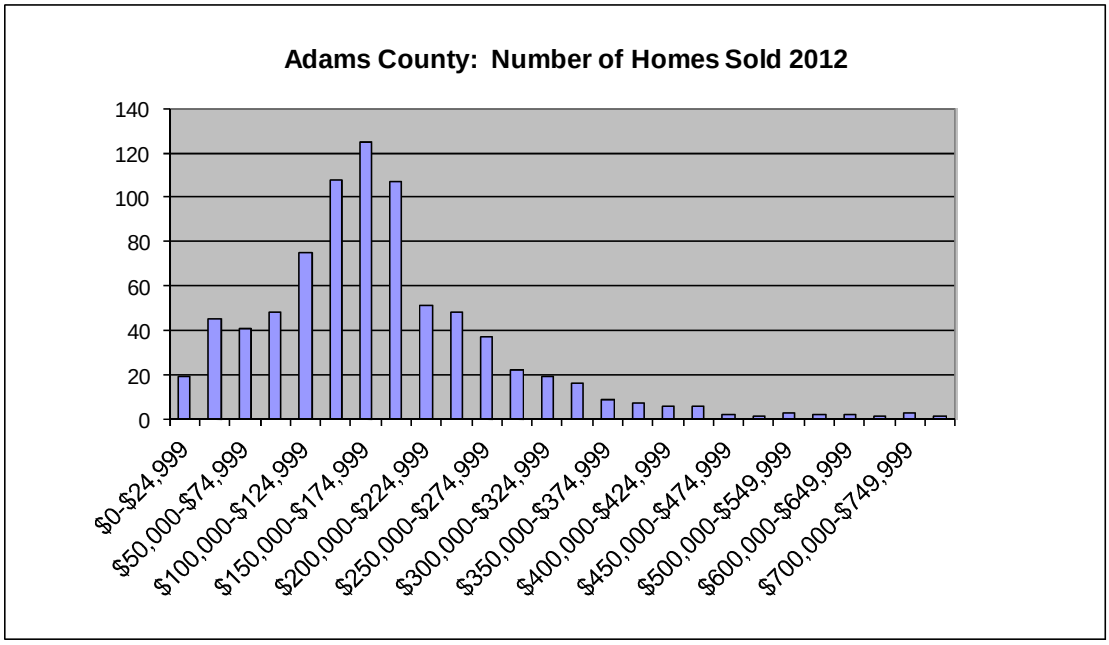
Adams County Housing Market: Median Home Sale Price

In Adams County the median home sale price was $164,900 and remained steady compared to 2011 sales. The median sold price in Adams County decreased 23% in five years and increased 31% over the past 10 years. According to the Pennsylvania Association of REALTORS®, homebuyers stay in their homes for an average of 10 years. Given the increase in median home sale price Adams County has experienced over the past 10 years, real estate continues to be a good long term investment.

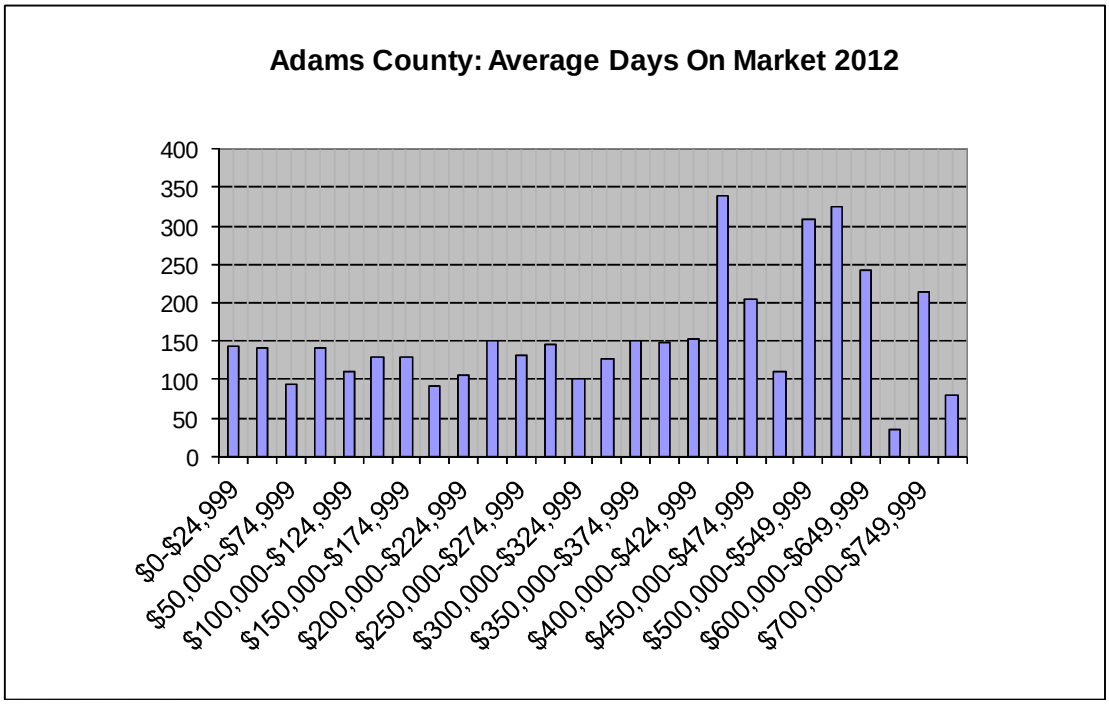
School District	2012 Median Sale Price	2011 Median Sale Price	2007 Median Sale Price	2002 Median Sale Price	% Change from 2011 to 2012	% Change from 2007 to 2012	% Change from 2002 to 2012
Bermudian Springs	$150,000	$149,950	$197,900	$119,450	0%	-24%	26%
Conewago Valley	$148,695	$156,495	$179,500	$108,250	-5%	-17%	37%
Fairfield	$180,000	$185,000	$255,000	$134,700	-3%	-29%	34%
Gettysburg	$189,900	$189,900	$239,450	$138,000	0%	-21%	38%
Littlestown	$165,000	$161,500	$224,500	$134,450	2%	-27%	23%
Upper Adams	$143,250	$157,200	$198,000	$114,740	-9%	-28%	25%
Total Adams County	$164,900	$165,000	$215,000	$125,700	0%	-23%	31%



Adams County Housing Market By Price Range



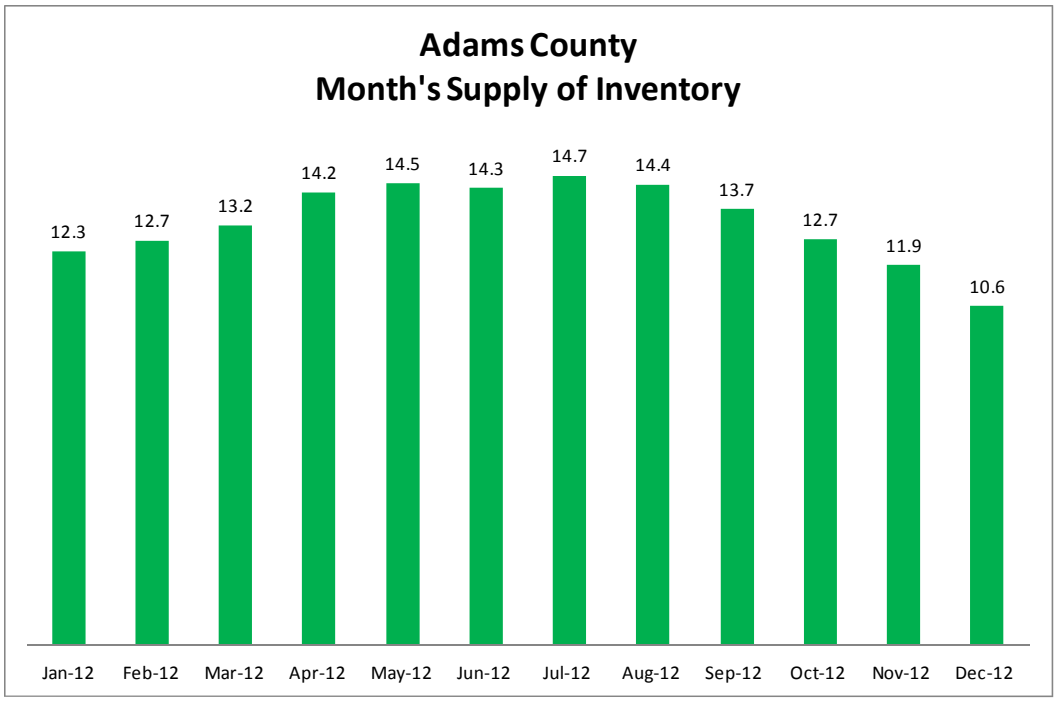
In 2012, 19% of the homes sold were under $100,000. Homes purchased between $100,000-$200,000 were 51% of the market. Homes purchased between $200,001-$300,000 were 20% of the market and 10% of the homes sold were priced over $300,000.



