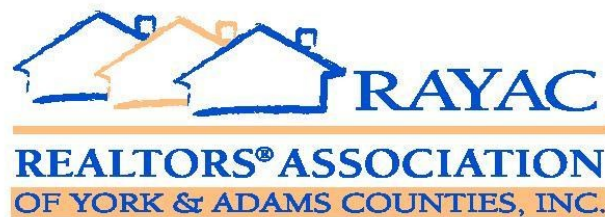


2016

Adams County

Real Estate Market Report

Prepared by:



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2016 Adams County Real Estate Market Report

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 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 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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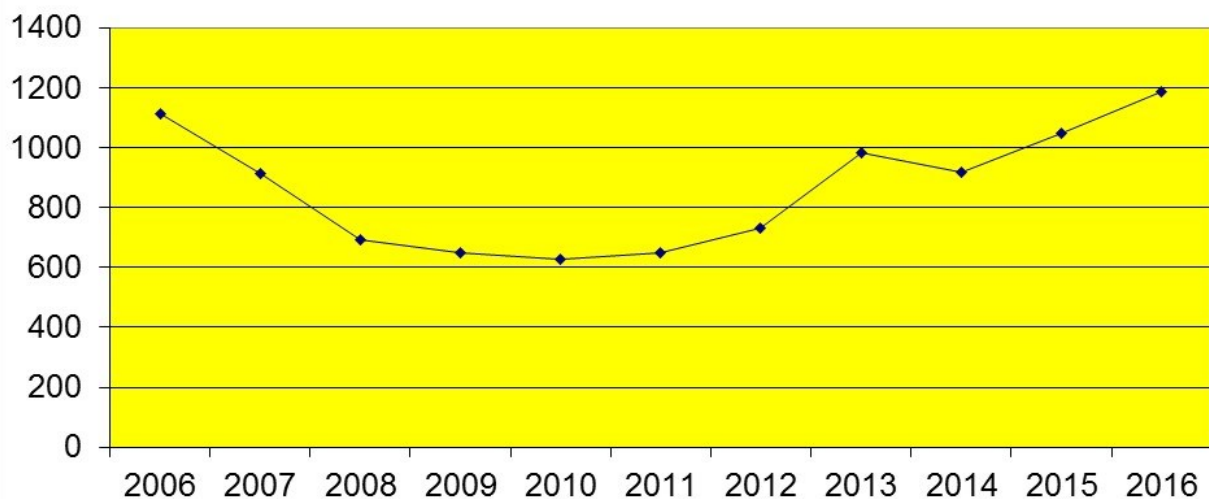
Adams County Housing Market: Number of Homes Sold

In 2016 REALTORS sold 1,185 homes in Adams County. This reflects a 13% increase in the number of homes sold compared to 2015. Every single school district in Adams County had an increase in the number of home sales compared to 2015.

The total dollar volume sold in 2016 was \$235,322,500. This reflects a 12% increase in total dollar volume from 2015 sales.

<u>School District</u>	<u>2016 Sold</u>	<u>2015 Sold</u>	<u>2011 Sold</u>	<u>2006 Sold</u>	<u>% Change over 1 Year</u>	<u>% Change over 5 Years</u>	<u>% Change over 10 Years</u>
Bermudian Springs	149	139	94	136	7%	59%	10%
Conewago Valley	319	275	178	290	16%	79%	10%
Fairfield	116	95	65	108	22%	78%	7%
Gettysburg	284	260	162	233	9%	75%	22%
Littlestown	197	184	96	245	7%	105%	-20%
Upper Adams	120	94	55	100	28%	118%	20%
Total Adams County	1185	1047	650	1112	13%	82%	7%

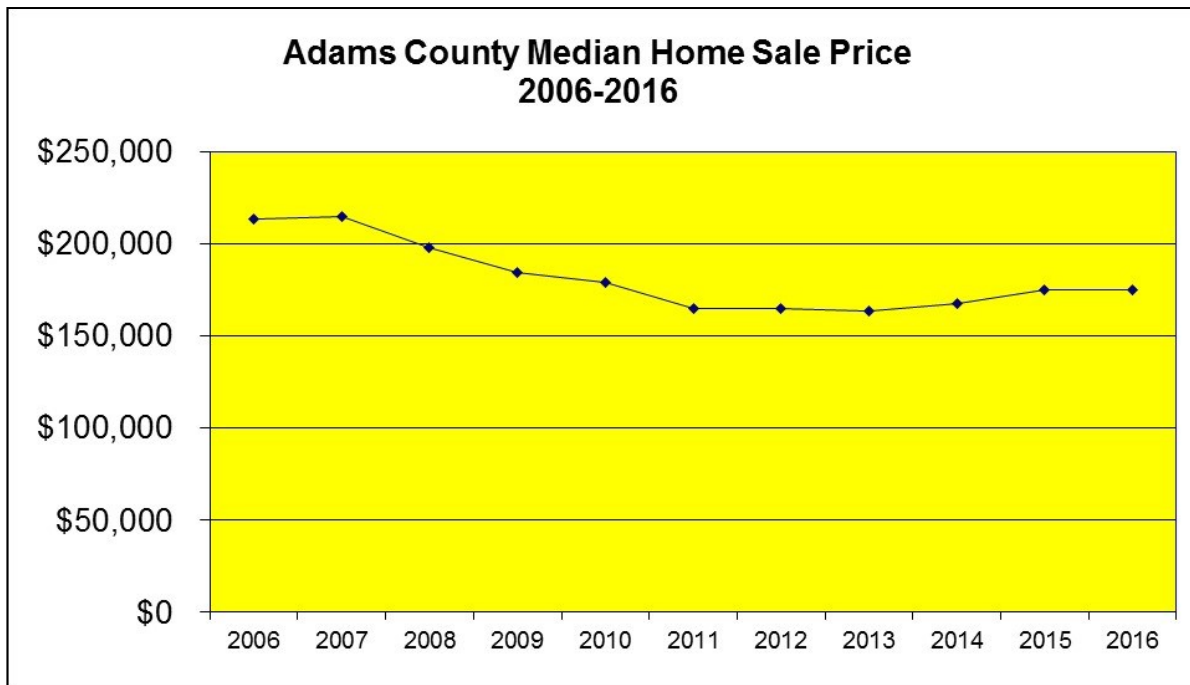
**Adams County Number of Homes Sold
2006-2016**



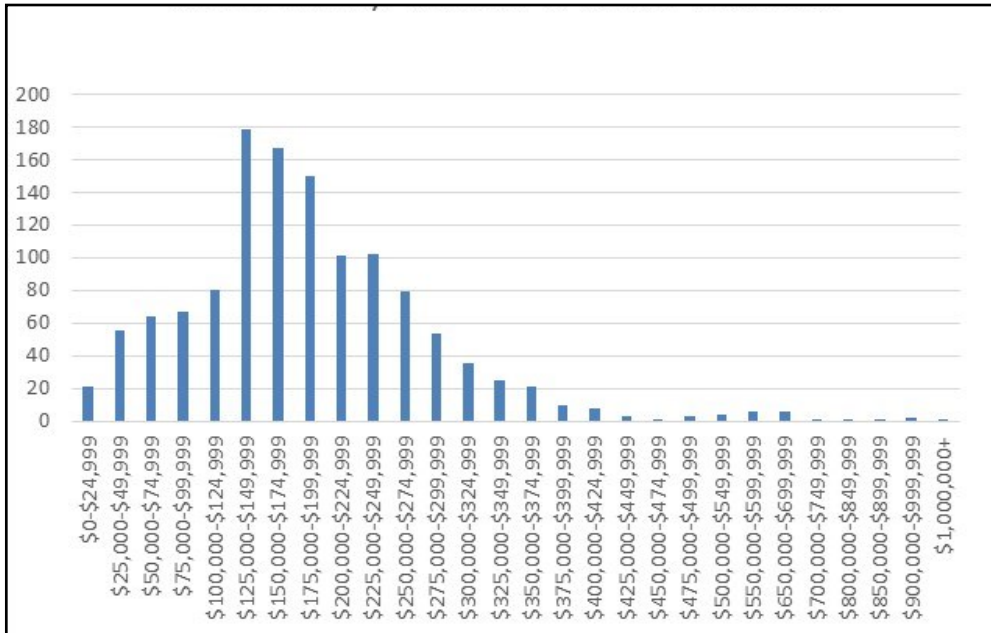
Adams County Housing Market: Median Home Sale Price

In Adams County the median home sale price was \$175,000 and remained steady compared to 2015 sales. The median sold price in Adams County increased 6% in five years and decreased 18% over the past 10 years.

