

2013

Adams County

Real Estate Market Report

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2013 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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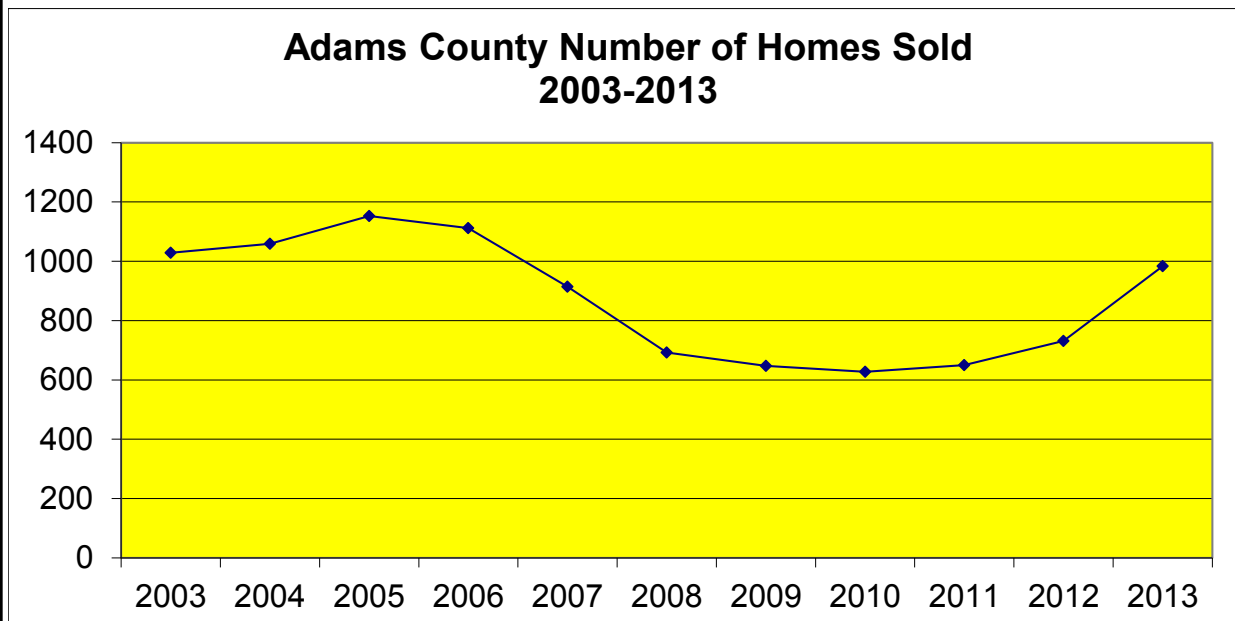
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Adams County Housing Market: Number of Homes Sold

In 2013 REALTORS sold 984 homes in Adams County for a total dollar volume of \$177,768,473. This reflects a 35% increase in the number of homes sold compared to 2012.

The total dollar volume reflected a 39% increase compared to 2012 sales.

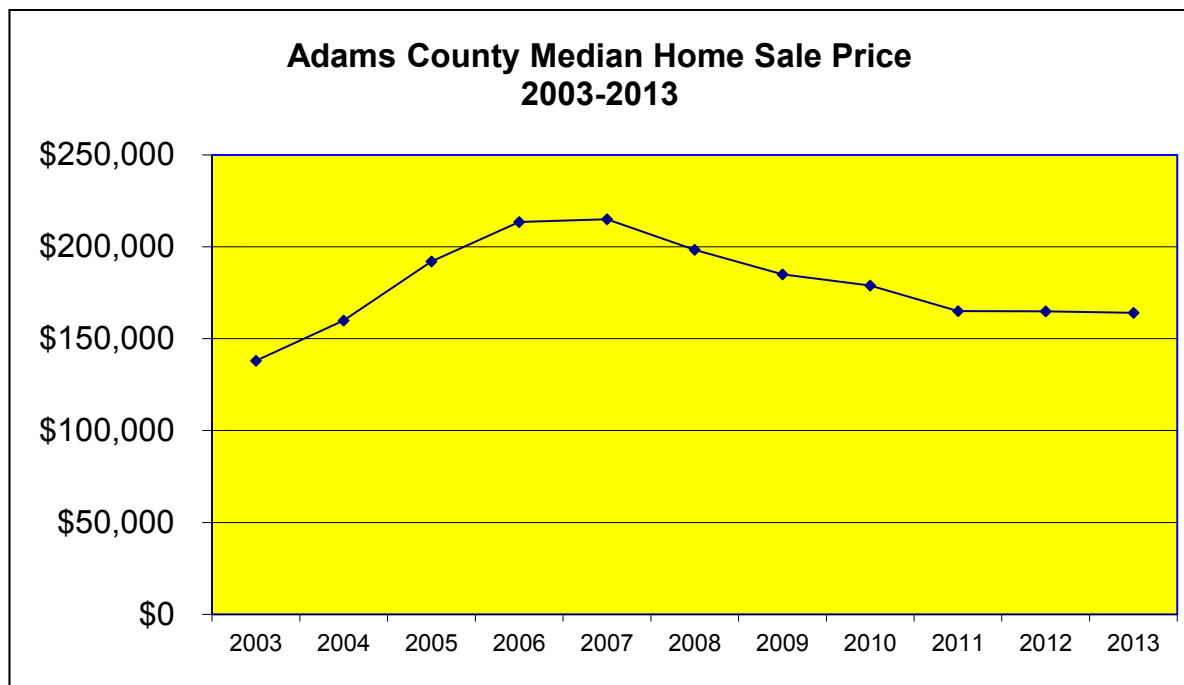
<u>School District</u>	<u>2013 Sold</u>	<u>2012 Sold</u>	<u>2008 Sold</u>	<u>2003 Sold</u>	<u>% Change over 1 Year</u>	<u>% Change over 5 Years</u>	<u>% Change over 10 Years</u>
Bermudian Springs	126	101	85	147	25%	48%	-14%
Conewago Valley	240	186	188	253	29%	28%	-5%
Fairfield	86	67	65	120	28%	32%	-28%
Gettysburg	238	180	152	249	32%	57%	-4%
Littlestown	197	135	131	177	46%	50%	11%
Upper Adams	97	62	71	83	56%	37%	17%
Total Adams County	984	731	692	1029	35%	42%	-4%



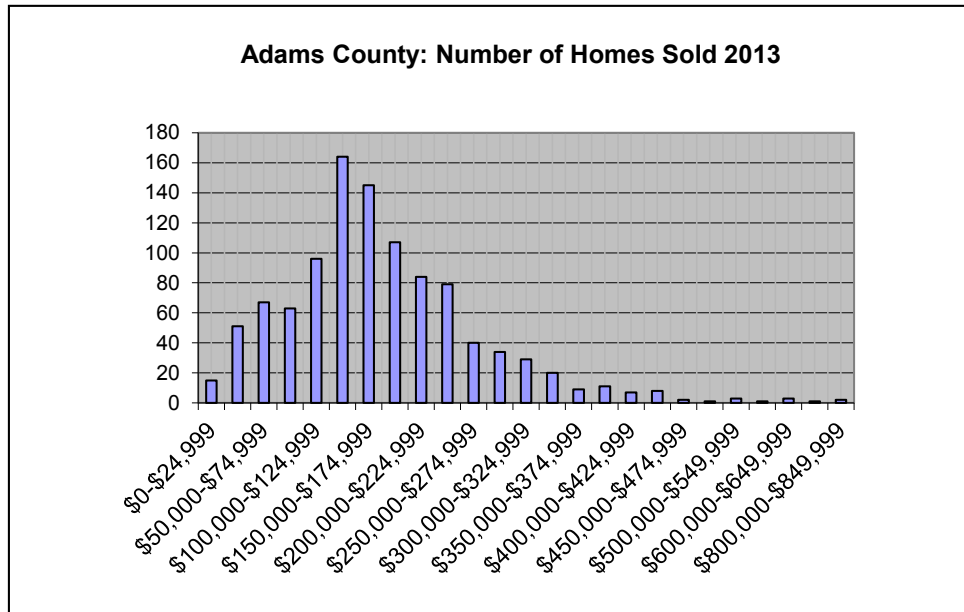
Adams County Housing Market: Median Home Sale Price

In Adams County the median home sale price was \$164,095 and remained steady compared to 2012 sales. The median sold price in Adams County decreased 17% in five years and increased 19% over the past 10 years.