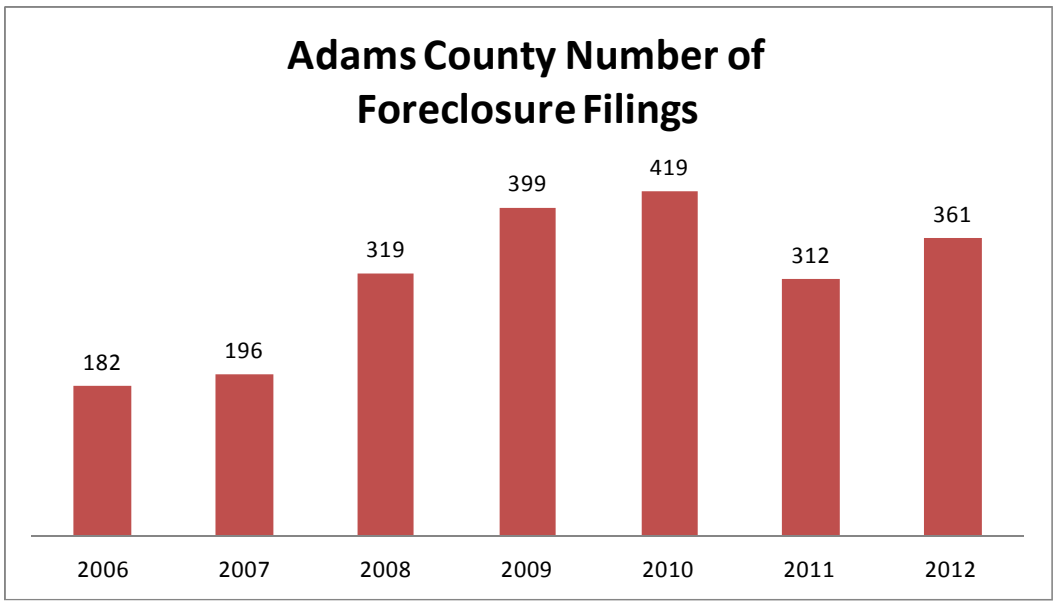
The average days on market for Adams County in 2012 was 125 days.
This reflects a 4% increase on average days on market over 2011 sales.

Adams 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.



Adams County: Foreclosure Filings



Source: Prothonotary of Adams County

Adams County: New Construction

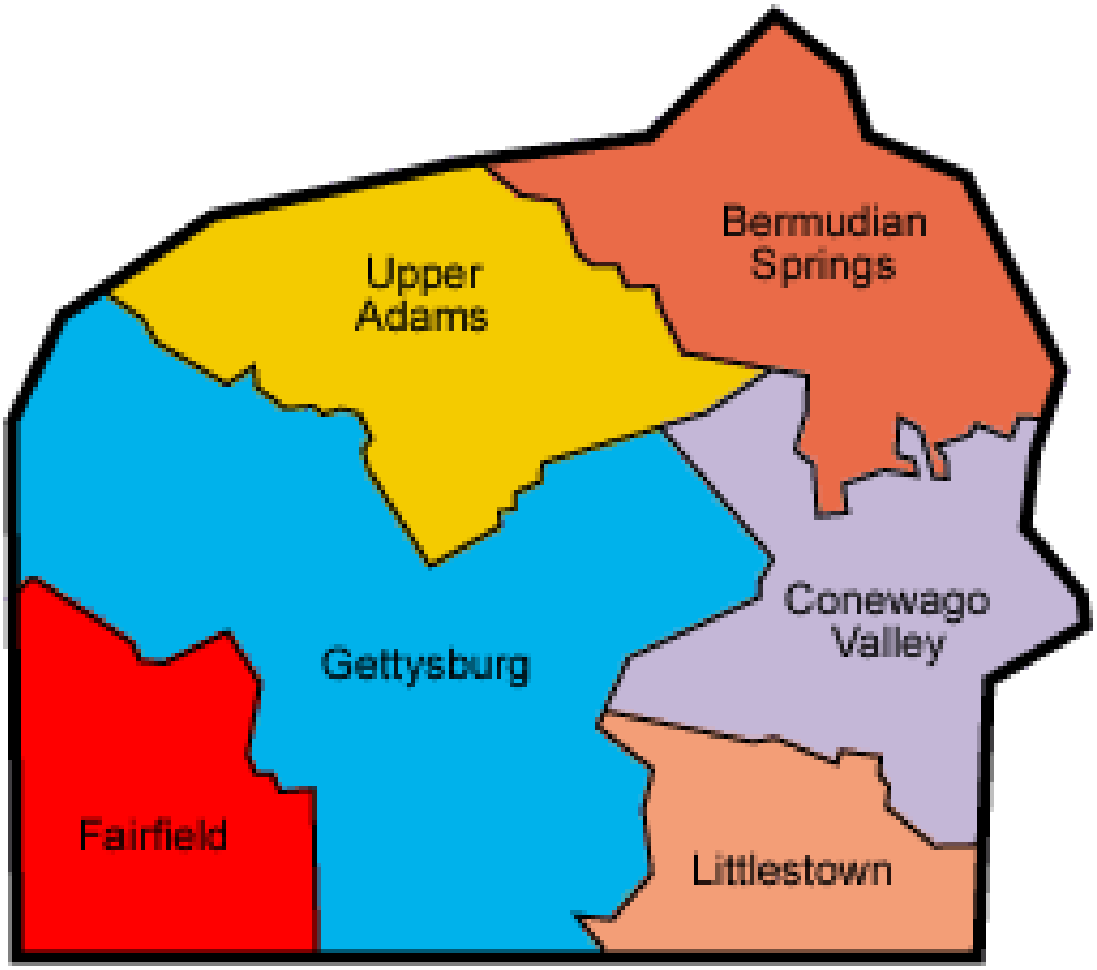
The RAYAC Multi-List System only captures a part of the new home construction market. Only transactions which involved a REALTOR are recorded.

Adams County Number of New Home Sales by School District						
	2012	**2011**	**2010**	**2009**	**2008**	**2007**
Bermudian Springs	1	4	8	4	2	7
Conewago Valley	17	16	27	26	27	14
Fairfield	0	0	1	4	10	13
Gettysburg	17	10	9	17	20	42
Littlestown	9	3	6	9	14	31
Upper Adams	0	3	0	4	6	11
Total Adams County	**44**	**36**	**51**	**64**	**79**	**118**

Single Family Detached				
Year	**Number Sold**	**Median Sold Price**	**Median Finished Sq FT**	**$/Sq Ft**
2012	23	$ 224,000	1895	$ 118
2011	23	$ 224,900	1750	$ 129
2010	37	$ 249,990	1990	$ 126
2009	39	$ 269,900	2018	$ 134
2008	57	$ 291,603	2176	$ 134
2007	77	$ 312,250	2164	$ 146

Condominium and Town Home				
Year	**Number Sold**	**Median Sold Price**	**Median Finished Sq FT**	**$/Sq Ft**
2012	21	$ 152,135	1460	$ 104
2011	13	$ 176,420	1464	$ 121
2010	14	$ 153,450	1300	$ 118
2009	25	$ 162,900	1833	$ 89
2008	24	$ 206,500	1225	$ 169
2007	42	$ 200,145	1564	$ 128