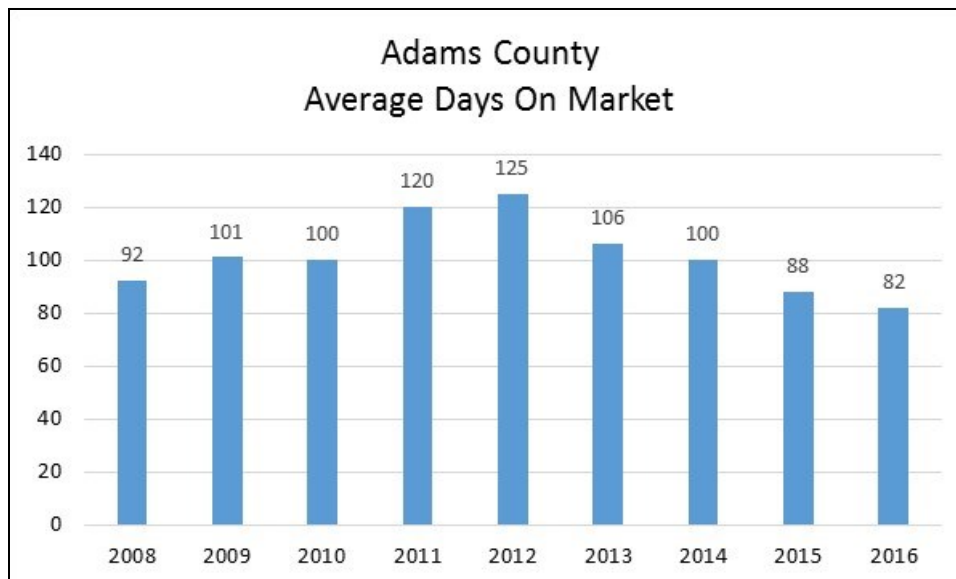
	<u>2016</u> <u>Median</u> <u>Sale</u> <u>Price</u>	<u>2015</u> <u>Median</u> <u>Sale</u> <u>Price</u>	<u>2011</u> <u>Median</u> <u>Sale</u> <u>Price</u>	<u>2006</u> <u>Median</u> <u>Sale</u> <u>Price</u>	<u>%</u> <u>Change</u> <u>over 1</u> <u>Year</u>	<u>%</u> <u>Change</u> <u>over 5</u> <u>Years</u>	<u>%</u> <u>Change</u> <u>over 10</u> <u>Years</u>
Bermudian Springs	\$185,000	\$178,000	\$149,950	\$187,750	4%	23%	-1%
Conewago Valley	\$157,900	\$159,900	\$156,495	\$169,400	-1%	1%	-7%
Fairfield	\$185,000	\$170,000	\$185,000	\$255,000	9%	0%	-27%
Gettysburg	\$198,500	\$204,950	\$189,900	\$235,000	-3%	5%	-16%
Littlestown	\$177,000	\$180,950	\$161,500	\$228,327	-2%	10%	-22%
Upper Adams	\$159,900	\$149,450	\$157,200	\$208,950	7%	2%	-23%
Total Adams County	\$175,000	\$175,000	\$165,000	\$213,500	0%	6%	-18%



Adams County Housing Market by Price Range



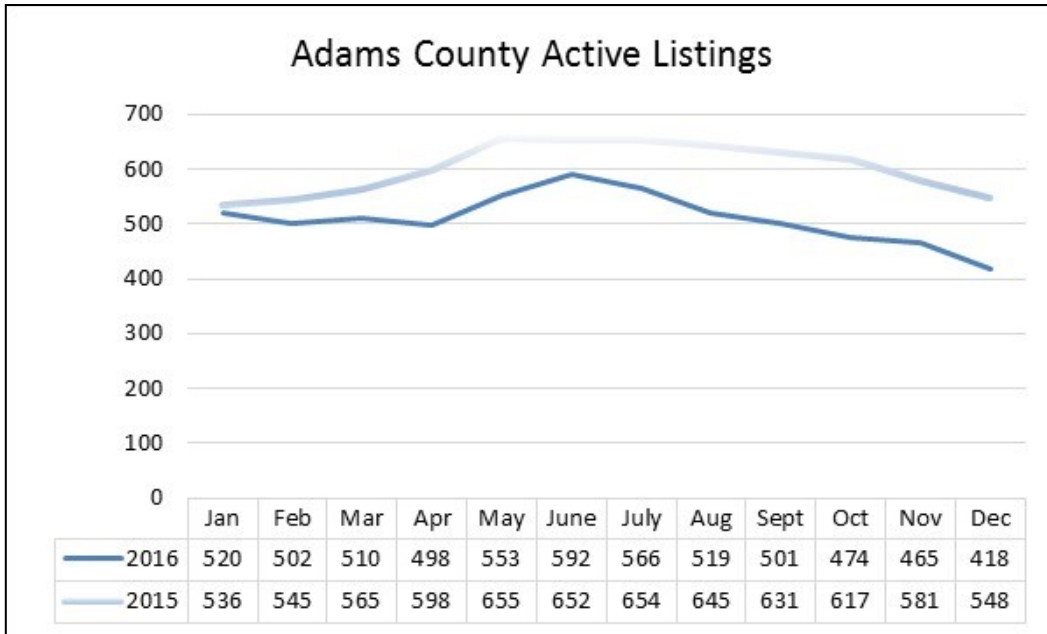
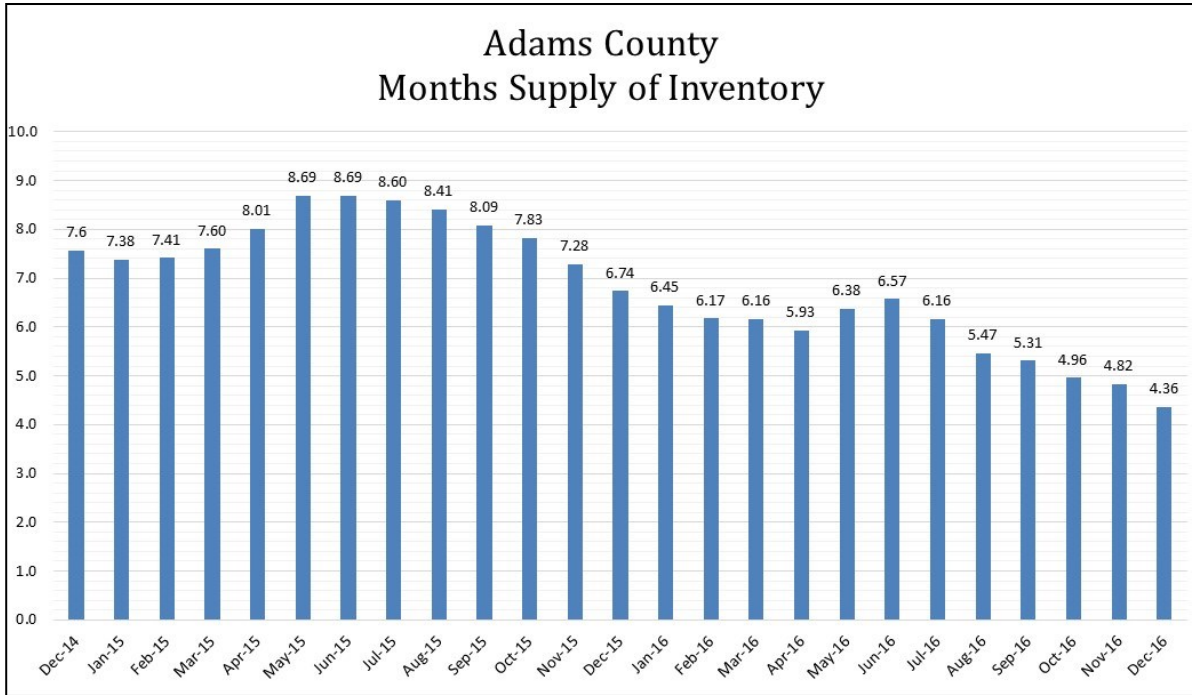
In 2016, 17% of the homes sold were under \$100,000. Homes purchased between \$100,000-\$200,000 were 46% of the market. Homes purchased between \$200,001-\$300,000 were 27% of the market and 10% of the homes sold were priced over \$300,000.



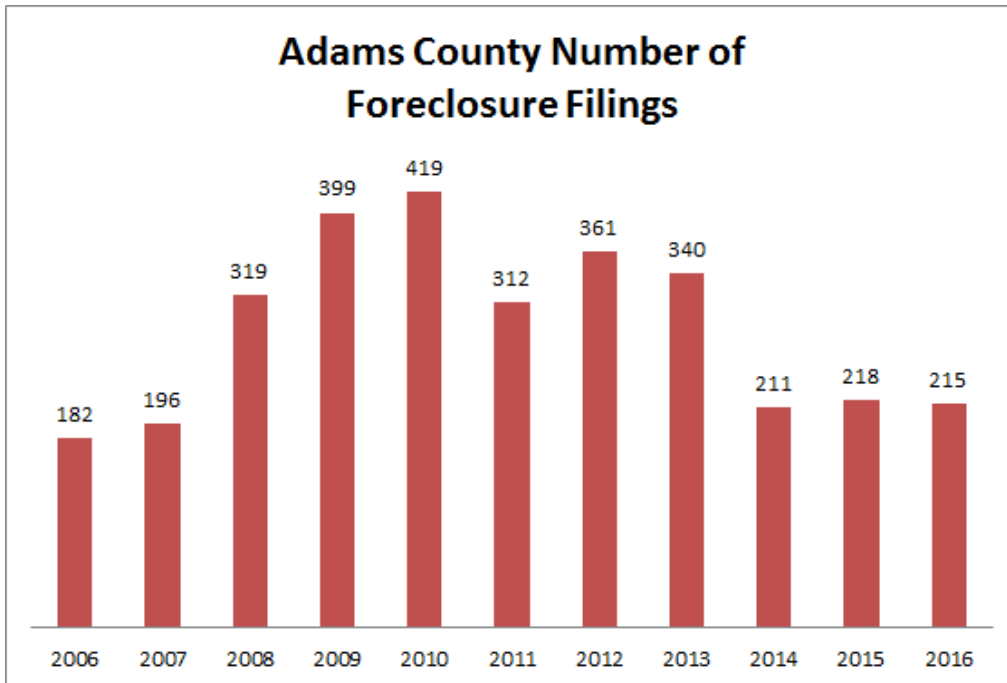
The average days on market for Adams County in 2016 was 82 days. This reflects a 7% decrease on average days on market over 2015 sales.