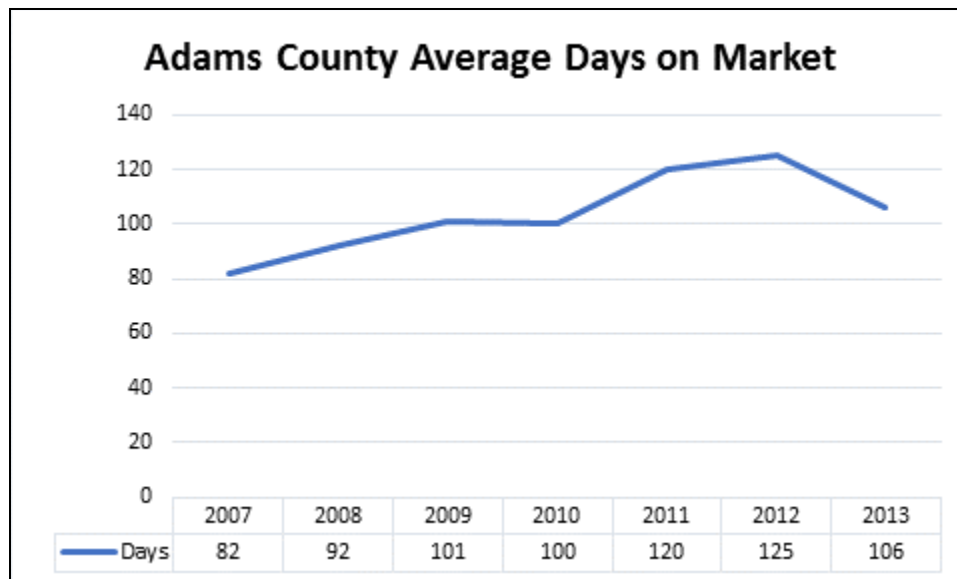
<u>School District</u>	<u>2013 Median Sale Price</u>	<u>2012 Median Sale Price</u>	<u>2008 Median Sale Price</u>	<u>2003 Median Sale Price</u>	<u>% Change over 1 Year</u>	<u>% Change over 5 Years</u>	<u>% Change over 10 Years</u>
Bermudian Springs	\$152,500	\$150,000	\$199,900	\$137,900	2%	-24%	11%
Conewago Valley	\$151,225	\$148,695	\$184,200	\$115,000	2%	-18%	32%
Fairfield	\$178,750	\$180,000	\$235,000	\$151,750	-1%	-24%	18%
Gettysburg	\$194,250	\$189,900	\$214,950	\$148,000	2%	-10%	31%
Littlestown	\$167,000	\$165,000	\$188,000	\$142,000	1%	-11%	18%
Upper Adams	\$149,500	\$143,250	\$175,500	\$135,500	4%	-15%	10%
Total Adams County	\$164,095	\$164,900	\$198,451	\$138,000	0%	-17%	19%



Adams County Housing Market By Price Range



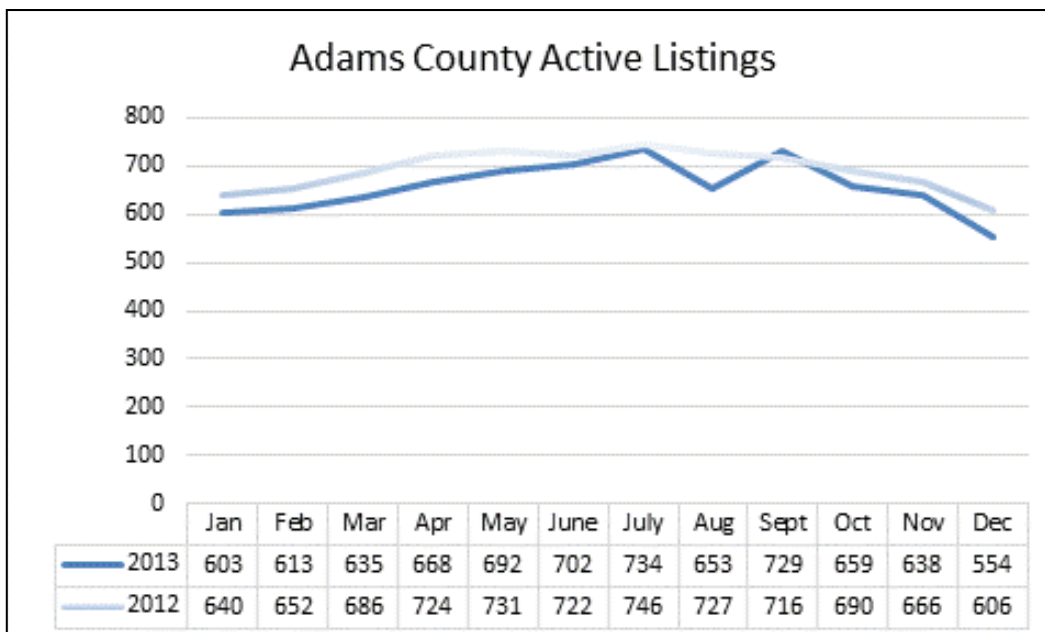
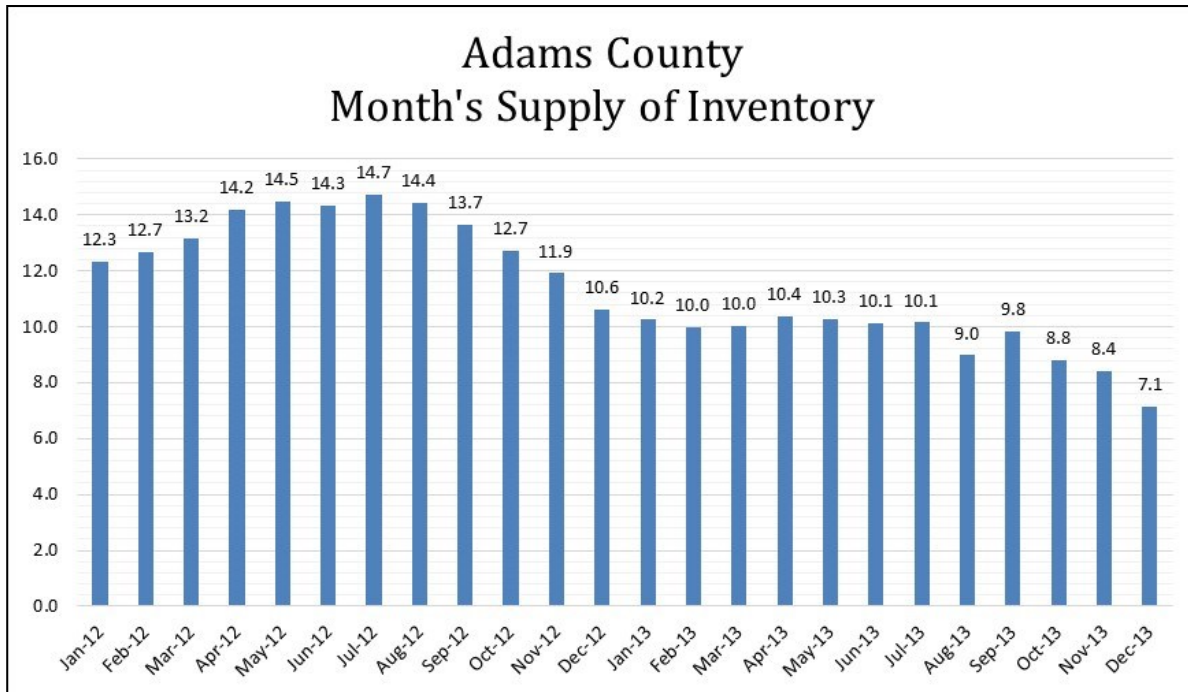
In 2013, 19% of the homes sold were under \$100,000. Homes purchased between \$100,000-\$200,000 were 49% of the market. Homes purchased between \$200,001-\$300,000 were 23% of the market and 9% of the homes sold were priced over \$300,000.



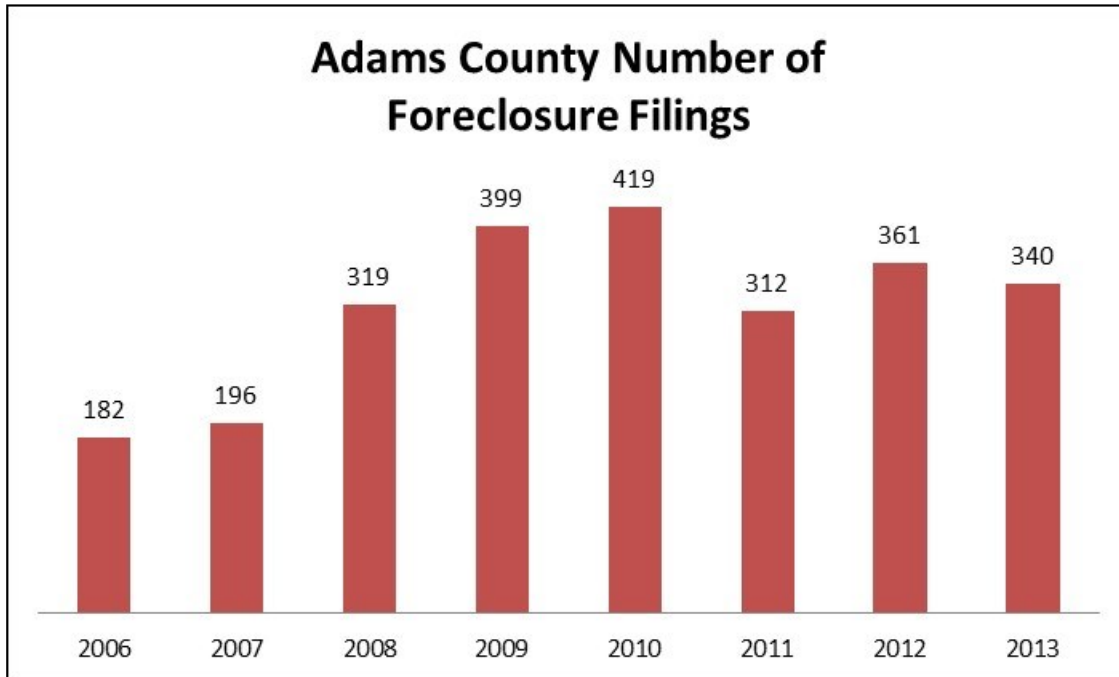
The average days on market for Adams County in 2013 was 106 days. This reflects a 15% decrease on average days on market over 2012 sales.