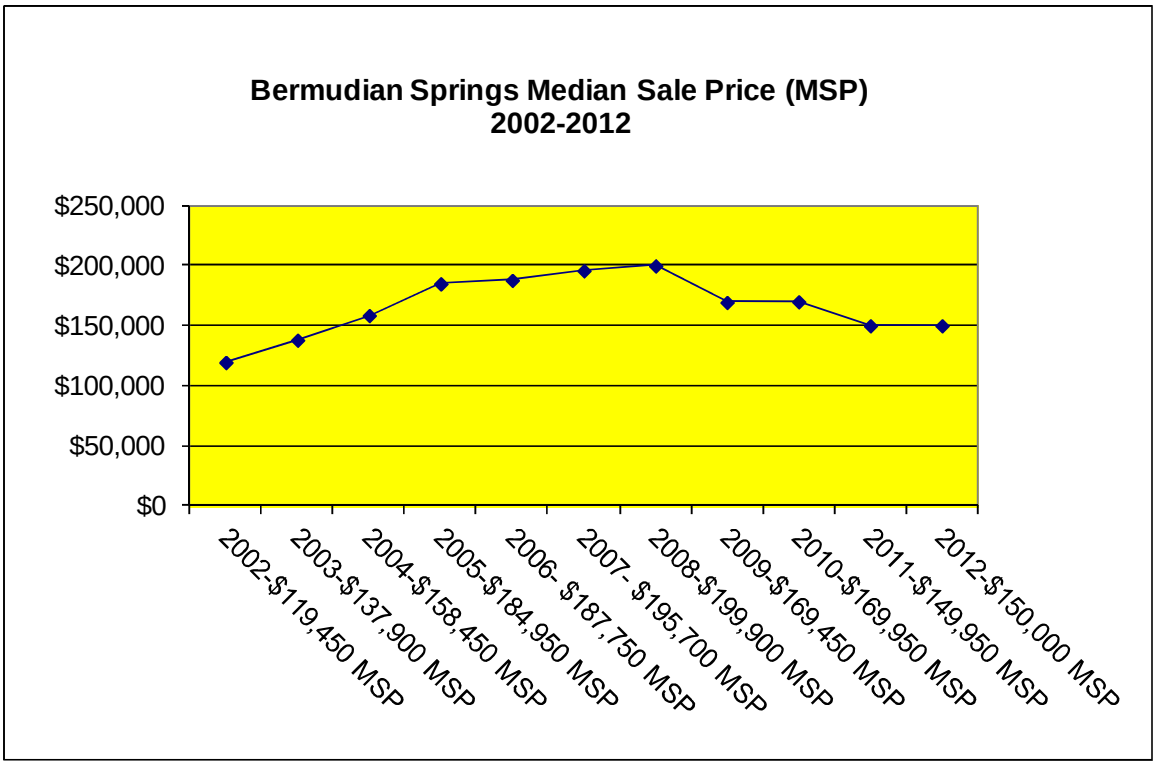
Real Estate Activity By School District

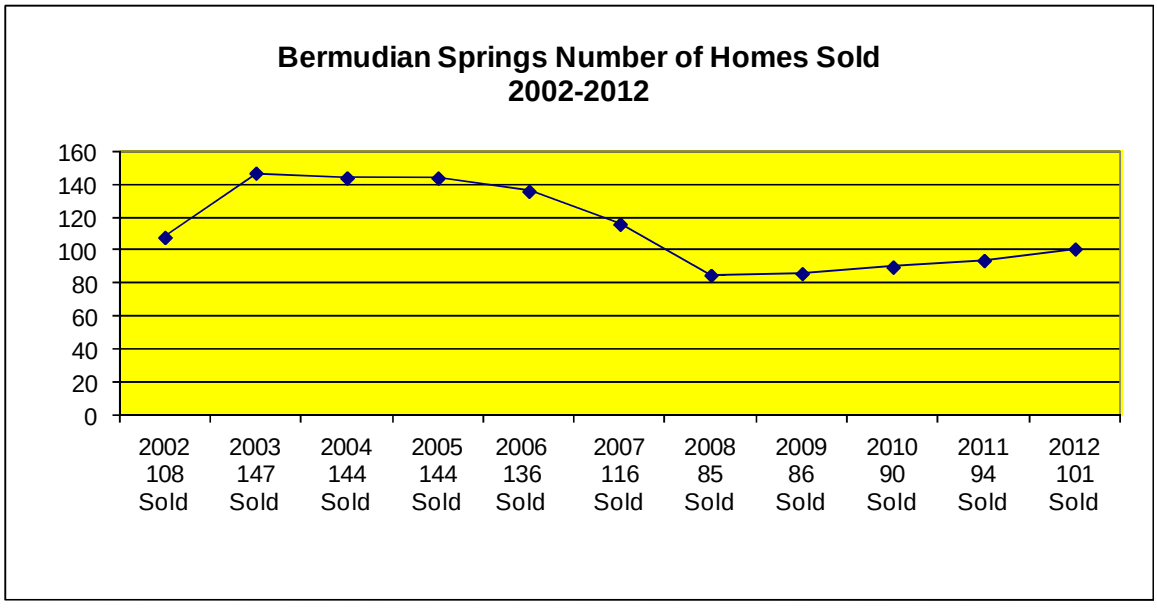


Bermudian Springs School District

In the Bermudian Springs School District there were 101 homes sold in 2012 for a total dollar volume of $15,817,414. The number of homes sold in 2012 increased by 7% over 2011 sales.

The median home sale price was $150,000 in 2012. This home sale price was unchanged compared to 2011 sales, a 24% decrease over 5 years, and a 26% increase over 10 years.

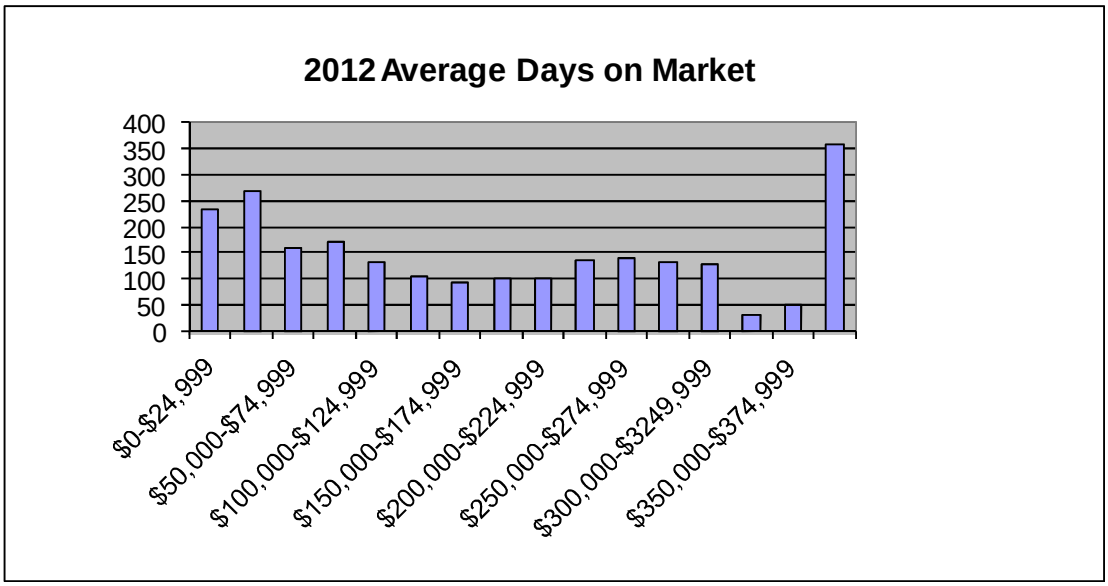


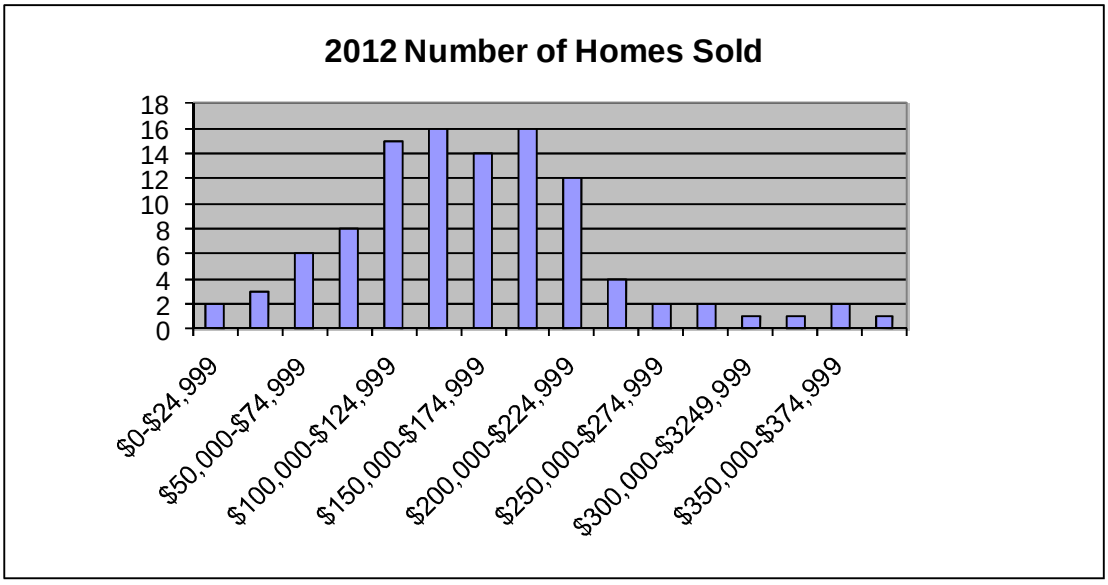


Bermudian Springs School District

Type	No. Sold	Median Price	Average Days on Market
Detached	97	$ 160,000	120
Semi-Detached	1	$ 55,000	408
Attached	1	$ 59,750	168
Condo/Townhouse			
Mobile Home w/ Land	2	$ 74,900	85
Grand Total	**101**	**$ 150,000**	**123**