Adams County: Months Supply of Inventory

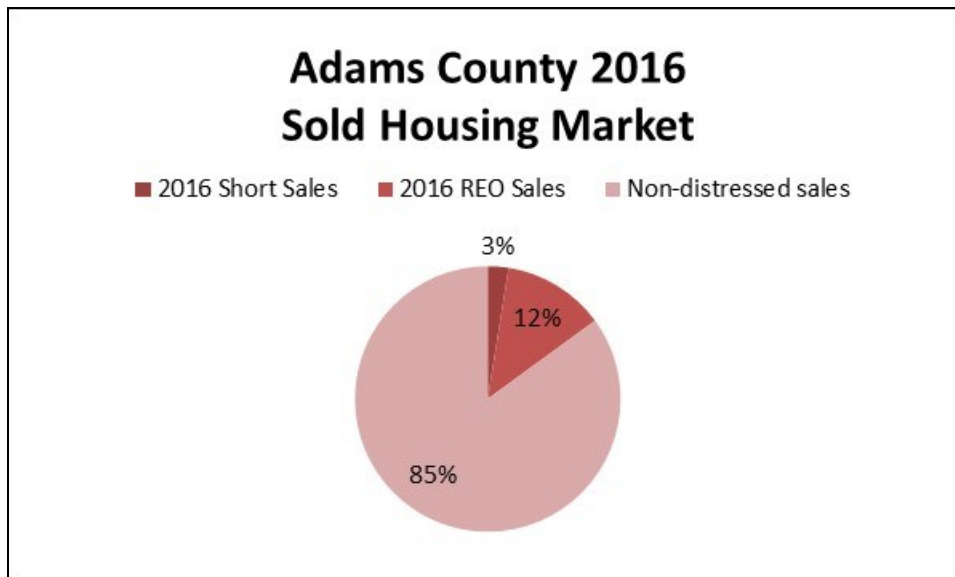
The months supply of inventory indicates how many months it would take for all the current homes for sale on the market to sell, given a monthly sales volume. Six months supply of inventory is considered a balanced market. The lower the number indicates there are more buyers than sellers in the market.



Adams County: Foreclosure Filings



Source: Prothonotary of Adams County



A short sale is when the proceeds from a sale of real estate will fall 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. An 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.

Adams County: New Construction

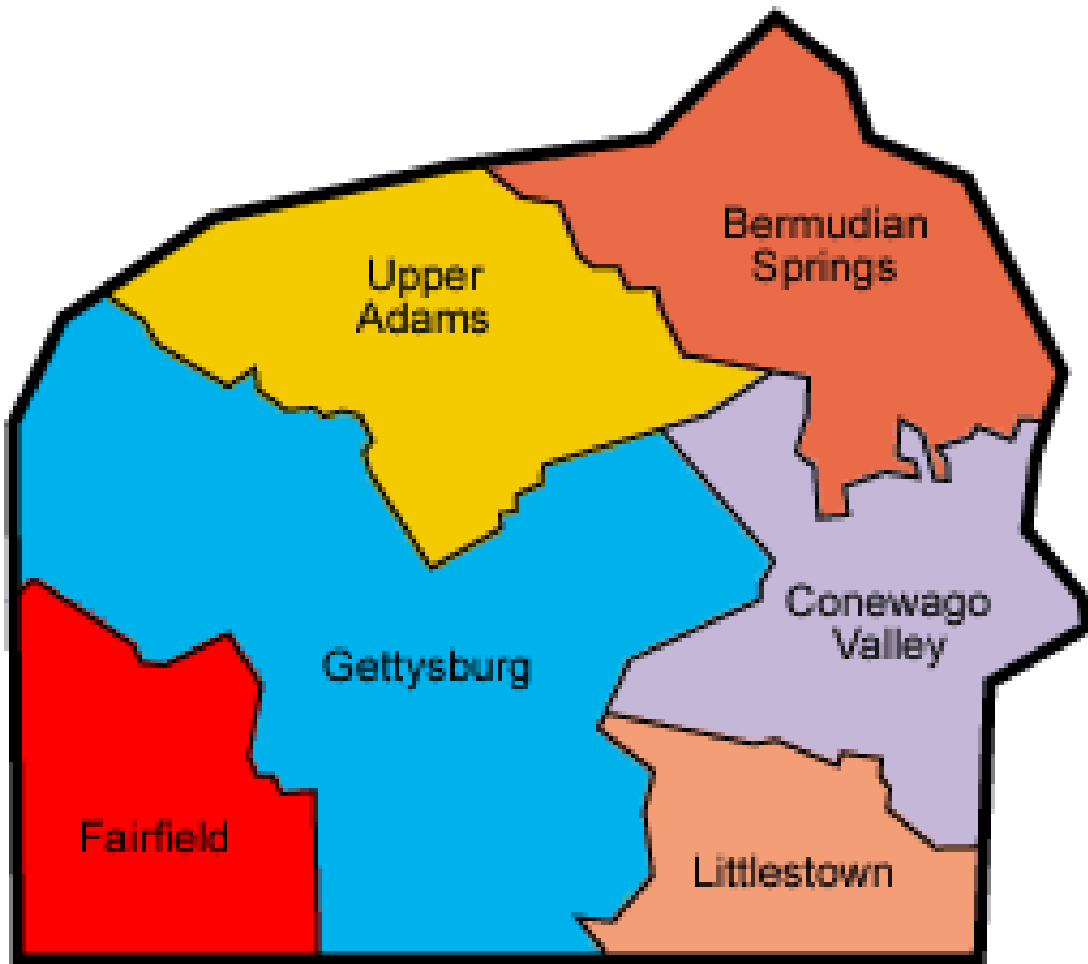
*The RAYAC Multi-List System only captures a part of the new home construction market.
Only transactions which involved a REALTOR are recorded.*

Adams County Number of New Home Sales by School District						
	2016	2015	2014	2013	2012	2011
Bermudian Springs	6	3	5	2	1	4
Conewago Valley	45	15	16	15	17	16
Fairfield	4	3	2	1	0	0
Gettysburg	38	36	27	11	17	10
Littlestown	12	19	12	21	9	3
Upper Adams	2	4	0	1	0	3
Total Adams County	107	80	62	51	44	36

Single Family Detached				
Year	Number Sold	Median Sold Price	Median Finished Sq FT	\$/Sq Ft
2016	59	\$ 285,596	2000	\$ 143
2015	65	\$ 293,231	2100	\$ 140
2014	47	\$ 287,330	2281	\$ 126
2013	44	\$ 218,890	1764	\$ 124
2012	23	\$ 224,000	1895	\$ 118
2011	23	\$ 224,900	1750	\$ 129

Condominium and Town Home				
Year	Number Sold	Median Sold Price	Median Finished Sq FT	\$/Sq Ft
2016	48	\$ 171,141	1479	\$ 116
2015	15	\$ 206,900	1685	\$ 123
2014	15	\$ 208,567	1836	\$ 113
2013	7	\$ 136,000	1200	\$ 113
2012	21	\$ 152,135	1460	\$ 104
2011	13	\$ 176,420	1464	\$ 121

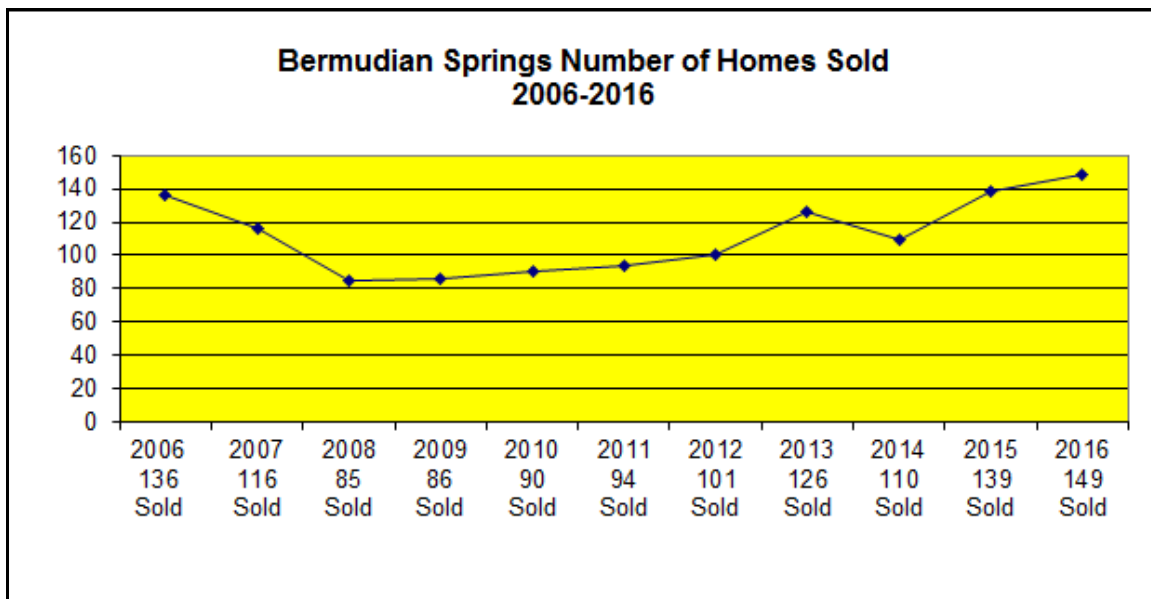
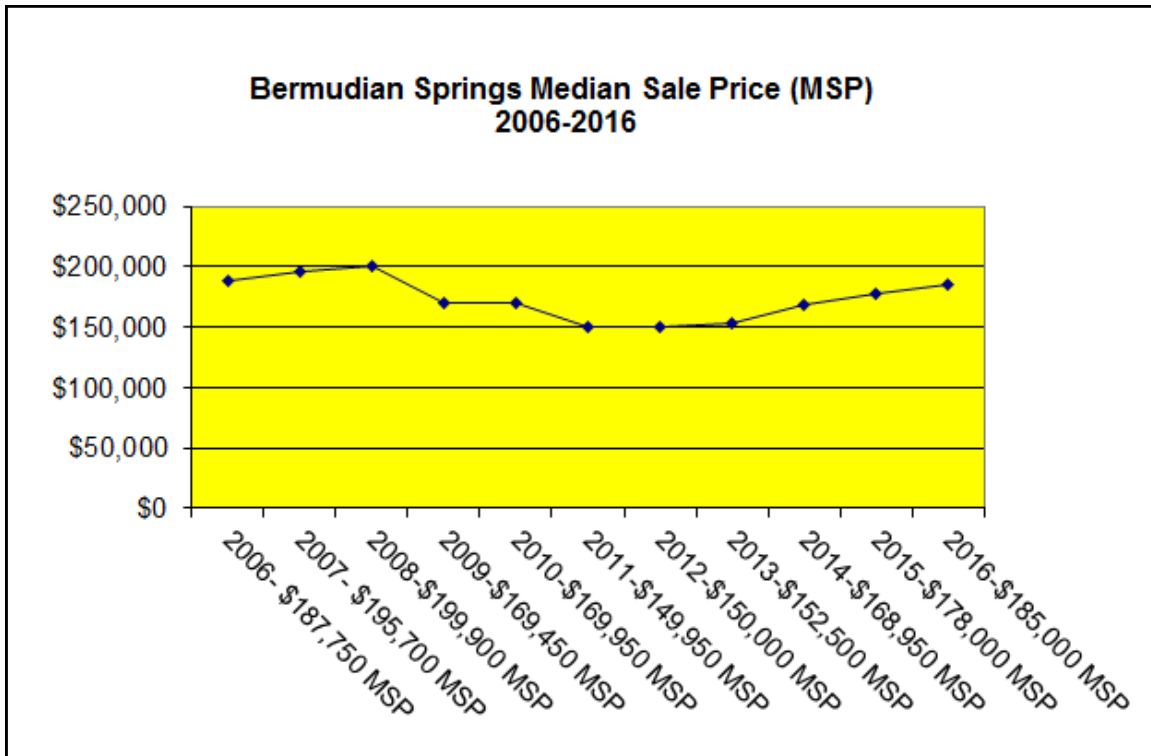
Real Estate Activity by School District



Bermudian Springs School District

In the Bermudian Springs School District there were 149 homes sold in 2016 for a total dollar volume of \$30,628,926. The number of homes sold in 2016 increased by 13% over 2015 sales.