Adams County: Month's Supply of Inventory

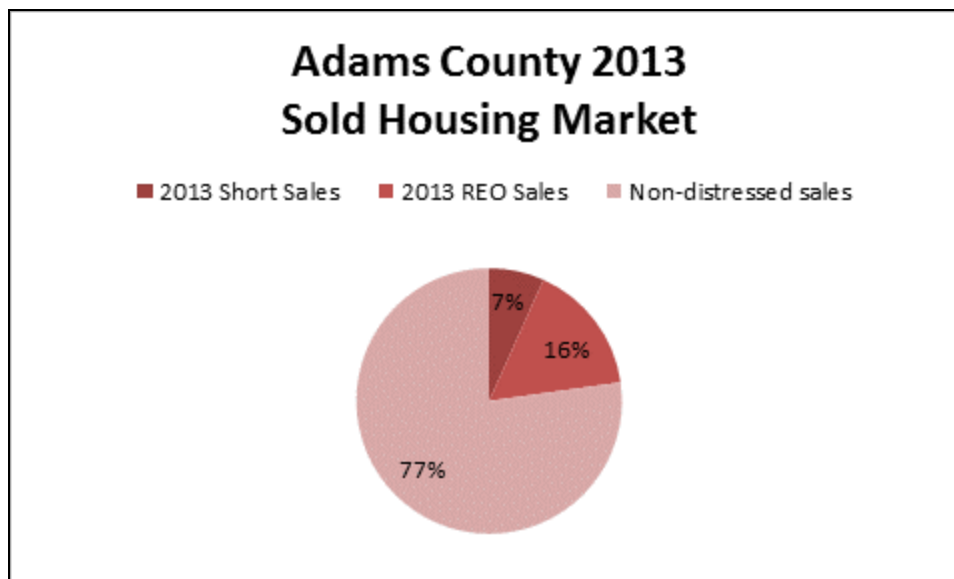
The month's supply of inventory indicates how many months it would take for all the current homes for sale on the market to sell, given a monthly sales volume. Six month's supply of inventory is considered a balanced market. The greater the number means there are more sellers than buyers in the market.



Adams County: Foreclosure Filings



Source: Prothonotary of Adams County



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

	2013	2012	2011	2010	2009	2008
Bermudian Springs	2	1	4	8	4	2
Conewago Valley	15	17	16	27	26	27
Fairfield	1	0	0	1	4	10
Gettysburg	11	17	10	9	17	20
Littlestown	21	9	3	6	9	14
Upper Adams	1	0	3	0	4	6
Total Adams County	51	44	36	51	64	79

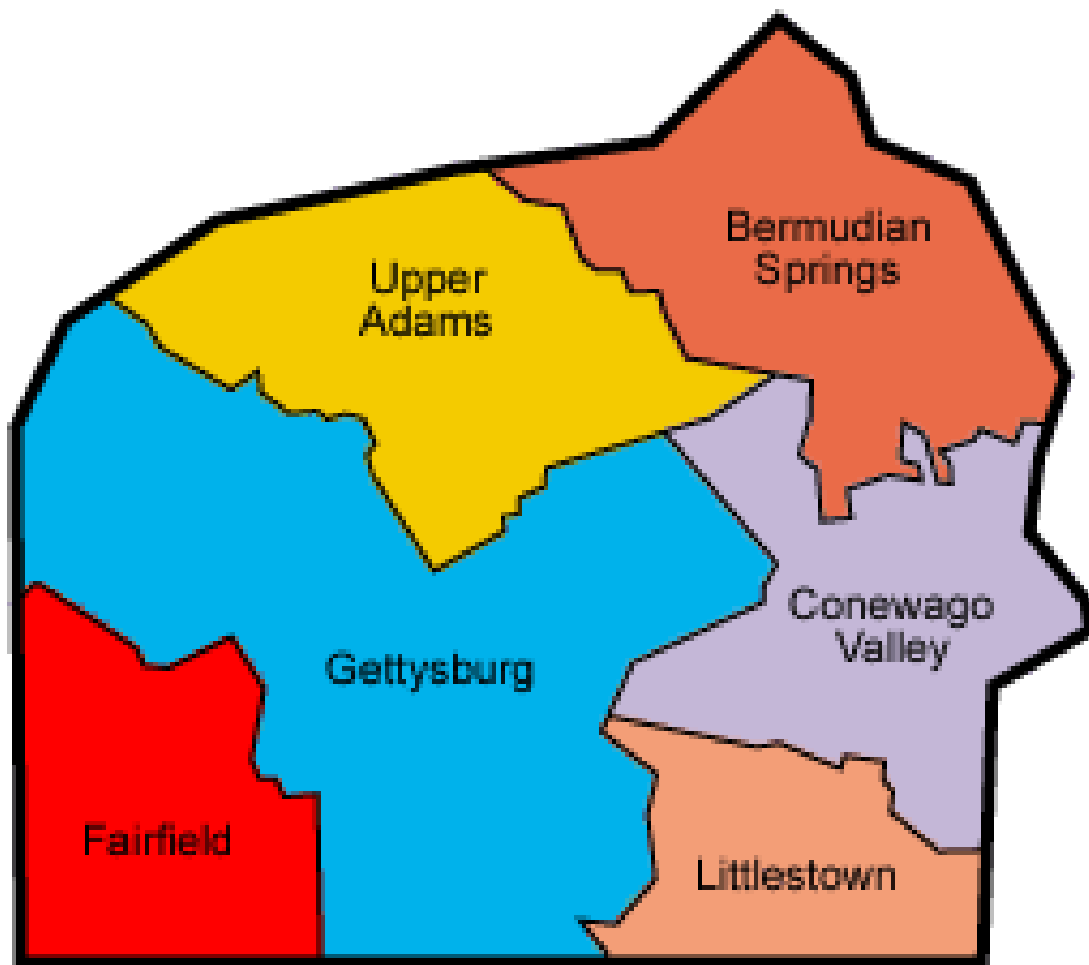
Single Family Detached

Year	Number Sold	Median Sold Price	Median Finished Sq FT	\$/Sq Ft
2013	44	\$ 218,890	1764	\$ 124
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

Condominium and Town Home

Year	Number Sold	Median Sold Price	Median Finished Sq FT	\$/Sq Ft
2013	7	\$ 136,000	1200	\$ 113
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

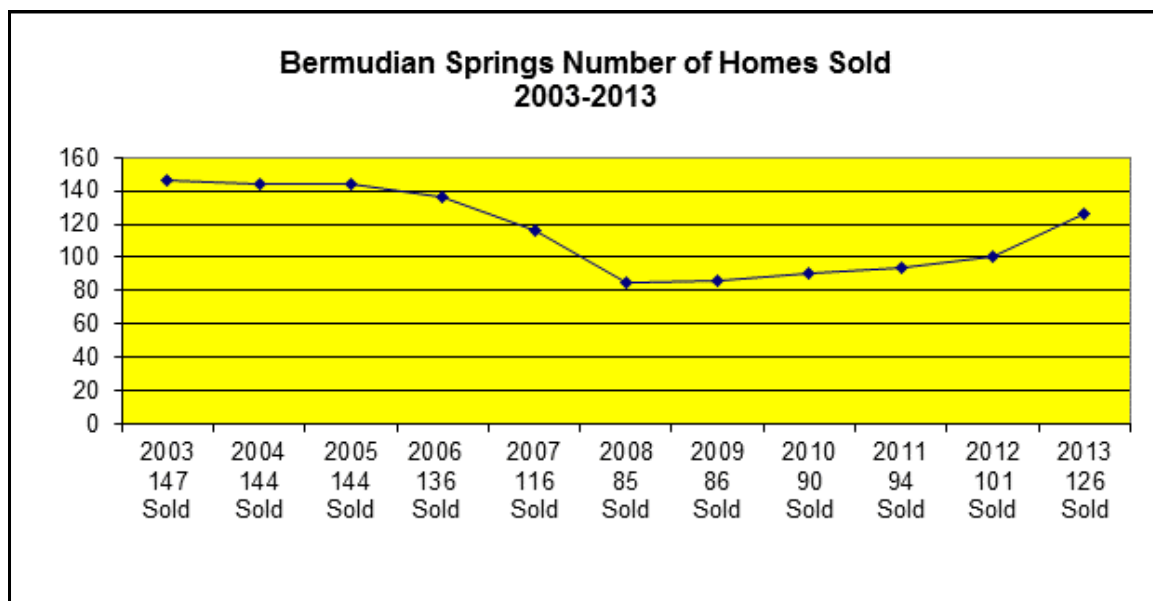
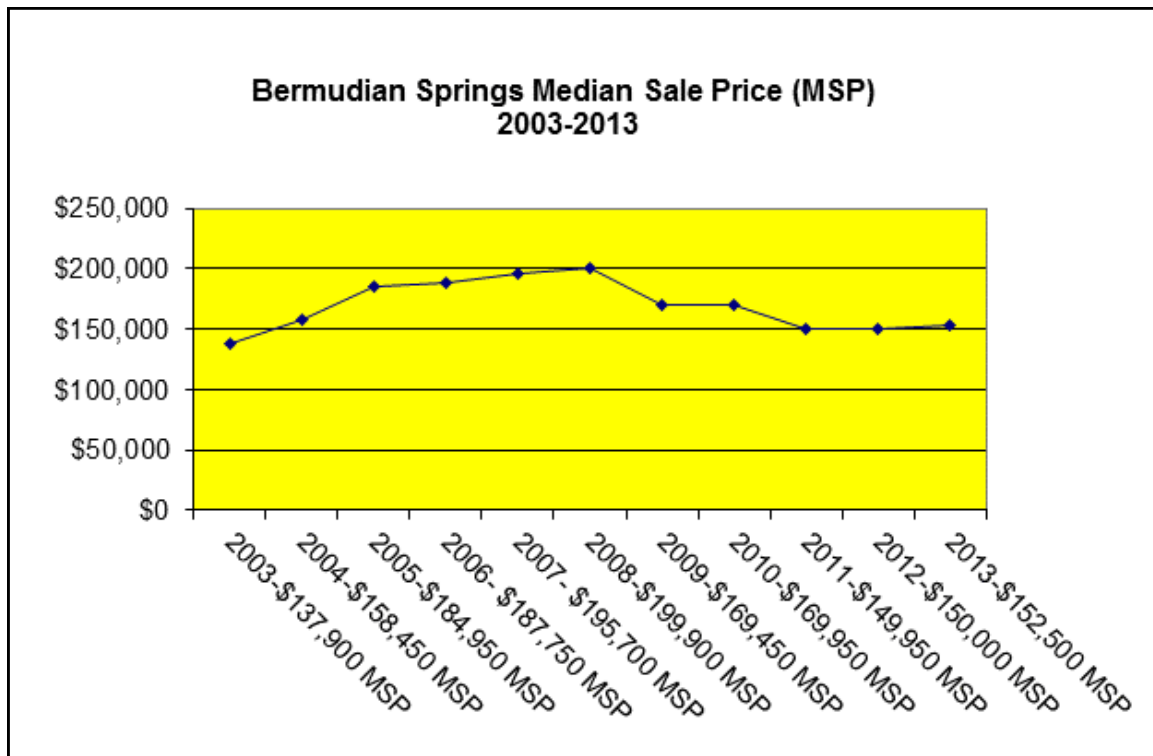
Real Estate Activity By School District