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

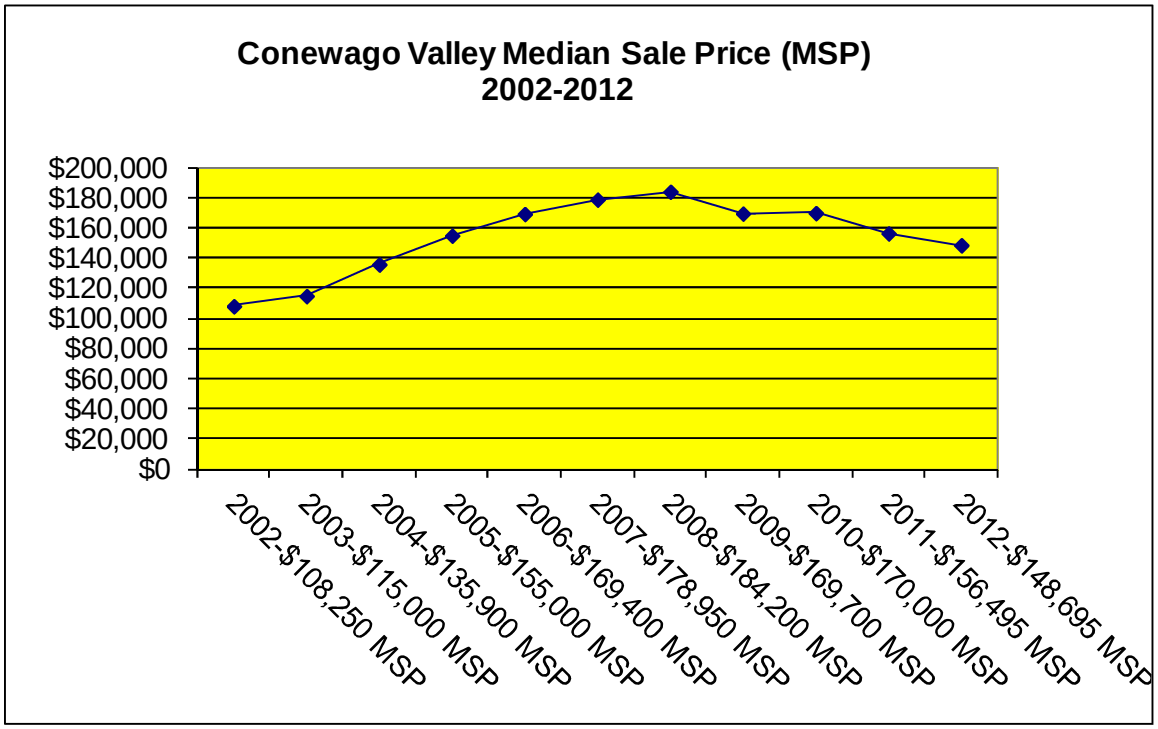


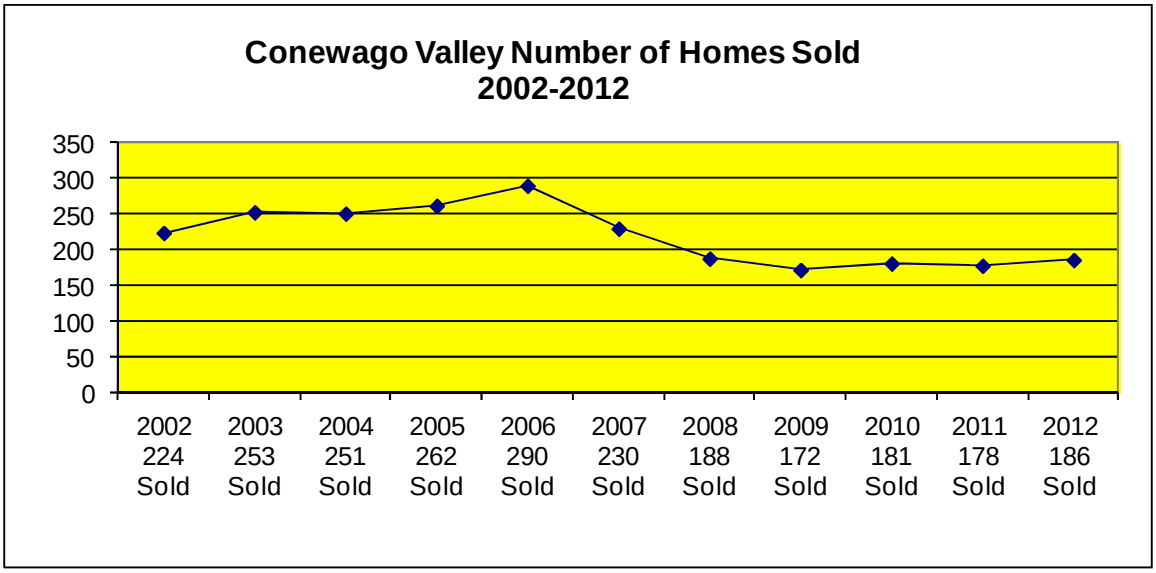


Conewago Valley School District

In the Conewago Valley School District there were 186 homes sold in 2012 for a total dollar volume of $28,179,160. The number of homes sold in 2012 increased by 4% over 2011 sales.

The median home sale price was $148,695 in 2012. This home sale price reflects a 5% decrease compared to 2011, a 17% decrease over 5 years, and a 37% increase over 10 years.

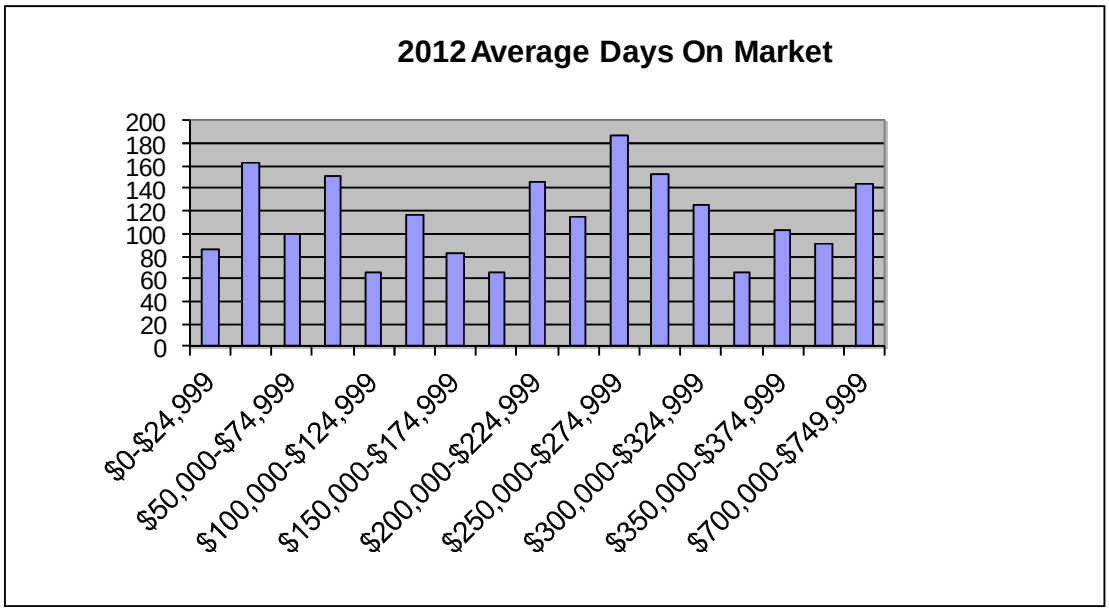


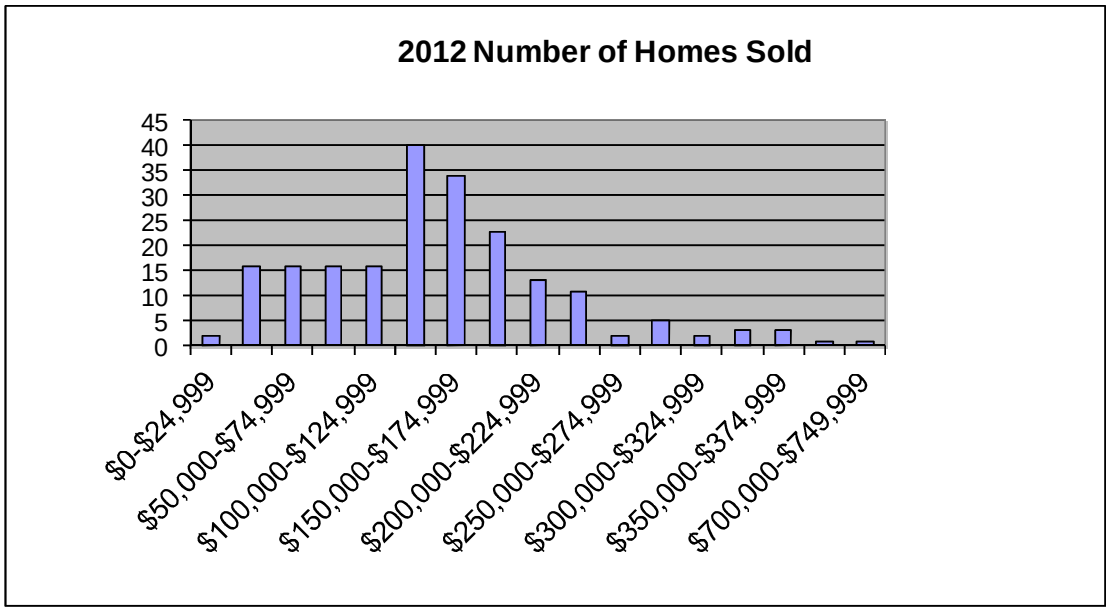


Conewago Valley School District

Type	No. Sold	Median Price	Average Days on Market
Detached	156	$ 151,500	105
Semi-Detached	22	$ 149,945	99
Attached	3	$ 76,000	184
Condo/Townhouse	2	$ 96,450	224
Mobile Home w/ Land	3	$ 78,000	310
Grand Total	**186**	**$ 148,695**	**110**