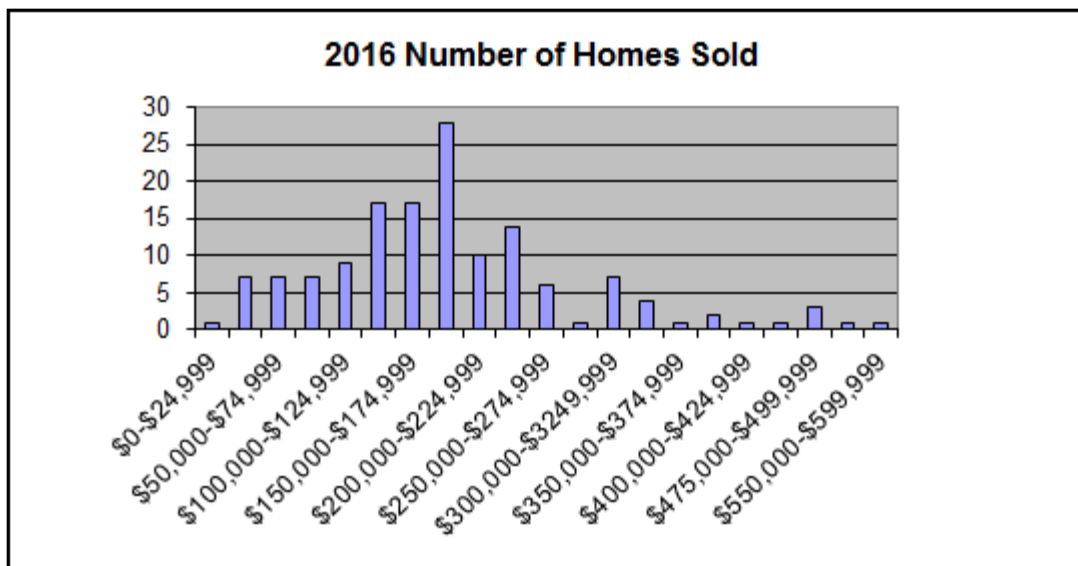
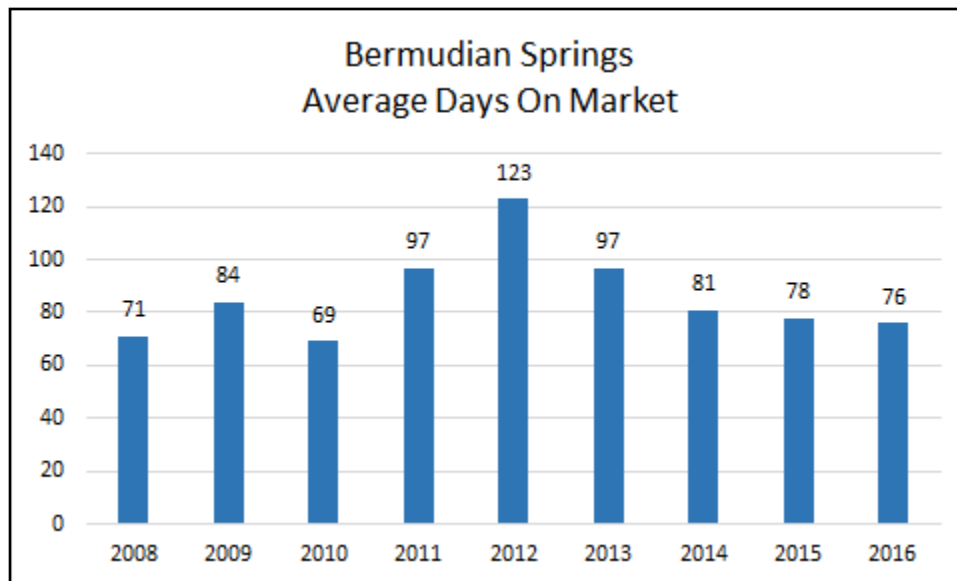
The median home sale price was \$185,000 in 2016. This home sale price reflects a 4% increase over 2015 sales, a 23% increase over 5 years, and a 1% decrease over 10 years.



Bermudian Springs School District

Type	No. Sold	Median Price	Average Days on Market
Detached	141	\$ 189,950	77
Semi-Detached	0	\$ -	0
Attached	4	\$ 104,200	50
Condo/Townhouse	0	\$ -	0
Mobile Home w/ Land	4	\$ 67,700	85
Grand Total	149	\$ 185,000	76

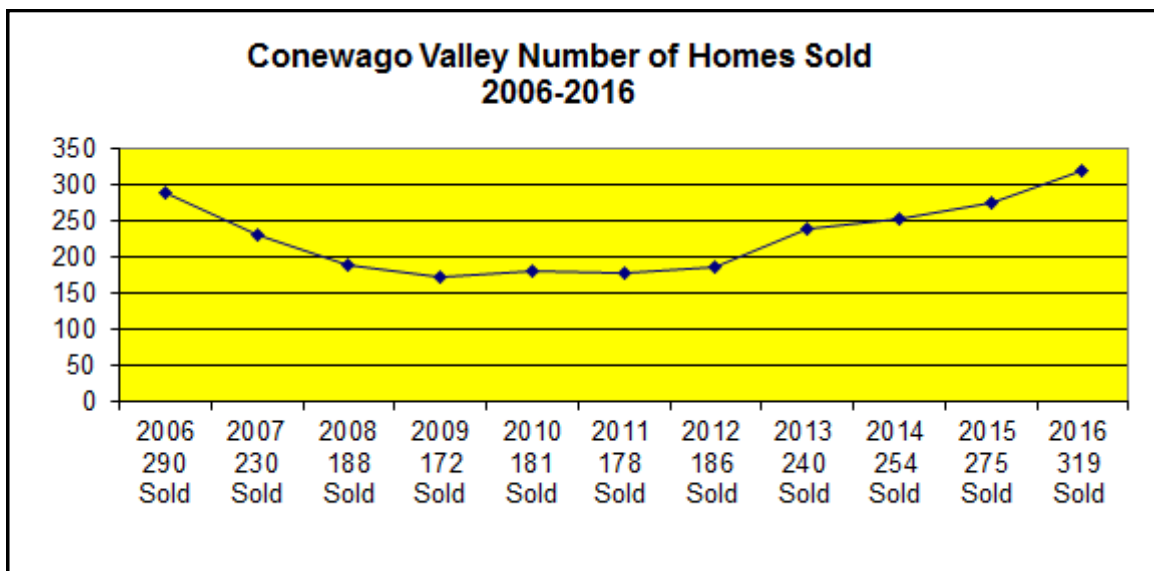
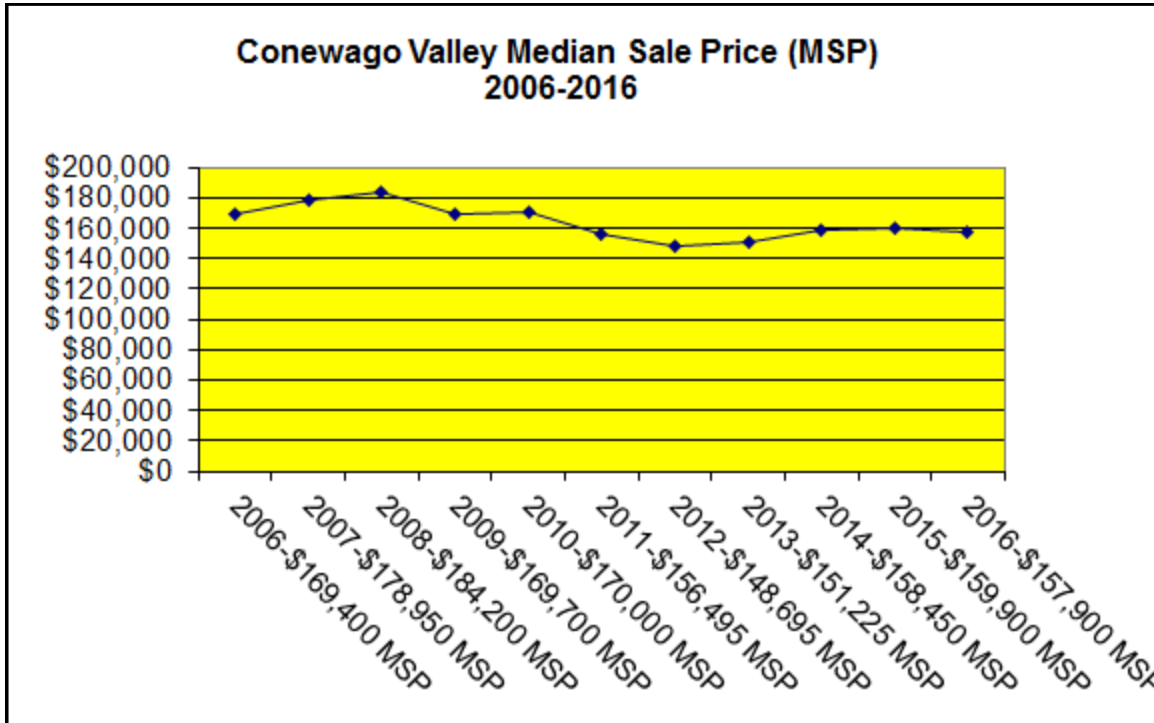
The charts below reflect the average days on market and the number of units sold in in each price range.