Bermudian Springs School District

In the Bermudian Springs School District there were 126 homes sold in 2013 for a total dollar volume of \$21,472,906. The number of homes sold in 2013 increased by 25% over 2012 sales.

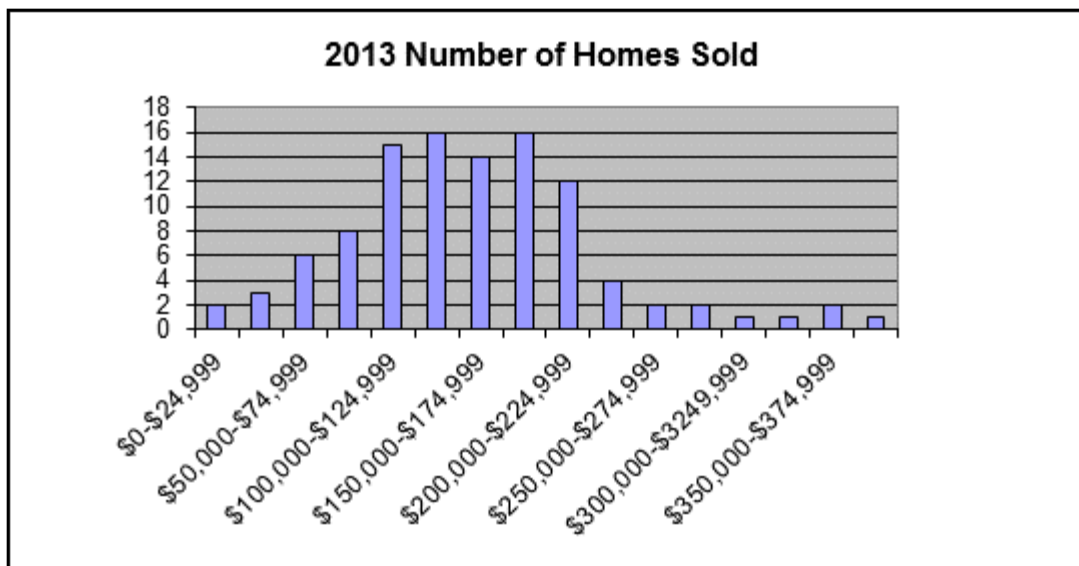
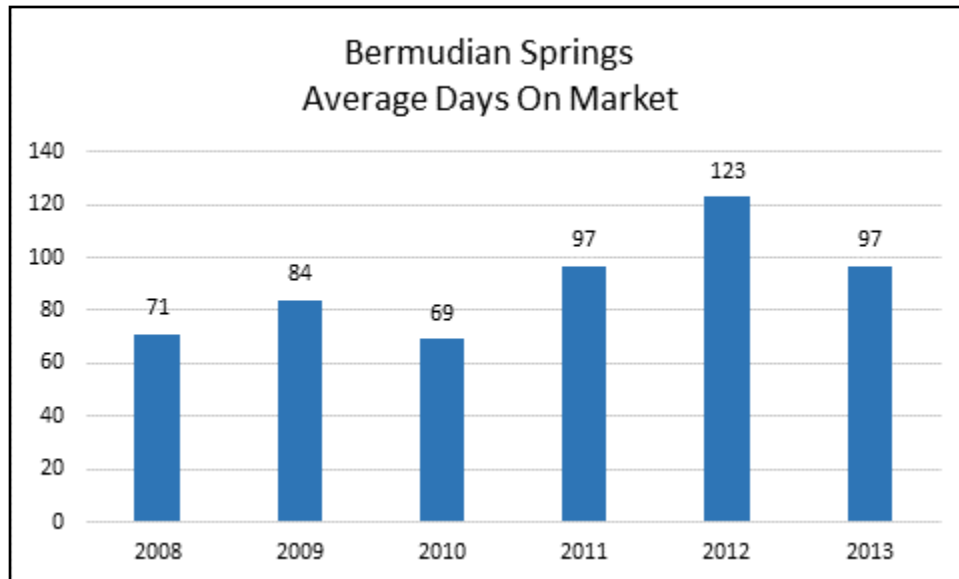
The median home sale price was \$152,500 in 2013. This home sale price reflects a 2% increase over 2012 sales, a 24% decrease over 5 years, and an 11% increase over 10 years.



Bermudian Springs School District

Type	No. Sold	Median Price	Average Days on Market
Detached	121	\$ 159,900	100
Semi-Detached	2	\$ 59,950	40
Attached			
Condo/Townhouse			
Mobile Home w/ Land	3	\$ 89,000	34
Grand Total	126	\$ 152,500	97

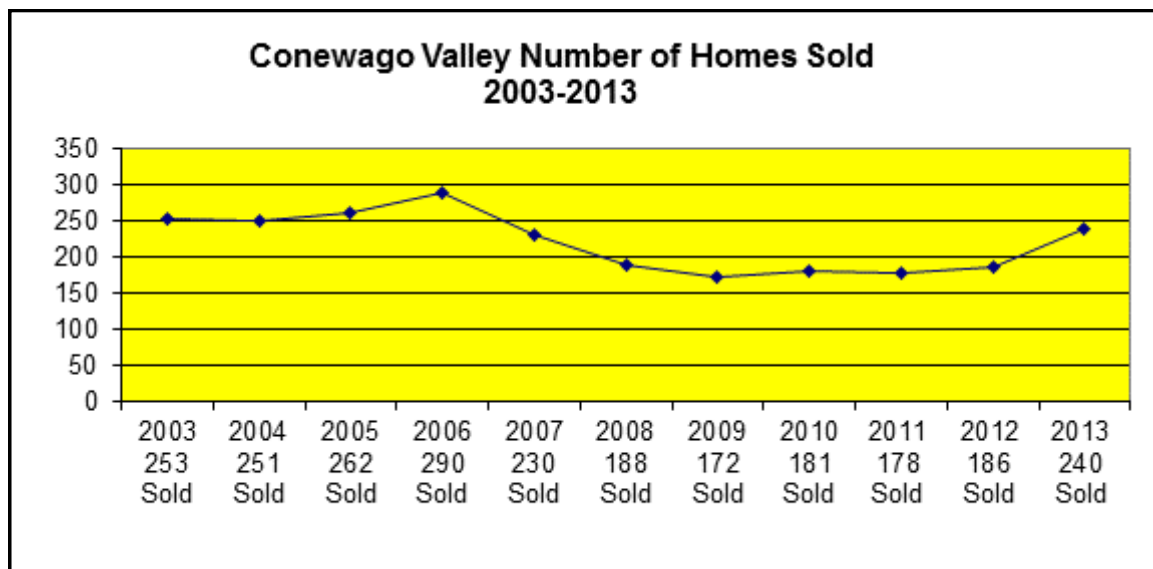
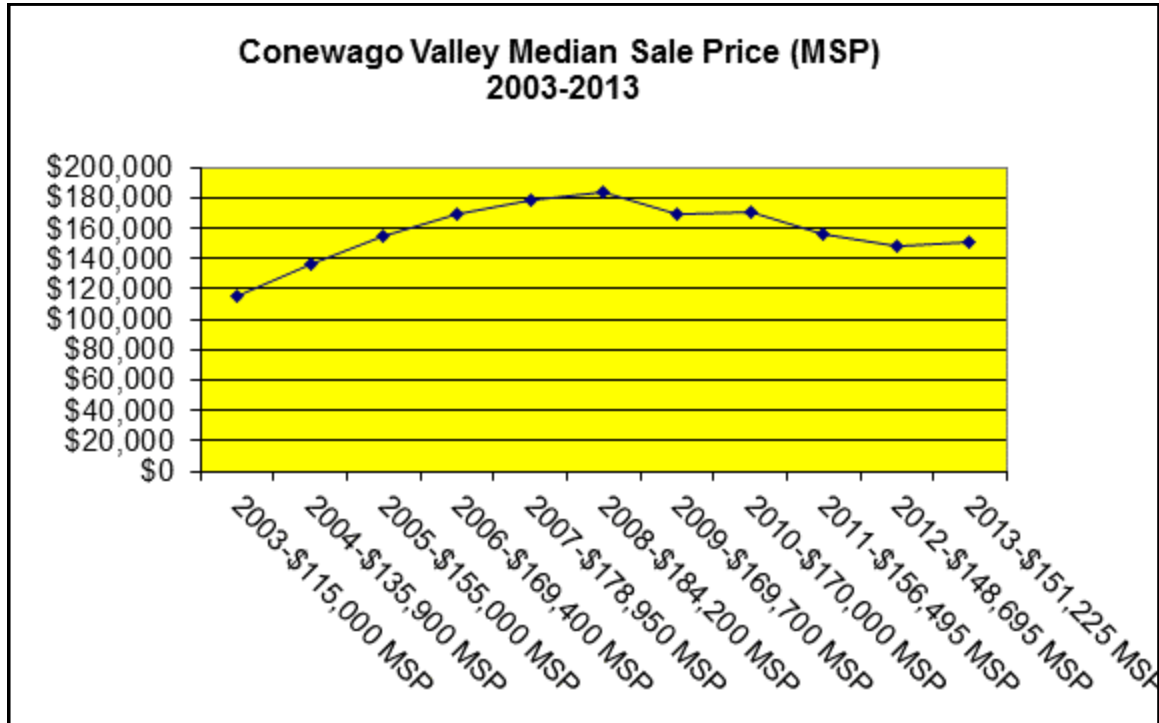
The charts below reflect the average days on market and the number of units sold in in each price range.