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

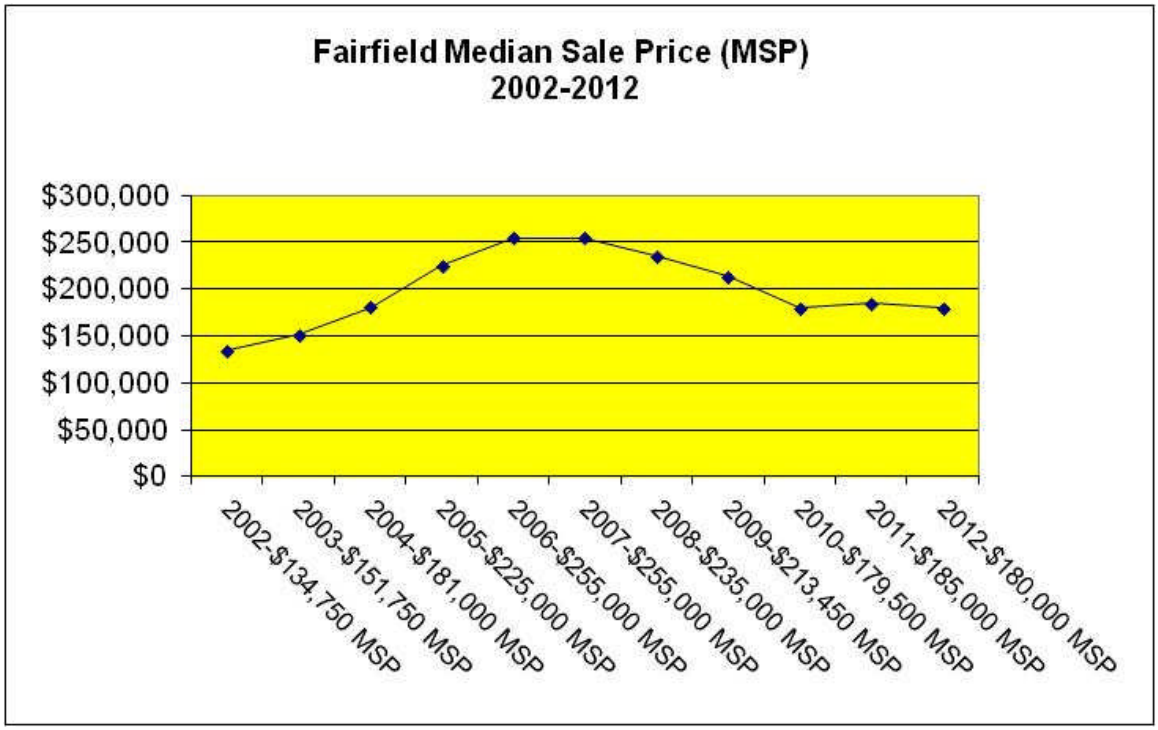


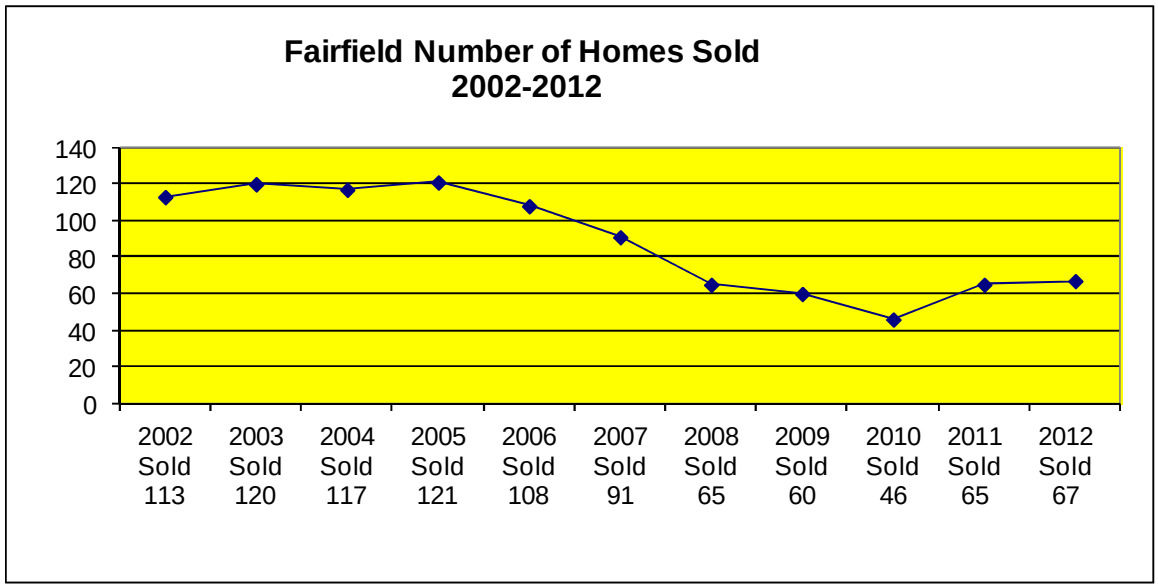


Fairfield Area School District

In the Fairfield Area School District there were 67 homes sold in 2012 for a total dollar volume of $12,633,800. The number of homes sold in 2012 increased by 3% over 2011 sales.

The median home sale price was $180,000 in 2012. This home sale price reflects a 3% decrease compared to 2011 sales, a 29% decrease over 5 years, and a 34% increase over 10 years.

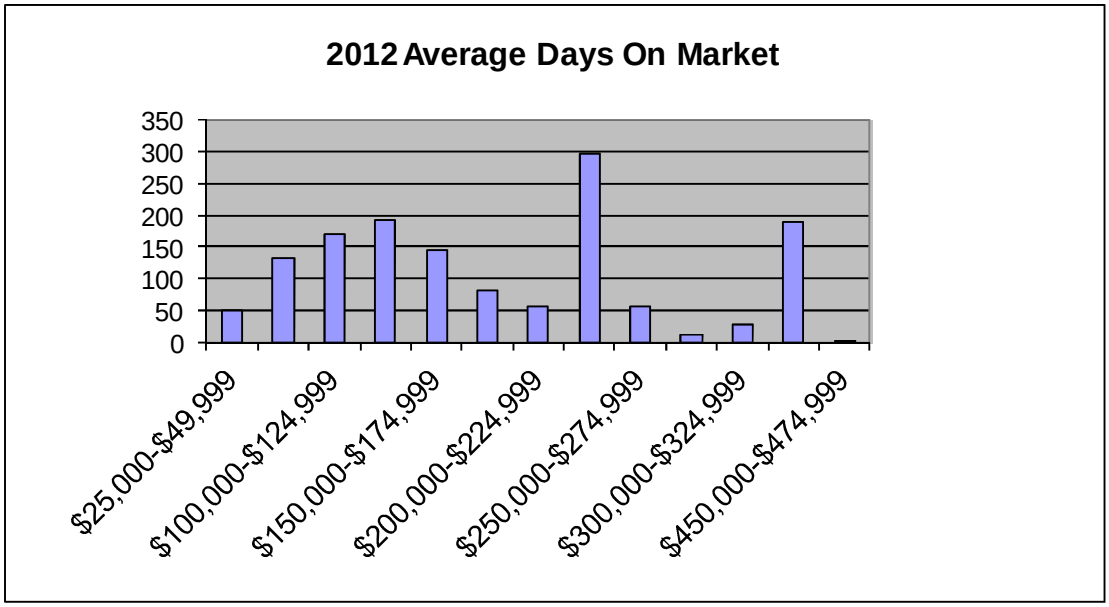


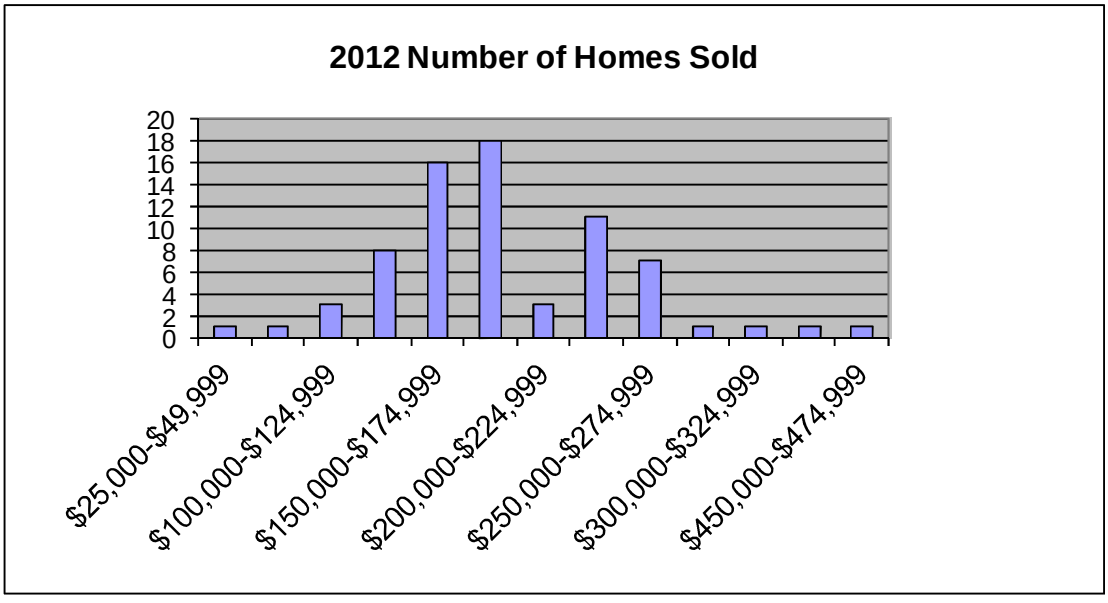


Fairfield Area School District

Type	No. Sold	Median Price	Average Days on Market
Detached	65	$ 180,000	144
Semi-Detached			
Attached			
Condo/Townhouse	1	$ 180,000	50
Mobile Home w/ Land	1	$ 41,000	50
Grand Total	**67**	**$ 180,000**	**141**