Conewago Valley School District

In the Conewago Valley School District there were 319 homes sold in 2016 for a total dollar volume of \$56,418,343. The number of homes sold in 2016 increased by 16% over 2015 sales.

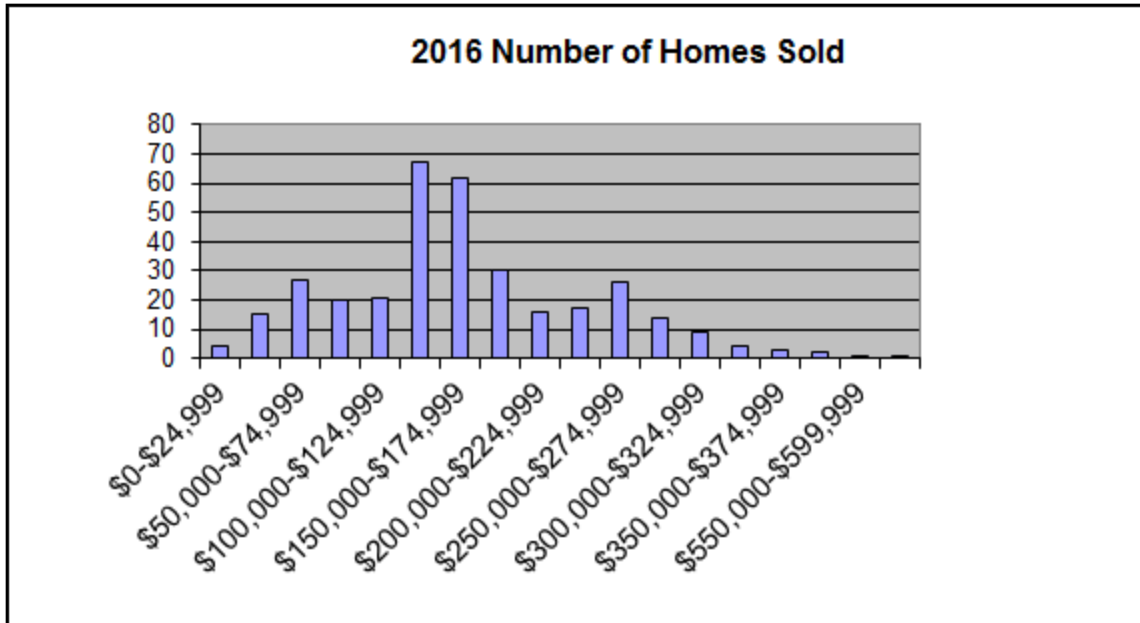
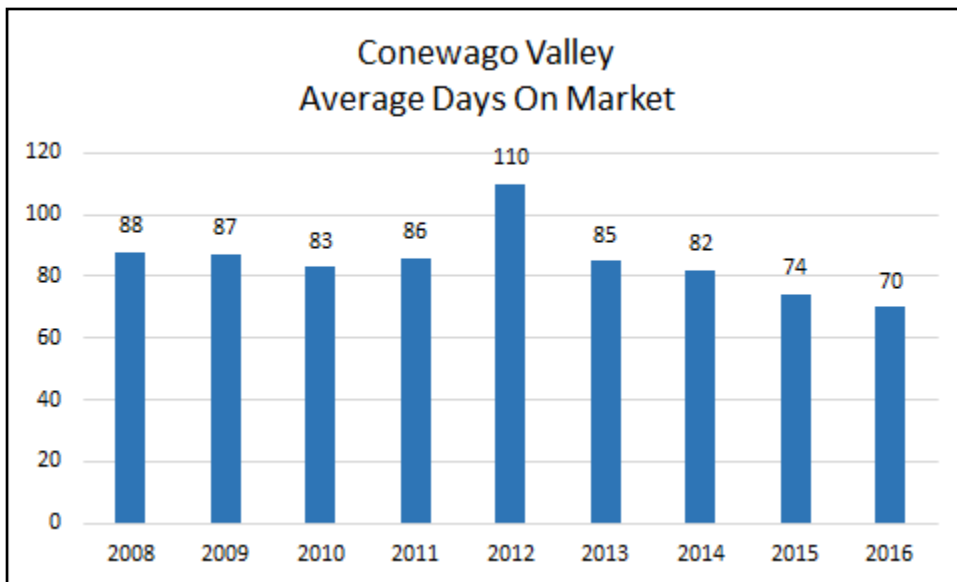
The median home sale price was \$157,900 in 2016. This home sale price reflects a 1% decrease compared to 2015, a 1% increase over 5 years, and a 7% decrease over 10 years.



Conewago Valley School District

Type	No. Sold	Median Price	Average Days on Market
Detached	227	\$ 169,800	77
Semi-Detached	33	\$ 171,000	97
Attached	44	\$ 155,970	58
Condo/Townhouse	10	\$ 128,200	70
Mobile Home w/ Land	5	\$ 43,000	42
Grand Total	319	\$ 157,900	70

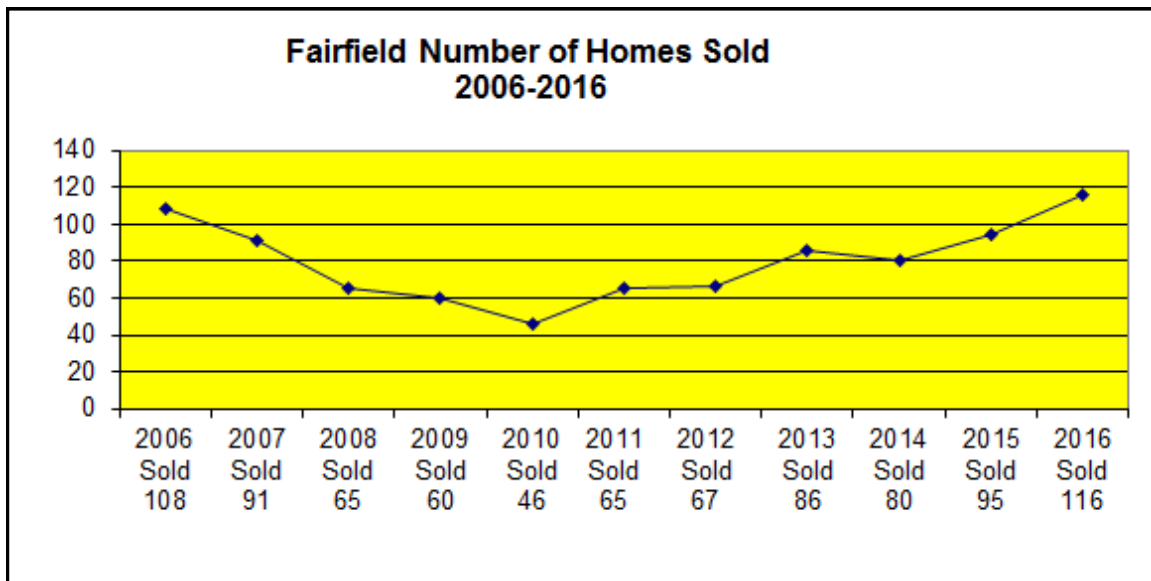
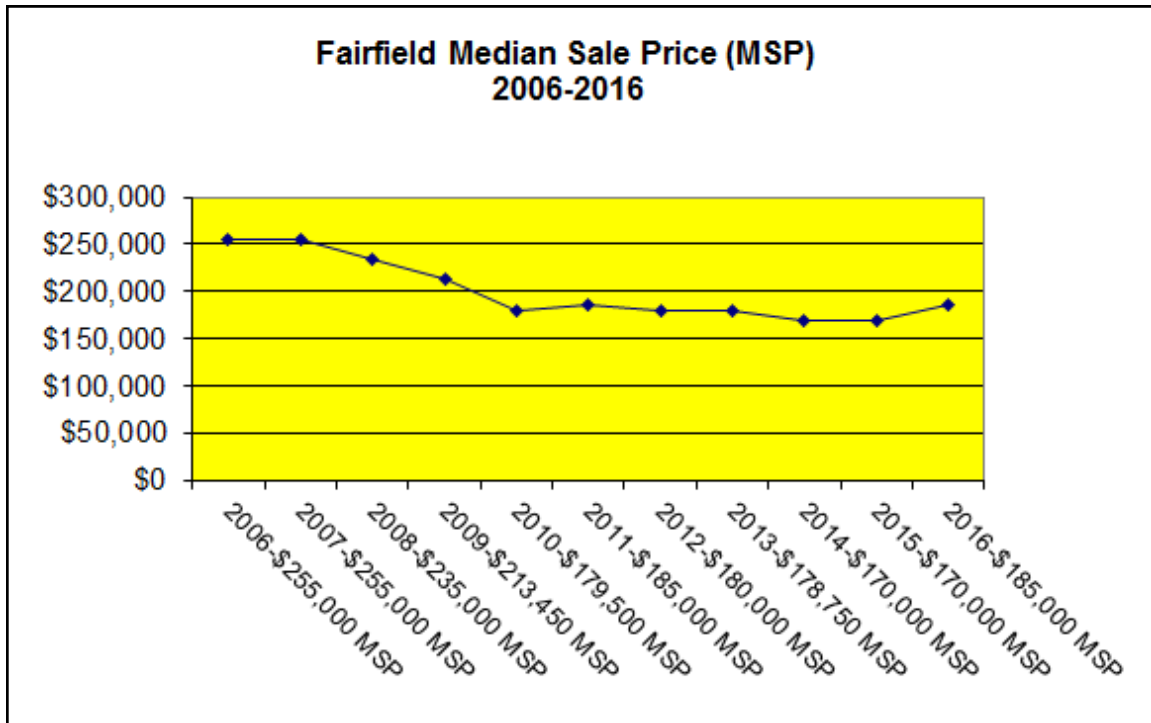
The charts below reflect the average days on market and the number of units sold in each price range.