Conewago Valley School District

In the Conewago Valley School District there were 240 homes sold in 2013 for a total dollar volume of \$40,579,715. The number of homes sold in 2013 increased by 29% over 2012 sales.

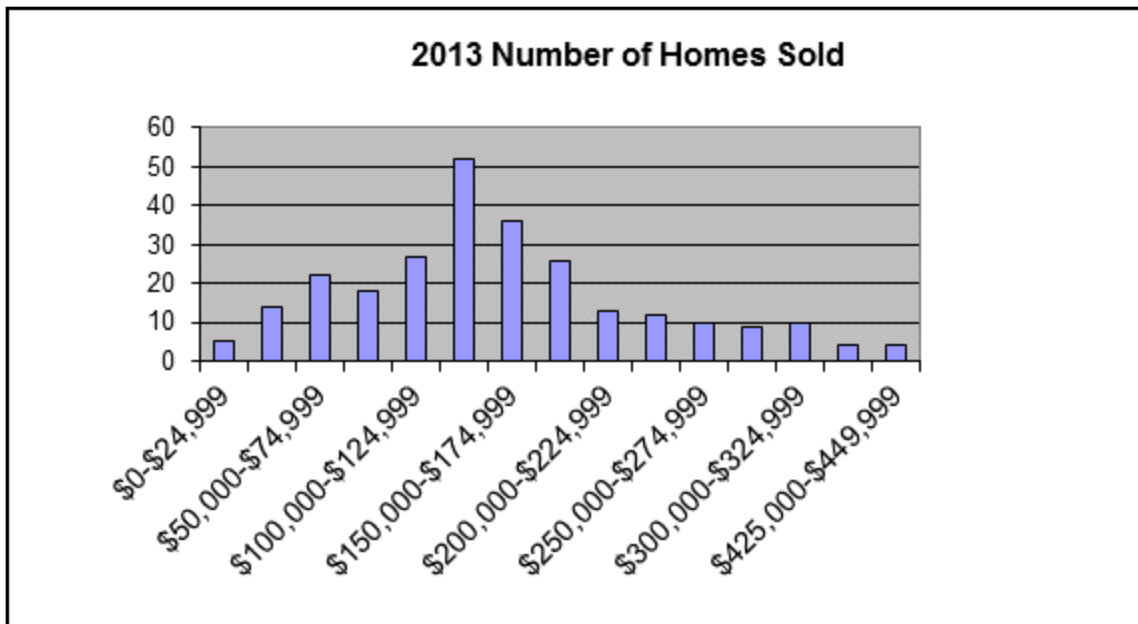
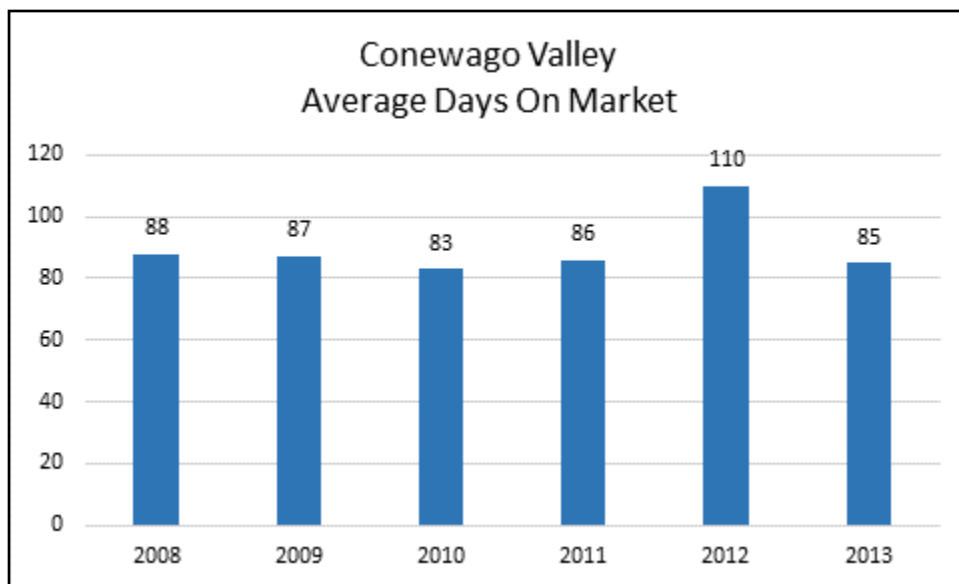
The median home sale price was \$151,225 in 2013. This home sale price reflects a 2% increase compared to 2012, an 18% decrease over 5 years, and a 32% increase over 10 years.



Conewago Valley School District

Type	No. Sold	Median Price	Average Days on Market
Detached	192	\$ 162,000	82
Semi-Detached	36	\$ 136,250	111
Attached	6	\$ 80,000	42
Condo/Townhouse	1	\$ 119,000	115
Mobile Home w/ Land	5	\$ 72,780	66
Grand Total	240	\$ 151,225	85

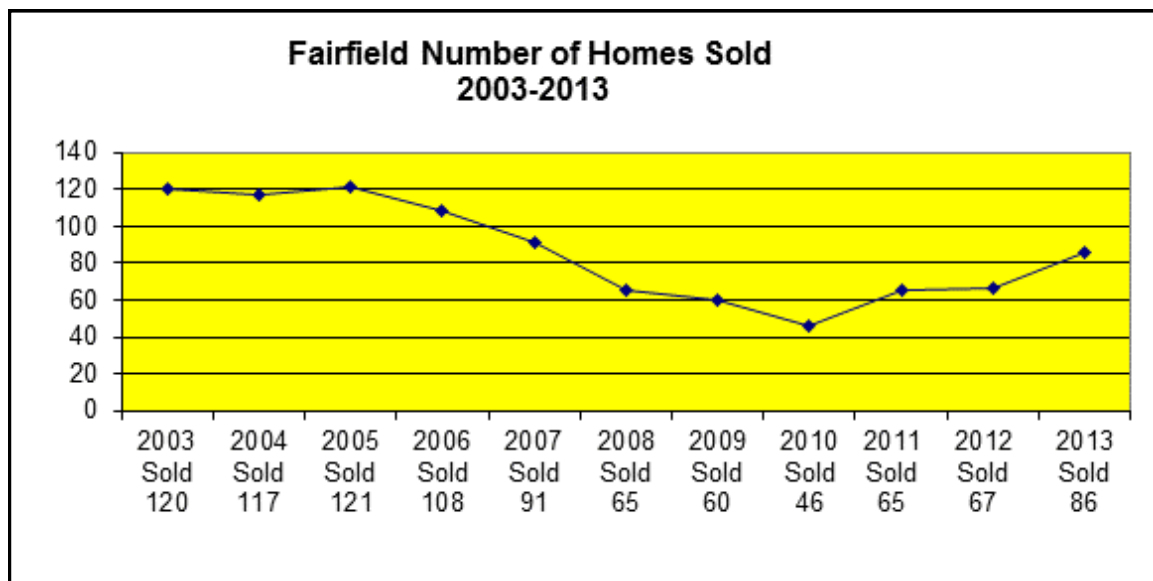
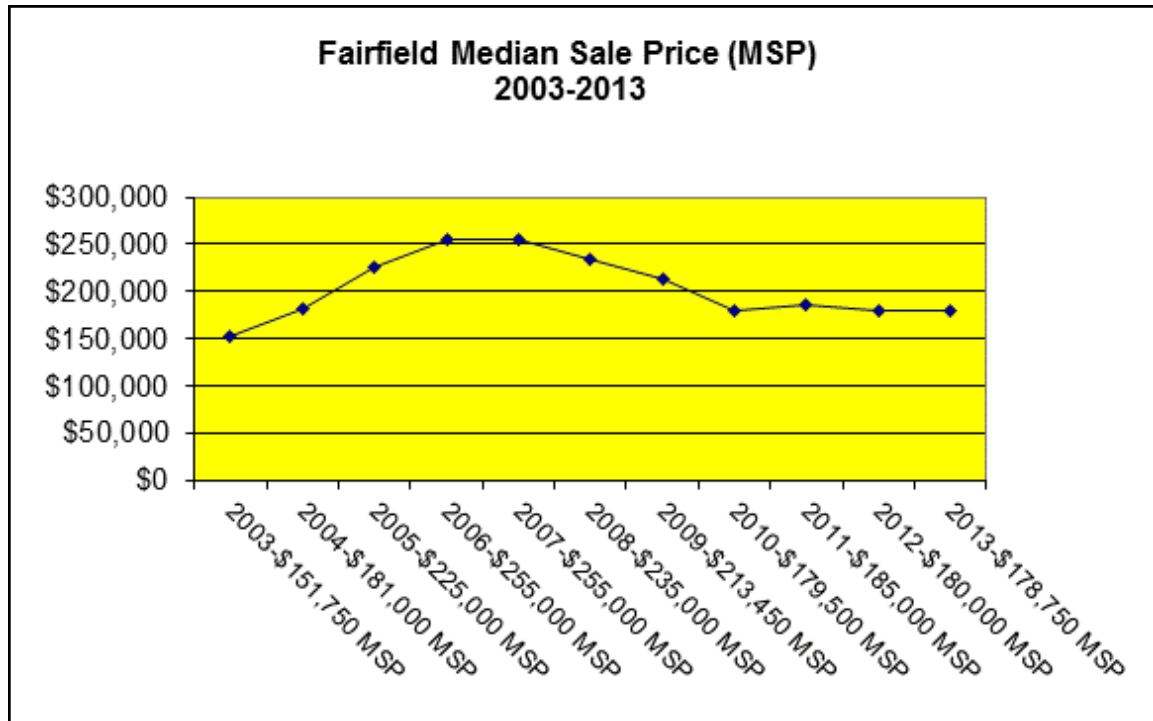
The charts below reflect the average days on market and the number of units sold in each price range.