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

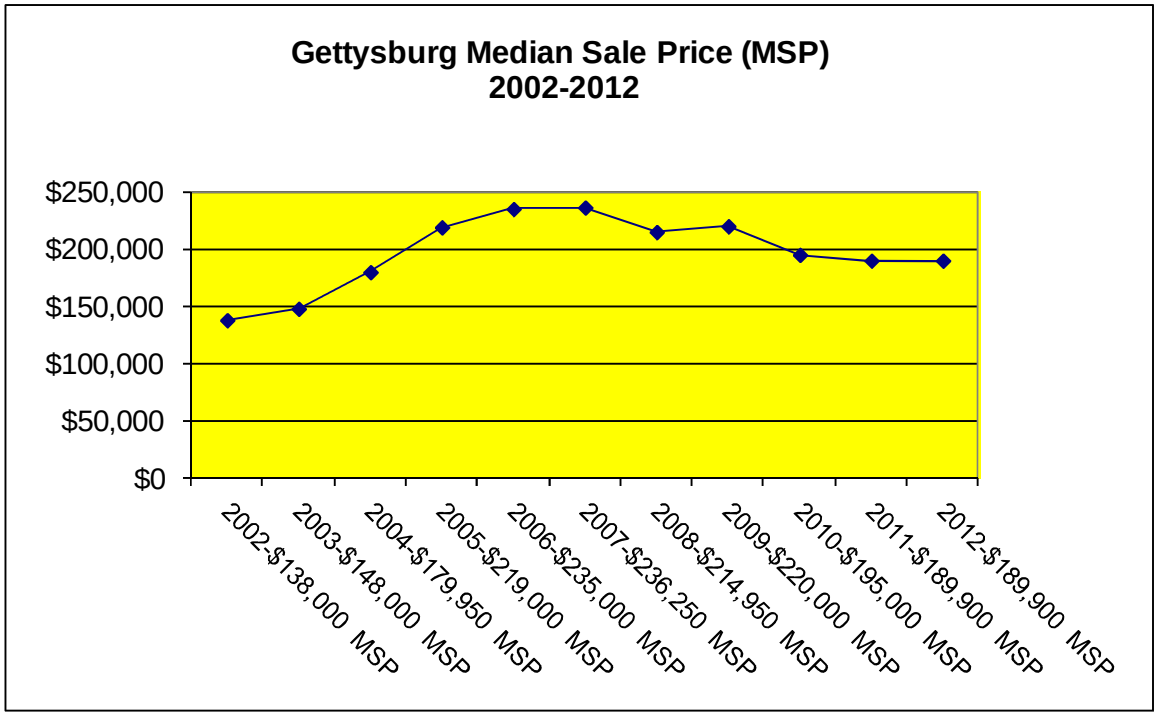


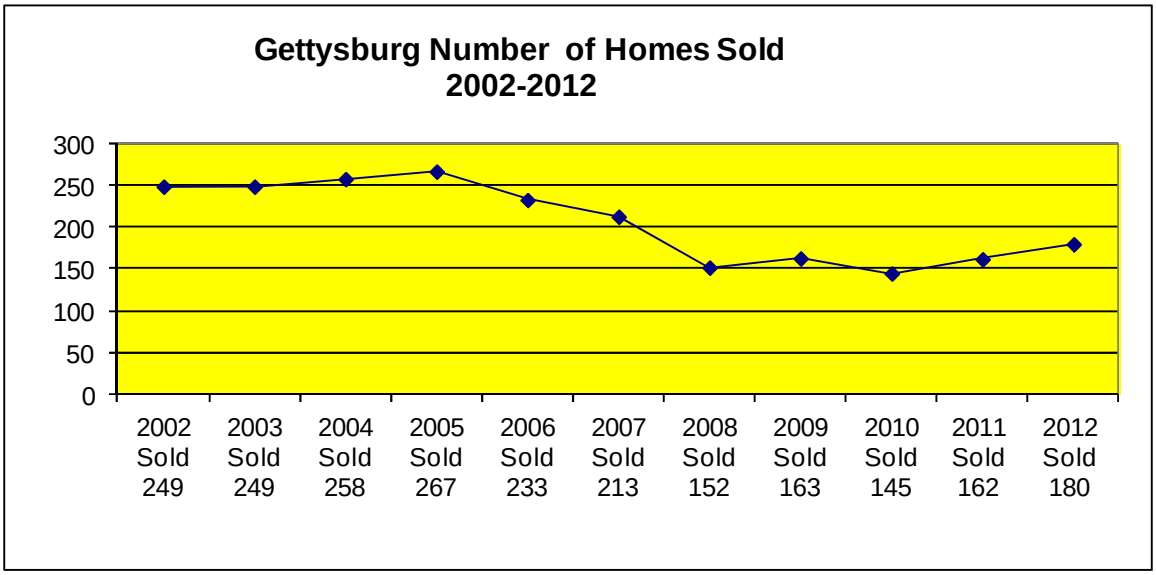


Gettysburg Area School District

In the Gettysburg Area School District there were 180 homes sold in 2012 for a total dollar volume of $37,580,031. The number of homes sold in 2012 increased by 11% over 2011 sales.

The median home sale price was $189,900 in 2012. This home sale price is the same as 2011 sales, a 21% decrease over 5 years, and a 38% increase over 10 years.

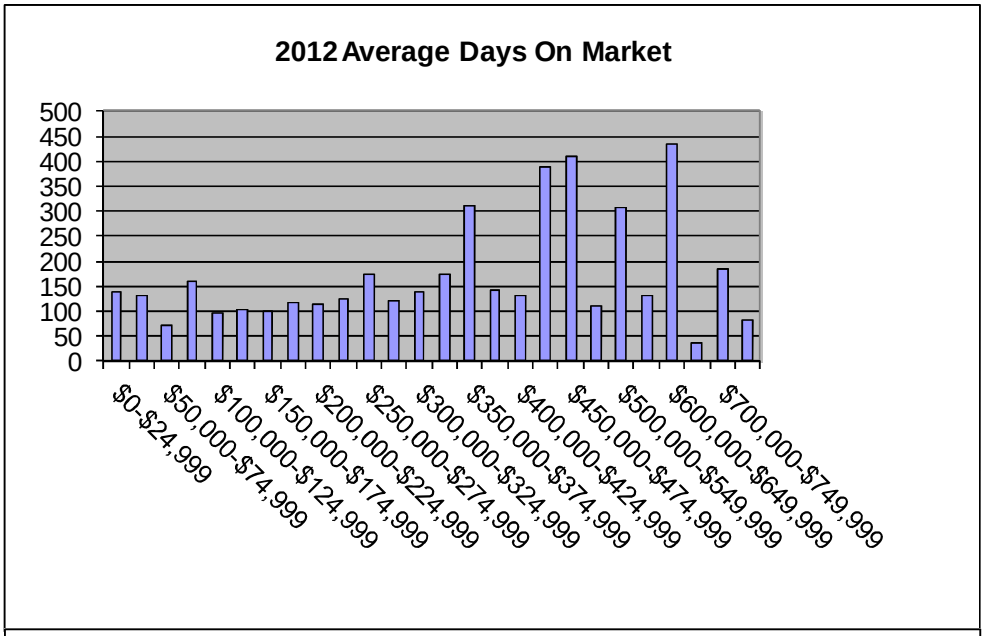


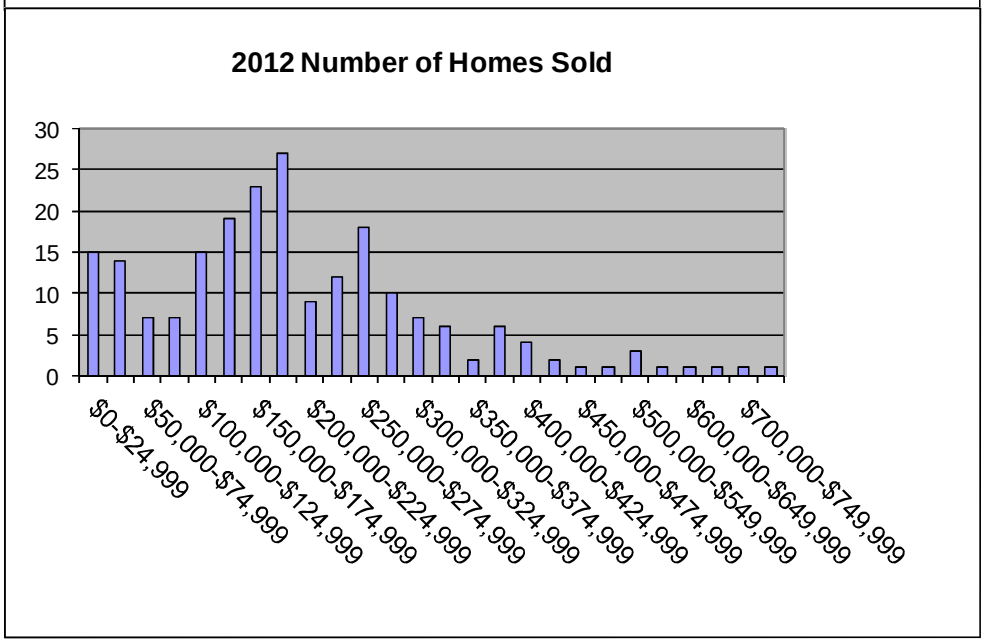


Gettysburg Area School District

Type	No. Sold	Median Price	Average Days on Market
Detached	158	$193,000	134
Semi-Detached	7	$128,000	77
Attached	8	$141,000	124
Condo/Townhouse	6	$131,000	164
Mobile Home w/ Land	1	$130,000	2
Grand Total	**180**	**$189,900**	**132**