Fairfield Area School District

In the Fairfield Area School District there were 116 homes sold in 2016 for a total dollar volume of \$22,323,942. The number of homes sold in 2016 increased by 22% over 2015 sales.

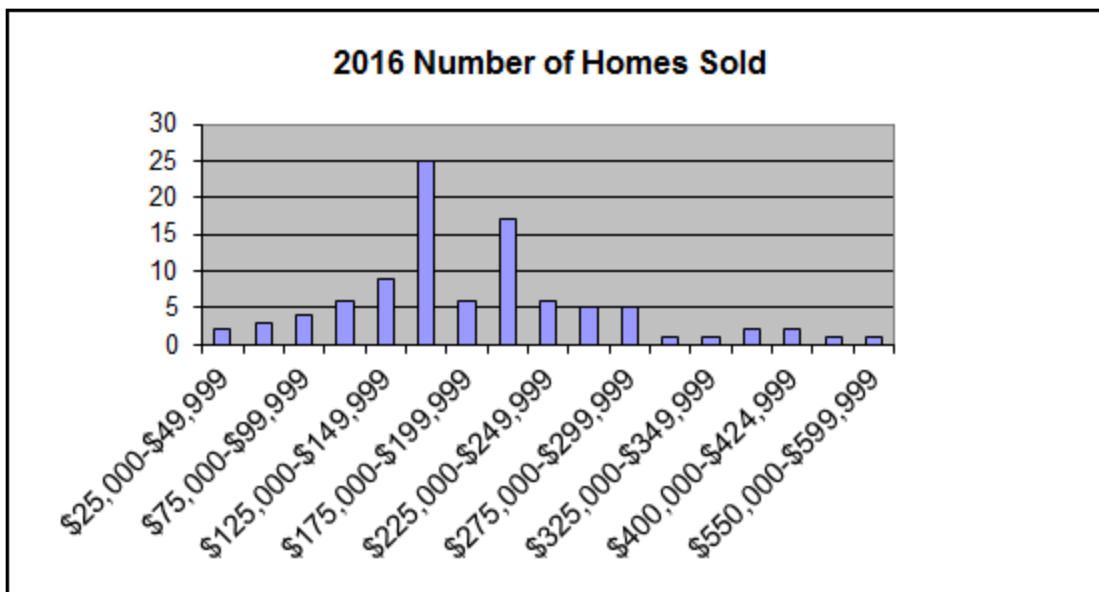
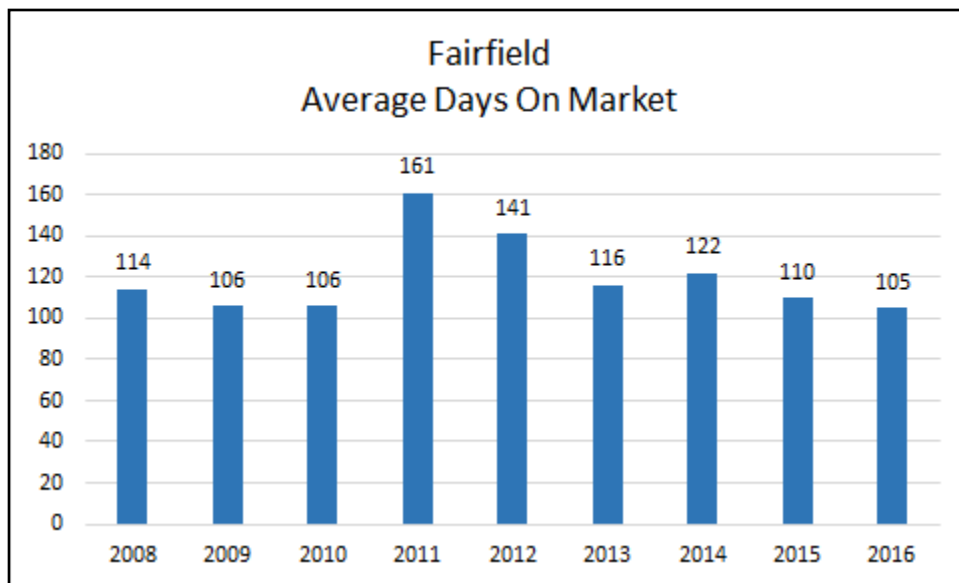
The median home sale price was \$185,000 in 2016. This home sale price reflects a 9% increase compared to 2015 sales, no change over 5 years, and a 27% decrease over 10 years.



Fairfield Area School District

Type	No. Sold	Median Price	Average Days on Market
Detached	113	\$ 185,000	107
Semi-Detached	1	\$ 171,000	72
Attached	1	\$ 235,000	11
Condo/Townhouse	1	\$ 165,000	58
Mobile Home w/ Land	0	\$ -	0
Grand Total	116	\$ 185,000	105

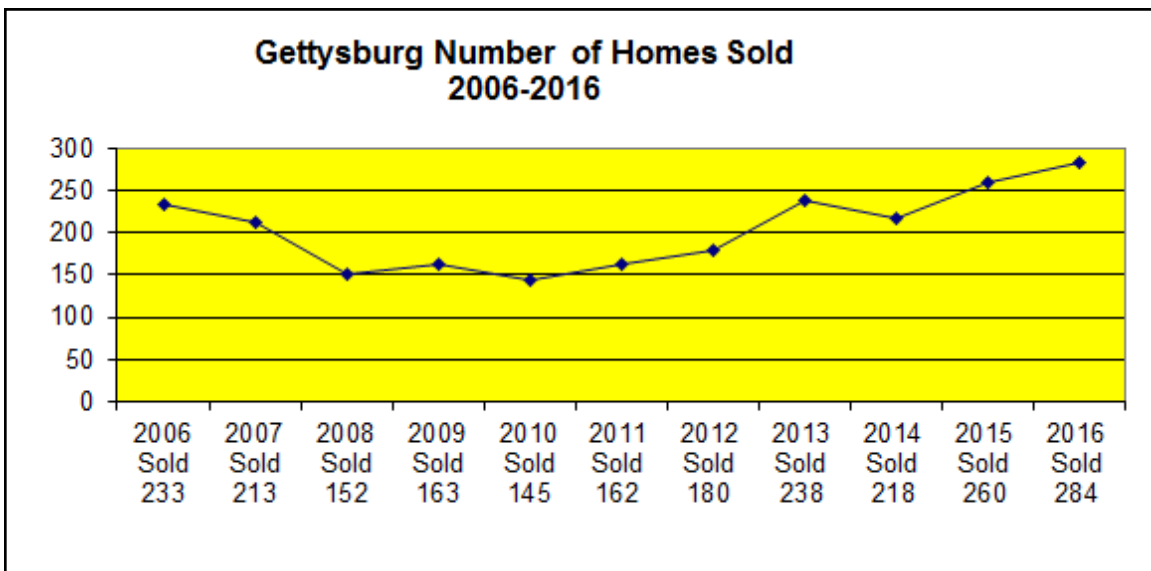
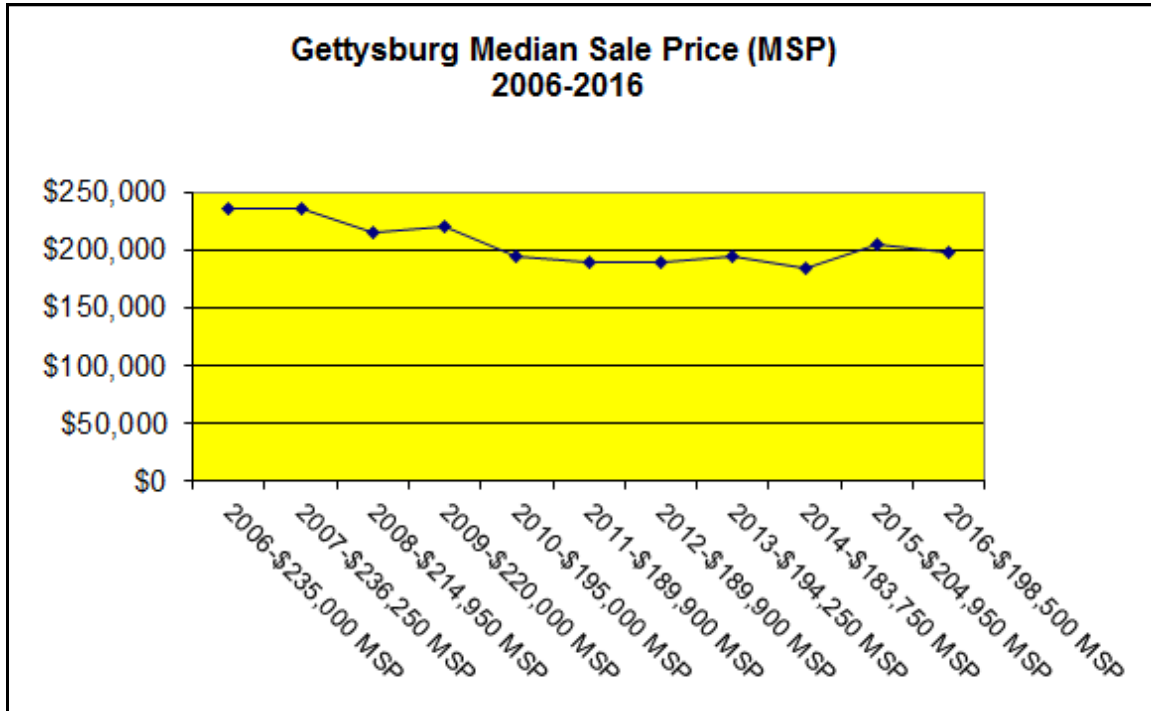
The charts below reflect the average days on market and the number of units sold in in each price range.