Fairfield Area School District

In the Fairfield Area School District there were 86 homes sold in 2013 for a total dollar volume of \$16,149,349. The number of homes sold in 2013 increased by 28% over 2012 sales.

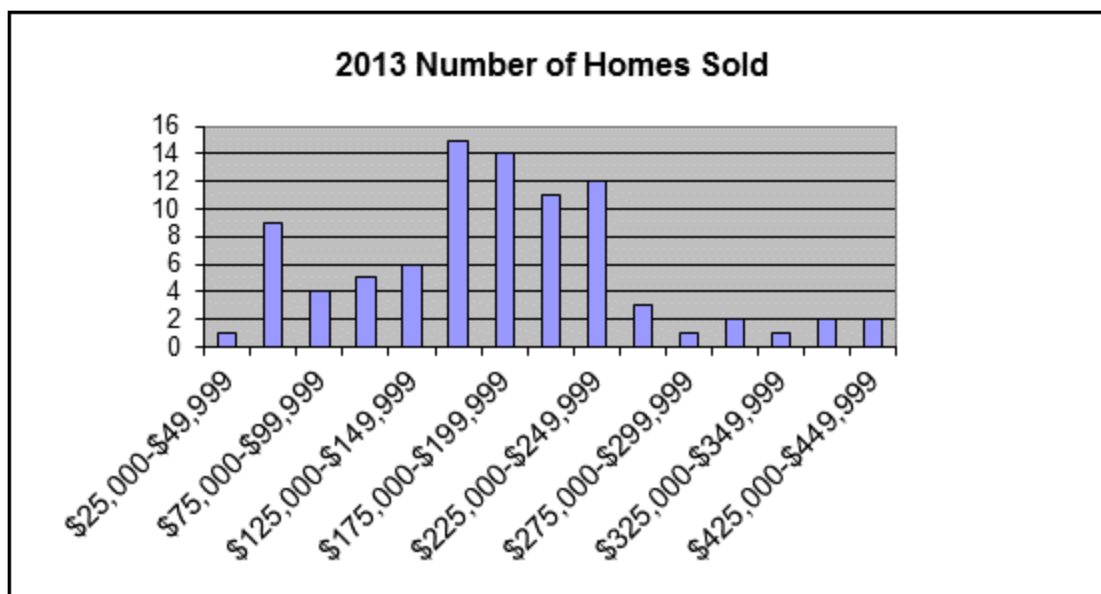
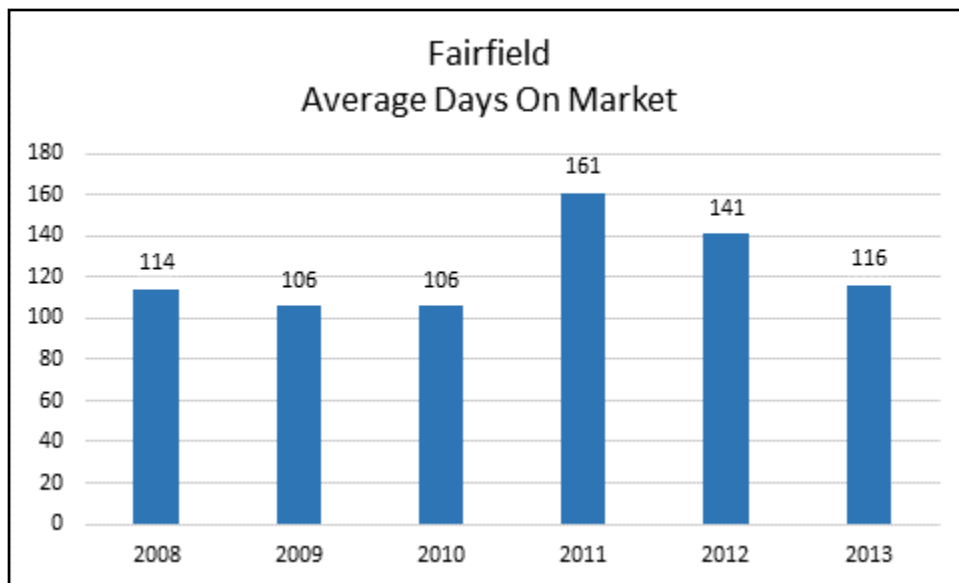
The median home sale price was \$178,750 in 2013. This home sale price reflects a 1% decrease compared to 2012 sales, a 24% decrease over 5 years, and an 18% increase over 10 years.



Fairfield Area School District

Type	No. Sold	Median Price	Average Days on Market
Detached	80	\$ 188,500	114
Semi-Detached	2	\$ 152,450	213
Attached			
Condo/Townhouse	3	\$ 165,000	140
Mobile Home w/ Land	1	\$ 52,500	16
Grand Total	86	\$ 178,750	116

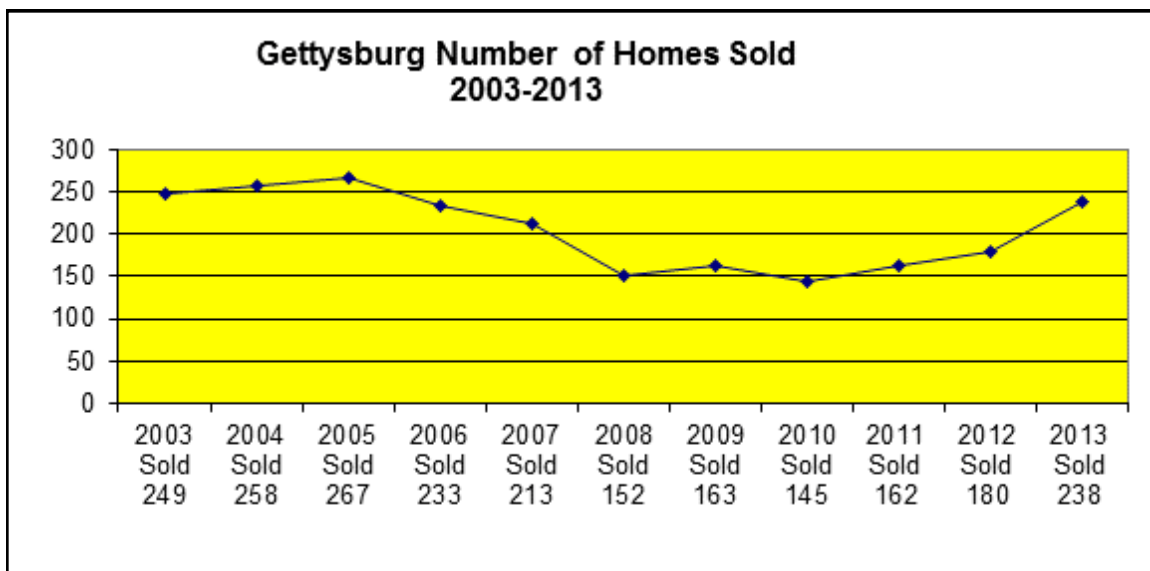
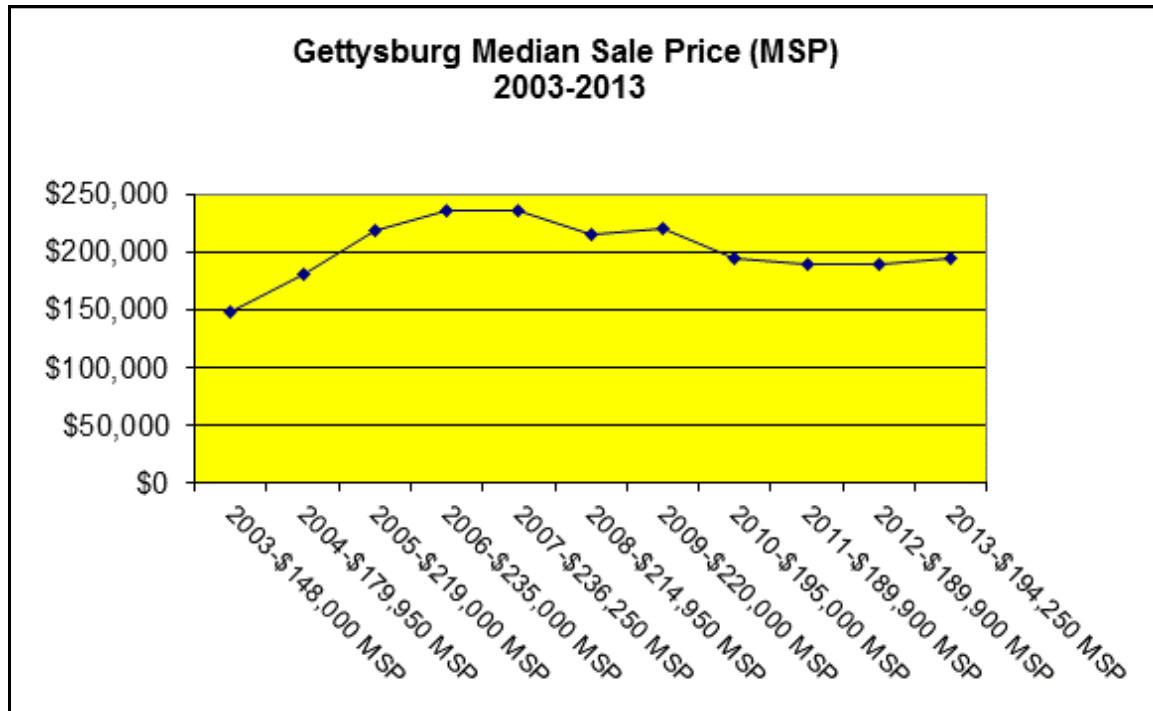
The charts below reflect the average days on market and the number of units sold in in each price range.