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

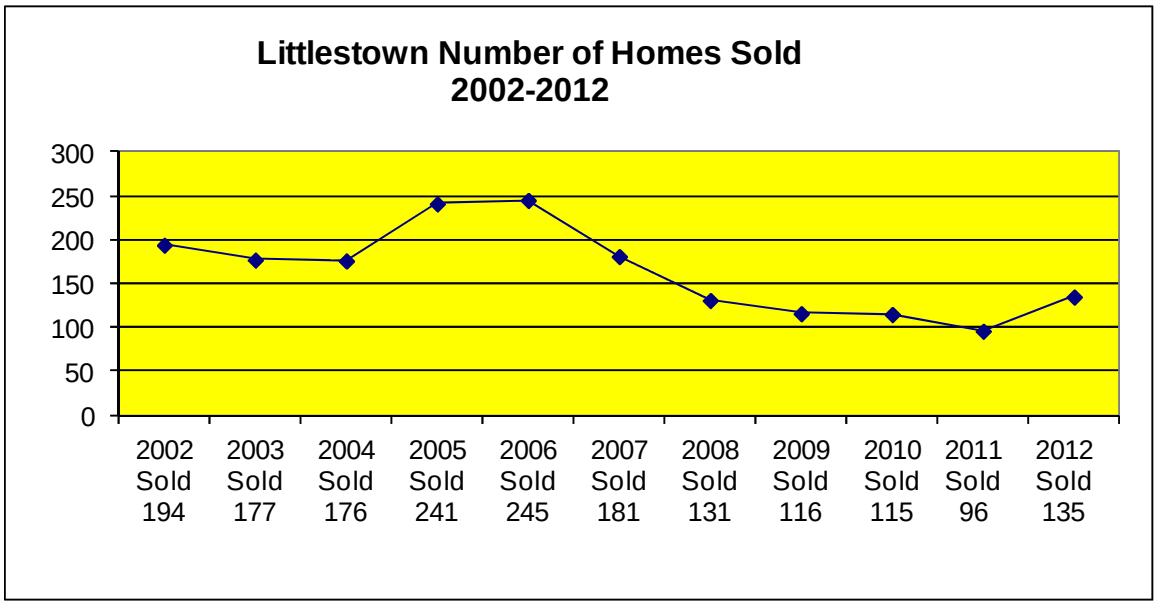




Littlestown Area School District

In the Littlestown Area School District there were 135 homes sold in 2012 for a total dollar volume of $24,052,048. The number of homes sold in 2012 increased by 41% over 2011 sales.

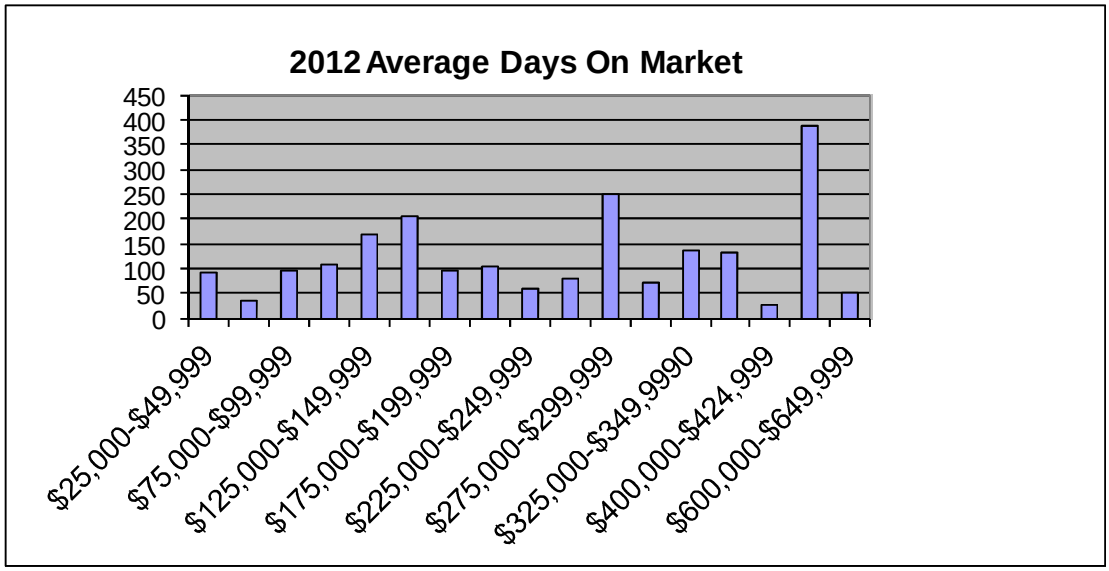
The median home sale price was $165,000 in 2012. This home sale price reflects a 2% increase compared to 2011 sales, a 27% decrease over 5 years and a 23% increase over 10 years.

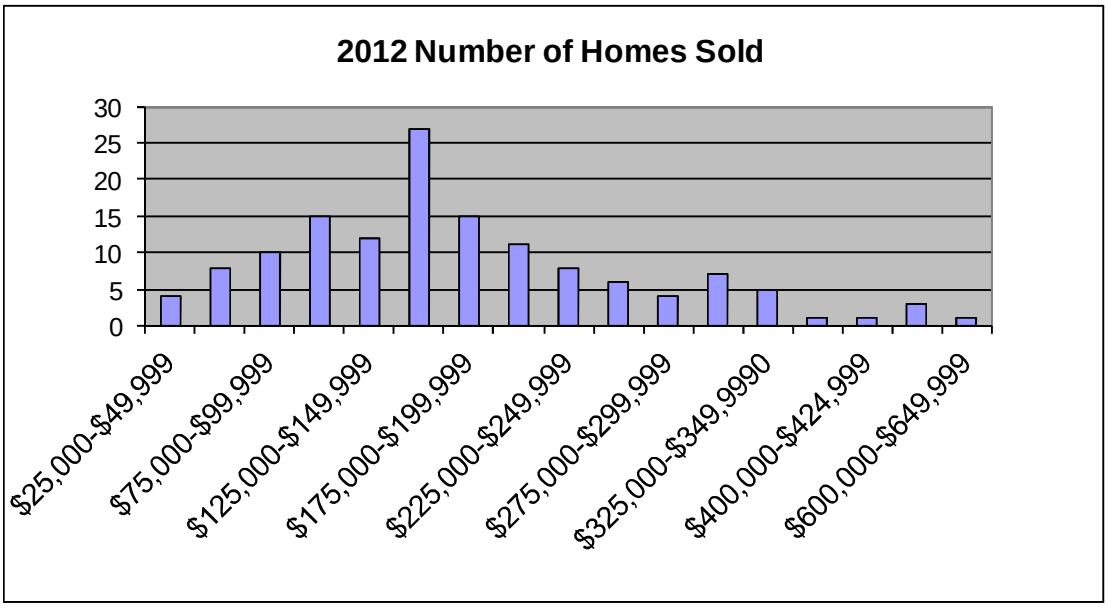


Littlestown Area School District

Type	No. Sold	Median Price	Average Days on Market
Detached	111	$ 180,000	125
Semi-Detached	9	$ 110,000	69
Attached	6	$ 128,000	453
Condo/Townhouse	8	$ 108,950	77
Mobile Home w/ Land	1	$ 100,000	0
Grand Total	**135**	**$ 165,000**	**132**