Gettysburg Area School District

In the Gettysburg Area School District there were 284 homes sold in 2016 for a total dollar volume of \$63,976,490. The number of homes sold in 2016 increased by 9% over 2015 sales.

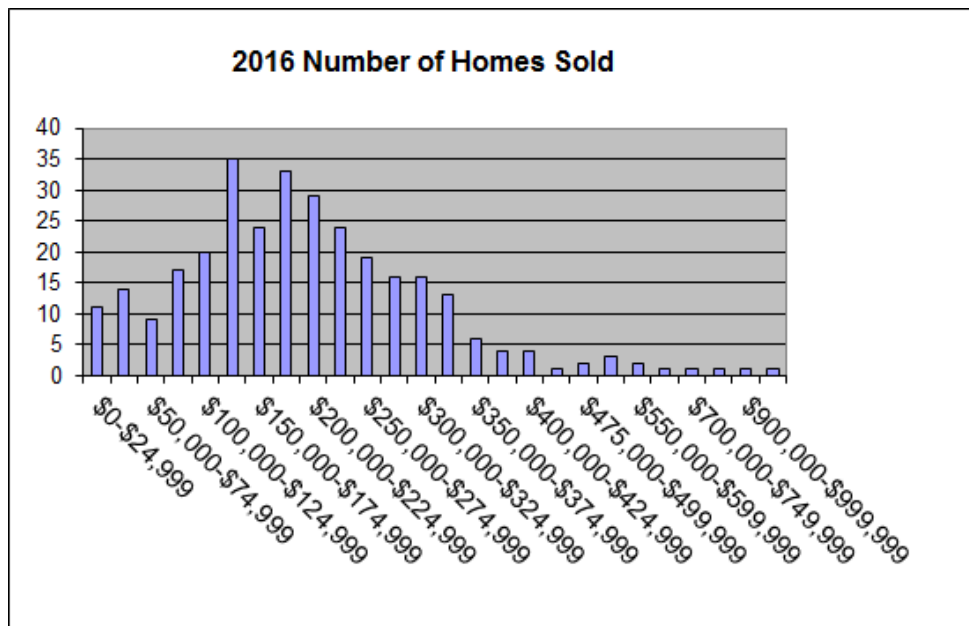
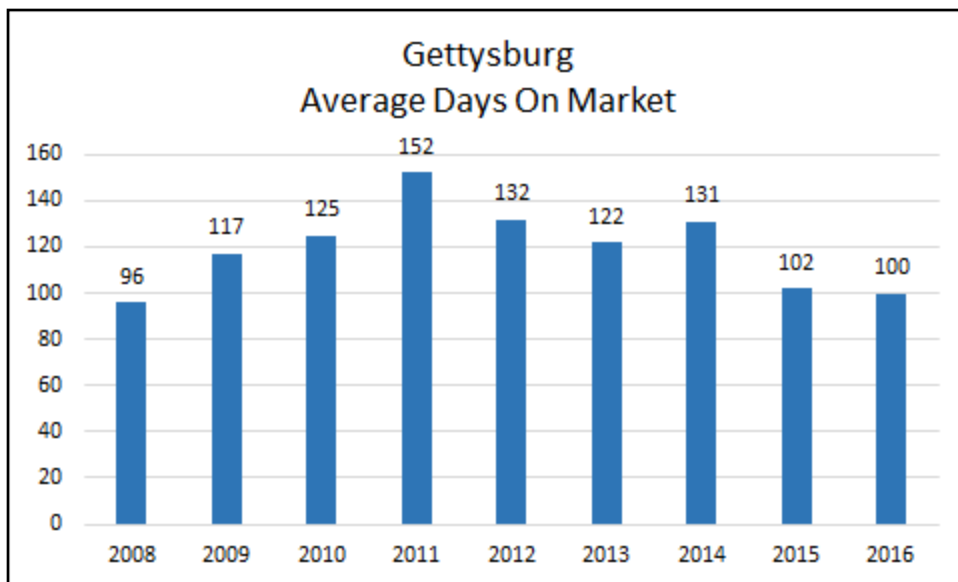
The median home sale price was \$198,500 in 2016. This home sale price reflects a 3% decrease over 2015 sales, a 5% increase over 5 years, and a 16% decrease over 10 years.



Gettysburg Area School District

Type	No. Sold	Median Price	Average Days on Market
Detached	229	\$ 210,000	89
Semi-Detached	13	\$ 135,000	153
Attached	18	\$ 166,105	102
Condo/Townhouse	19	\$ 220,702	204
Mobile Home w/ Land	5	\$ 91,101	35
Grand Total	284	\$ 198,500	100

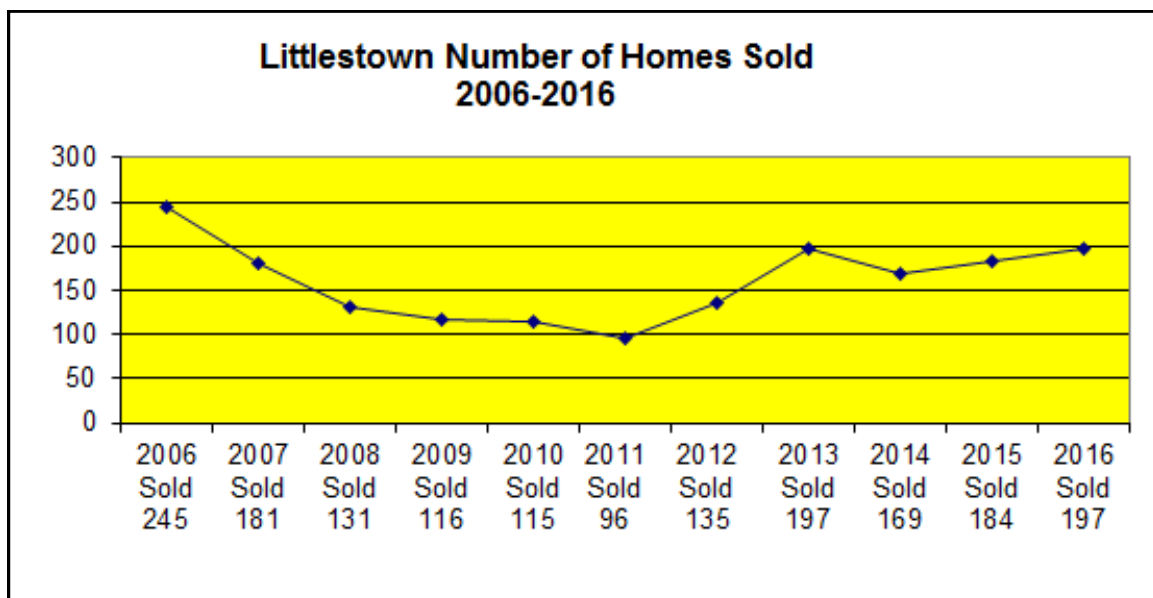
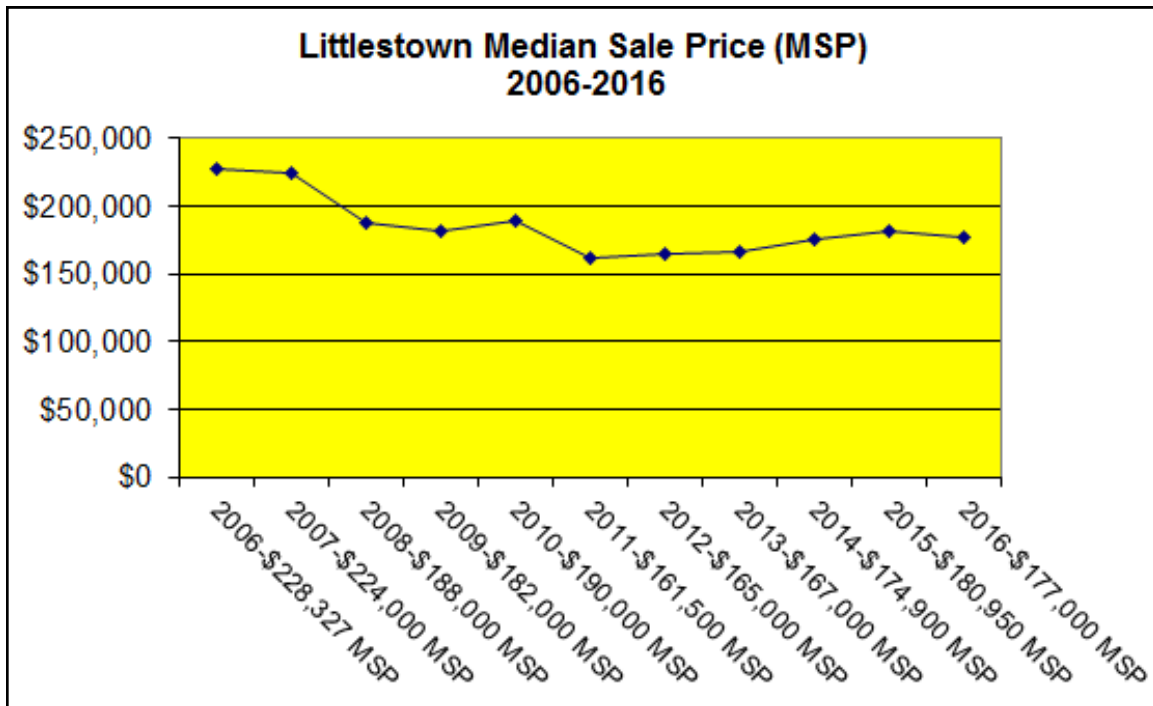
The charts below reflect the average days on market and the number of units sold in each price range.



Littlestown Area School District

In the Littlestown Area School District there were 197 homes sold in 2016 for a total dollar volume of \$38,470,352. The number of homes sold in 2016 increased by 7% over 2015 sales.