Gettysburg Area School District

In the Gettysburg Area School District there were 238 homes sold in 2013 for a total dollar volume of \$50,345,165. The number of homes sold in 2013 increased by 32% over 2012 sales.

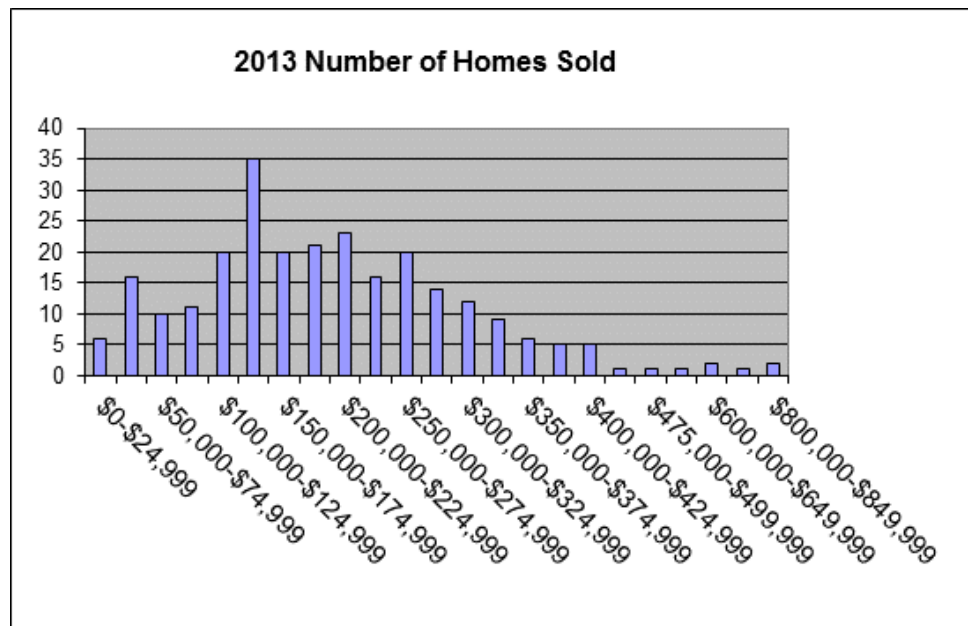
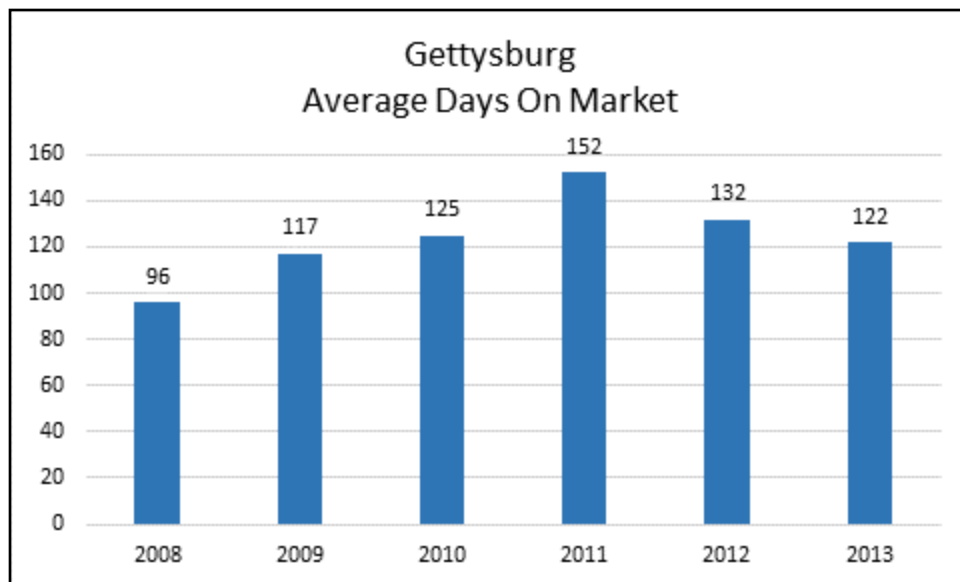
The median home sale price was \$194,250 in 2013. This home sale price reflects a 2% increase over 2012 sales, a 10% decrease over 5 years, and a 31% increase over 10 years.



Gettysburg Area School District

Type	No. Sold	Median Price	Average Days on Market
Detached	207	\$207,950	126
Semi-Detached	14	\$131,200	81
Attached	4	\$136,000	74
Condo/Townhouse	10	\$147,500	95
Mobile Home w/ Land	3	\$60,000	209
Grand Total	238	\$194,250	122