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

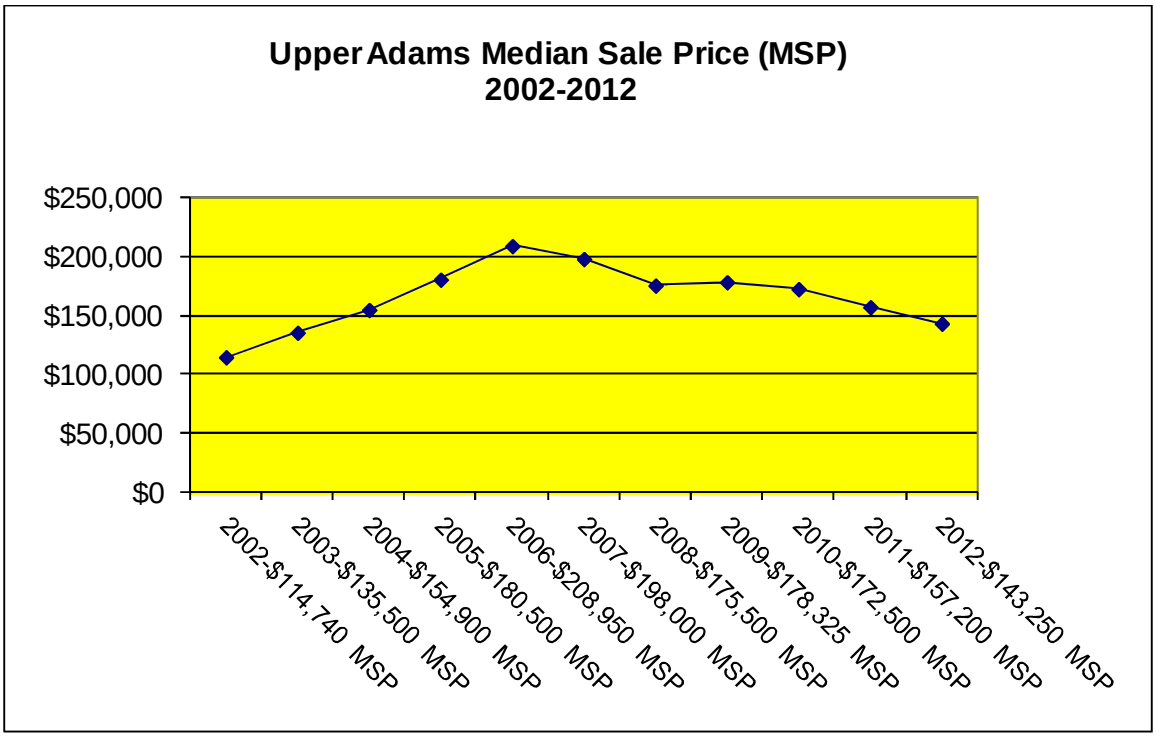


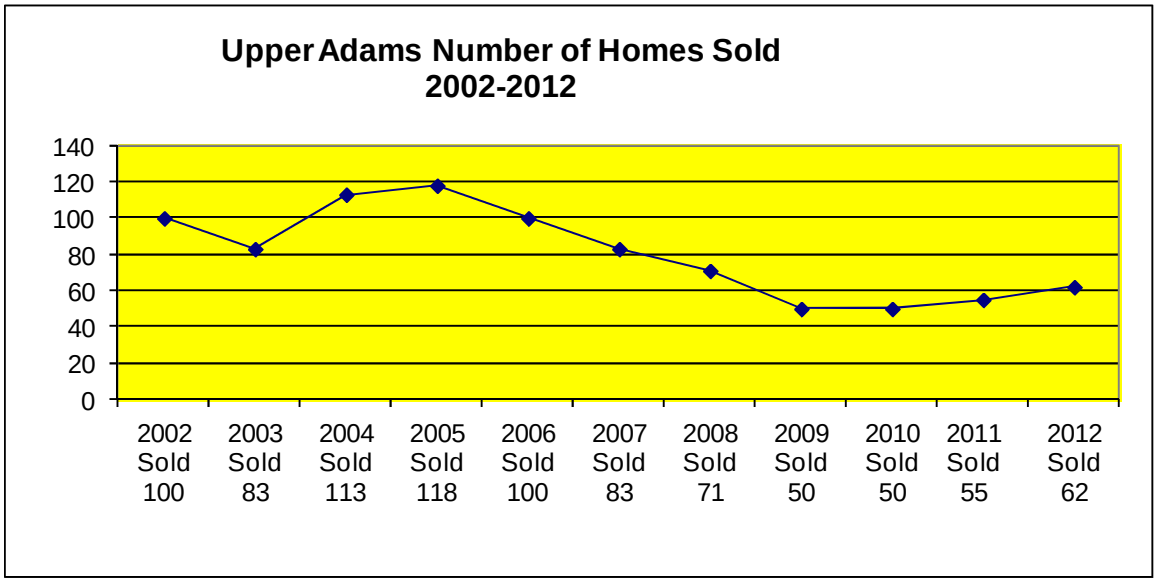


Upper Adams School District

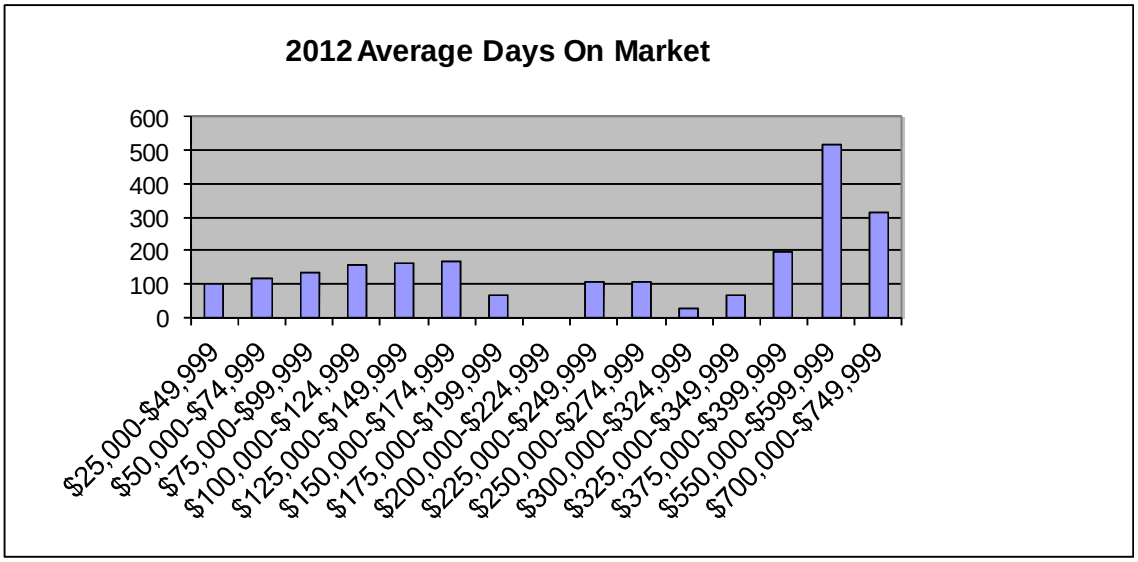
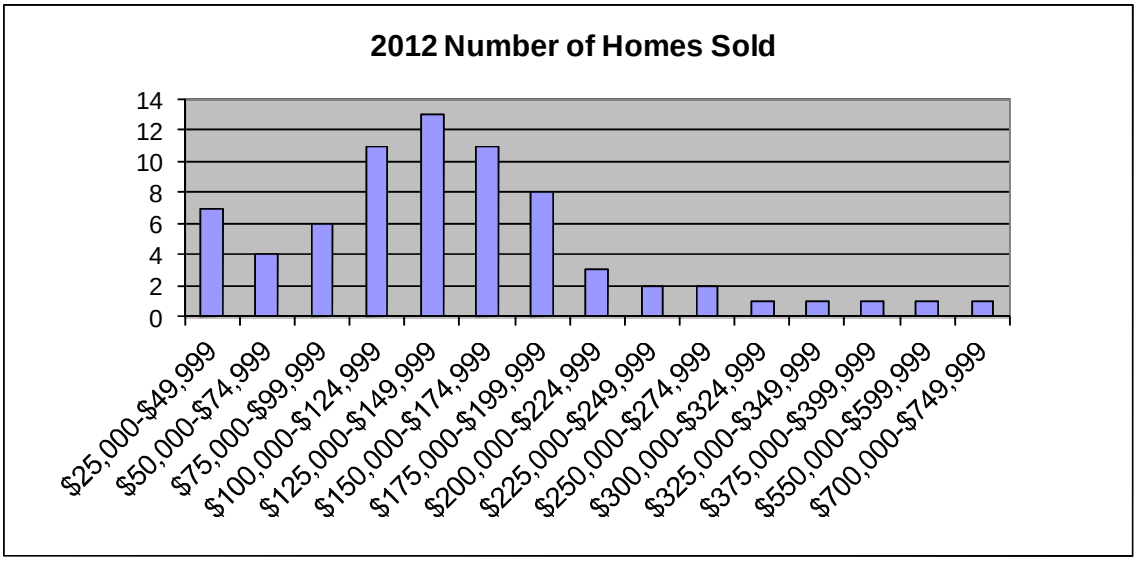
In the Upper Adams Area School District there were 62 homes sold in 2012 for a total dollar volume of $8,987,289. The number of homes sold in 2012 increased by 13% over 2011 sales.

The median home sale price was $143,250 in 2012. This home sale price reflects a 9% decrease compared to 2011 sales, a 28% decrease over 5 years, and a 25% increase over 10 years.





Upper Adams School District

Type	No. Sold	Median Price	Average Days on Market
Detached	60	$ 144,450	121
Semi-Detached			
Attached	1	$ 99,900	84
Condo/Townhouse			
Mobile Home w/ Land	1	$ 50,000	230
Grand Total	**62**	**$ 143,250**	**123**

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