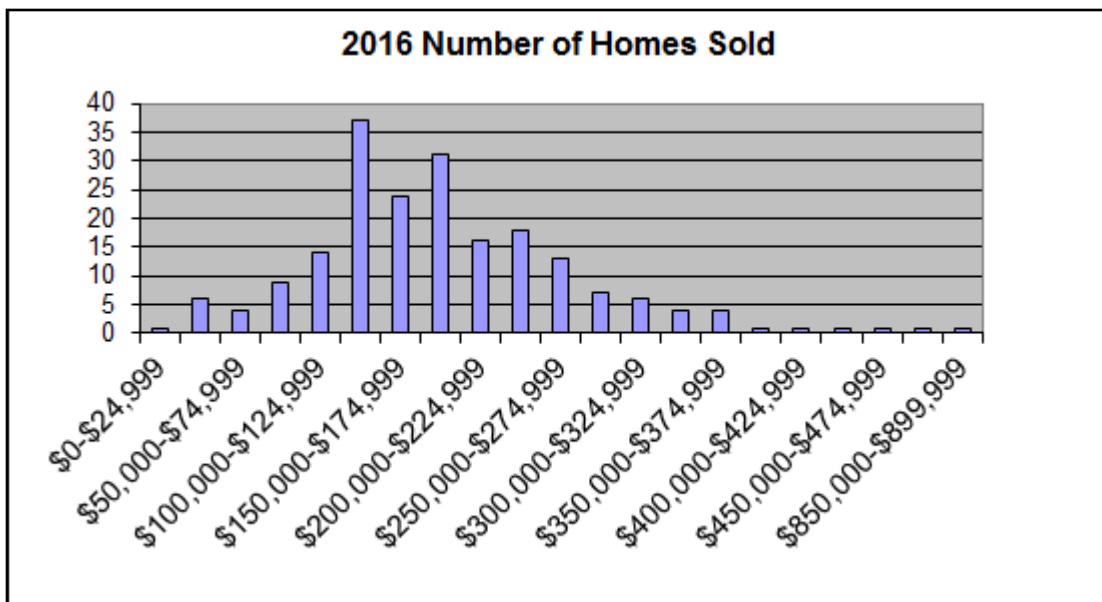
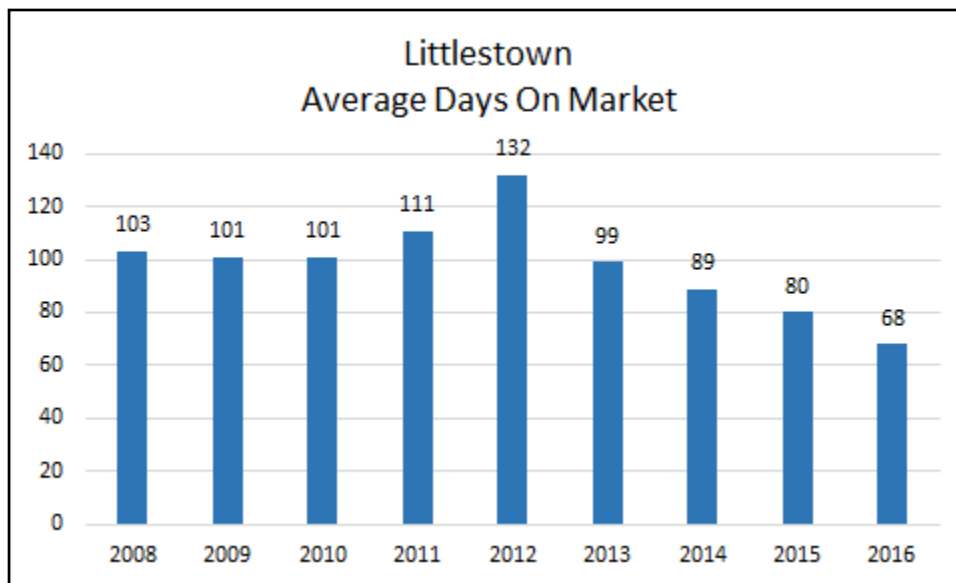
The median home sale price was \$177,000 in 2016. This home sale price reflects a 2% decrease compared to 2015 sales, a 10% increase over 5 years and a 22% decrease over 10 years.



Littlestown Area School District

Type	No. Sold	Median Price	Average Days on Market
Detached	167	\$ 188,950	70
Semi-Detached	8	\$ 137,250	66
Attached	17	\$ 125,000	42
Condo/Townhouse	3	\$ 176,000	79
Mobile Home w/ Land	2	\$ 115,750	174
Grand Total	197	\$ 177,000	68

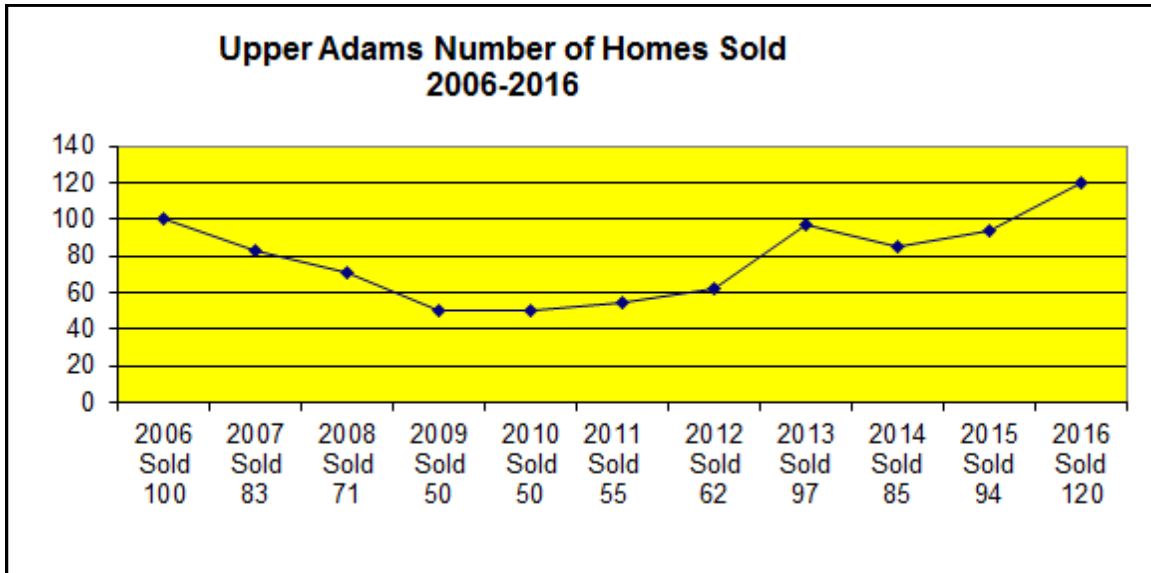
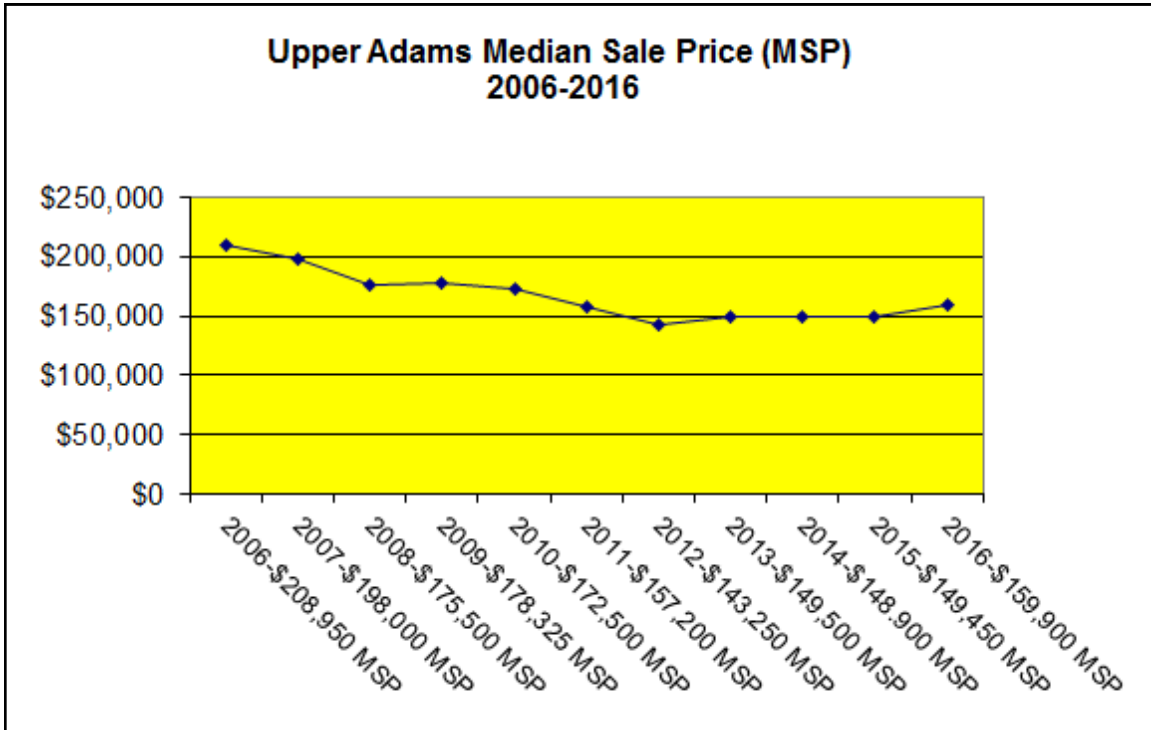
The charts below reflect the average days on market and the number of units sold in in each price range.



Upper Adams School District

In the Upper Adams Area School District there were 120 homes sold in 2016 for a total dollar volume of \$21,702,215. The number of homes sold in 2016 increased by 28% over 2015 sales.

The median home sale price was \$159,900 in 2016. This home sale price is a 7% increase compared to 2015 sales, a 2% increase over 5 years, and a 18% decrease over 10 years.



Upper Adams School District

Type	No. Sold	Median Price	Average Days on Market
Detached	113	\$ 165,000	94
Semi-Detached	0	\$ -	0
Attached	5	\$ 66,000	76
Condo/Townhouse	0	\$ -	0
Mobile Home w/ Land	2	\$ 82,627	77
Grand Total	120	\$ 159,900	92

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