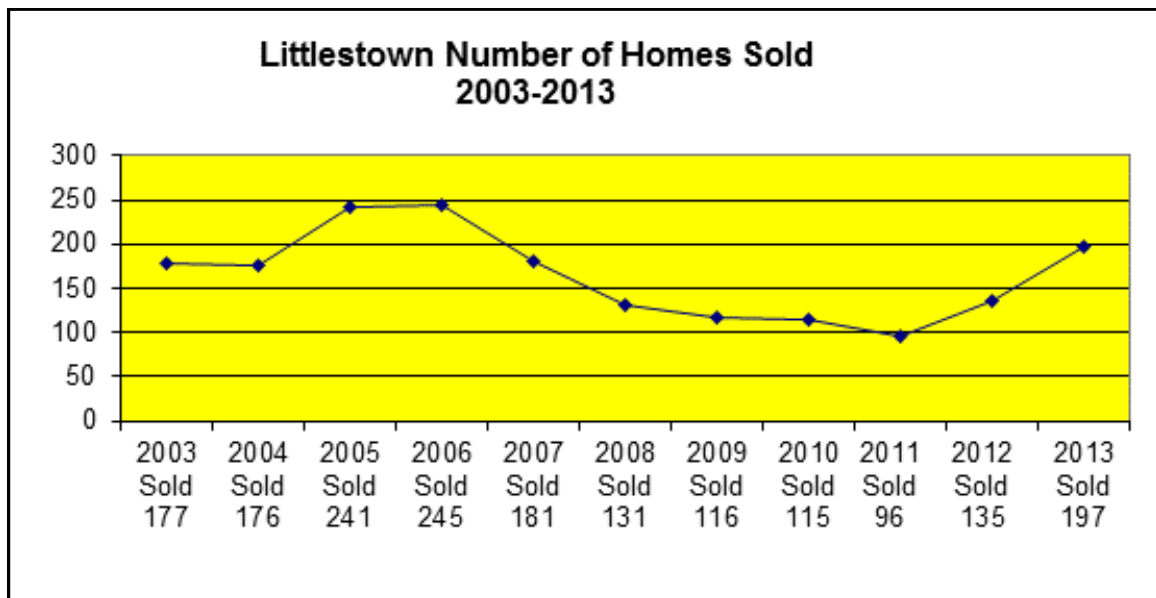
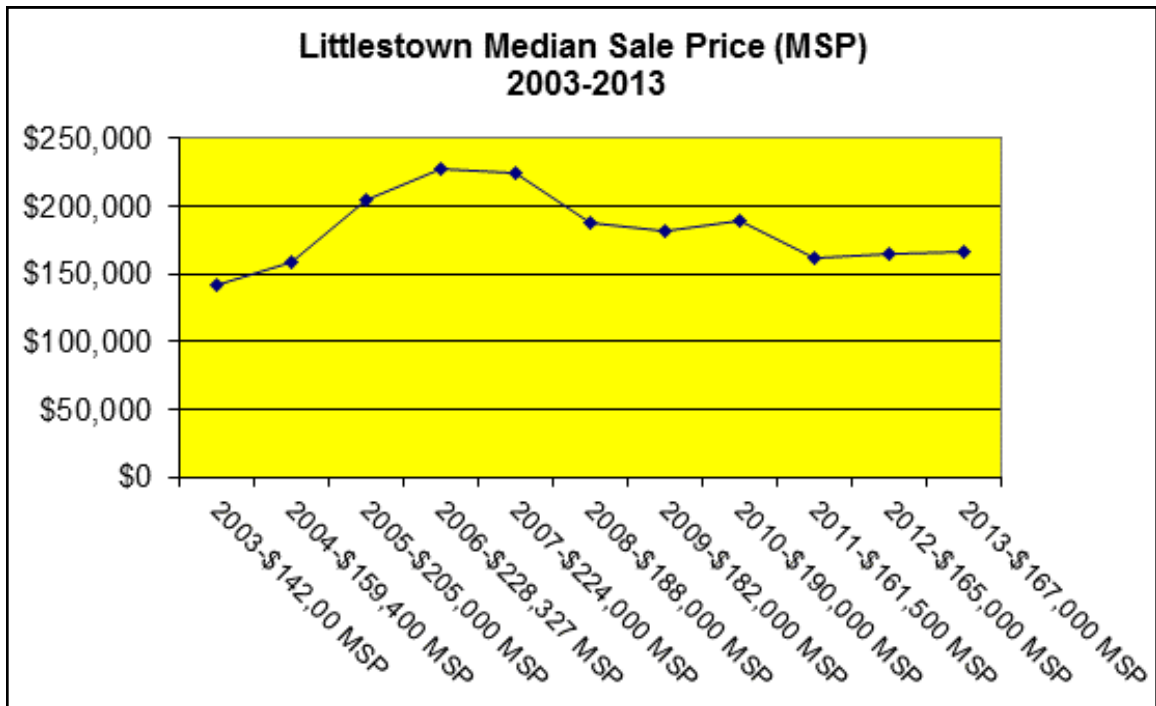
The charts below reflect the average days on market and the number of units sold in each price range.



Littlestown Area School District

In the Littlestown Area School District there were 197 homes sold in 2013 for a total dollar volume of \$34,034,142. The number of homes sold in 2013 increased by 46% over 2012 sales.

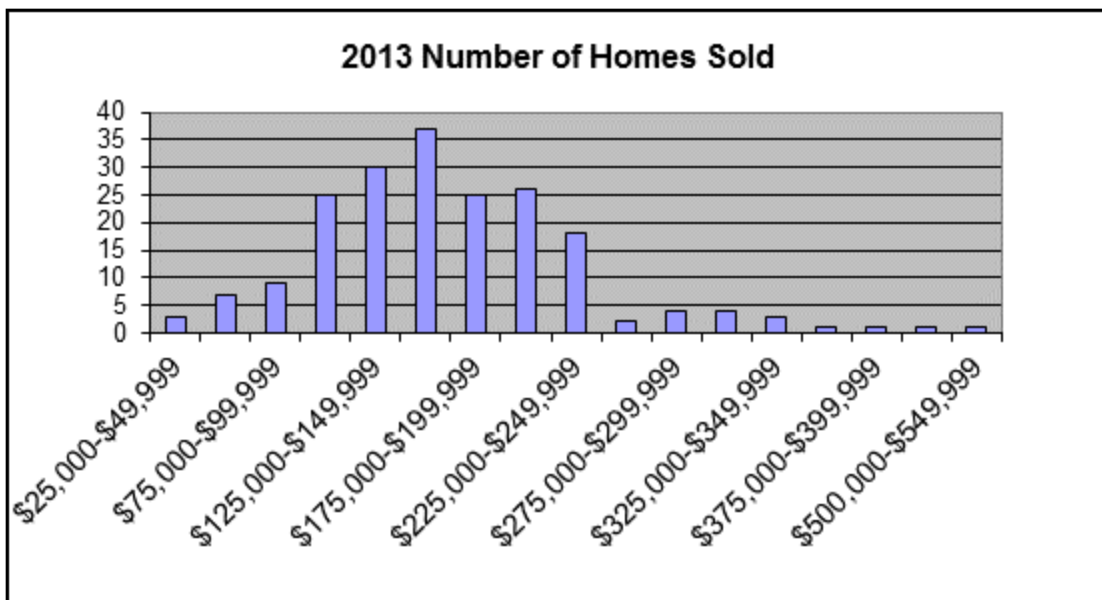
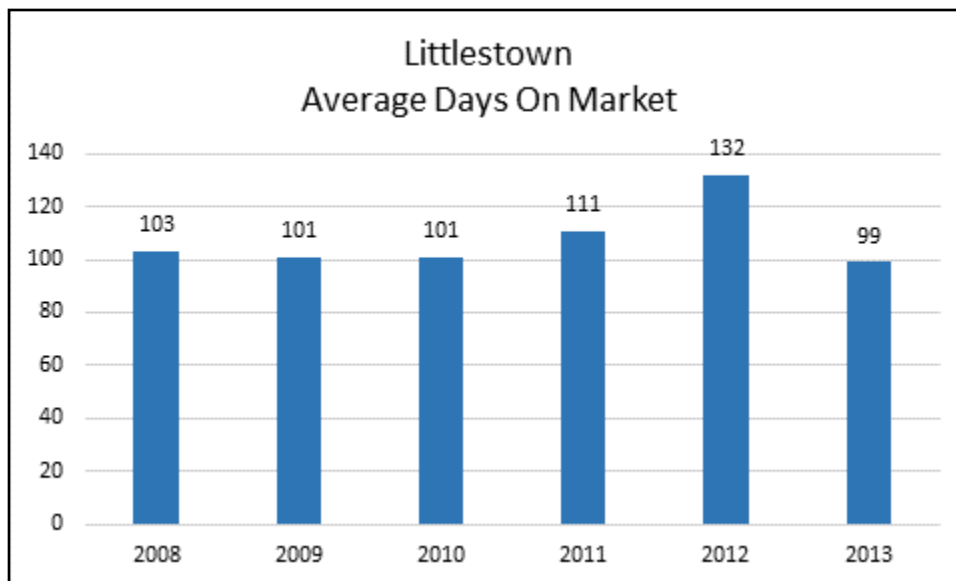
The median home sale price was \$167,000 in 2013. This home sale price reflects a 1% increase compared to 2012 sales, an 11% decrease over 5 years and an 18% increase over 10 years.



Littlestown Area School District

Type	No. Sold	Median Price	Average Days on Market
Detached	173	\$ 173,997	98
Semi-Detached	9	\$ 122,000	51
Attached	12	\$ 132,000	153
Condo/Townhouse	3	\$ 124,900	74
Mobile Home w/ Land			
Grand Total	197	\$ 167,000	99

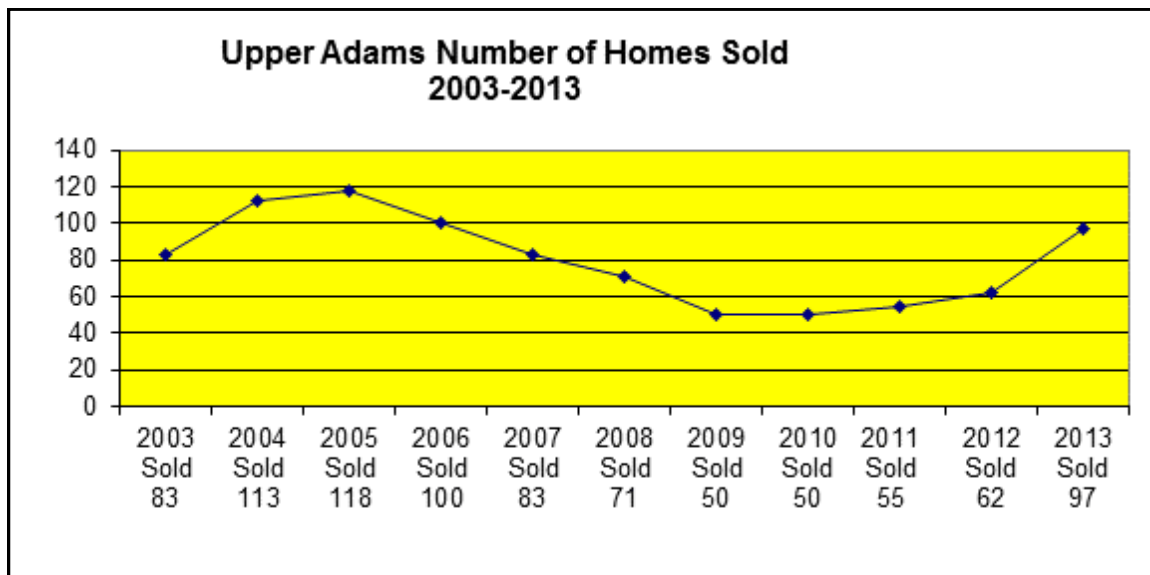
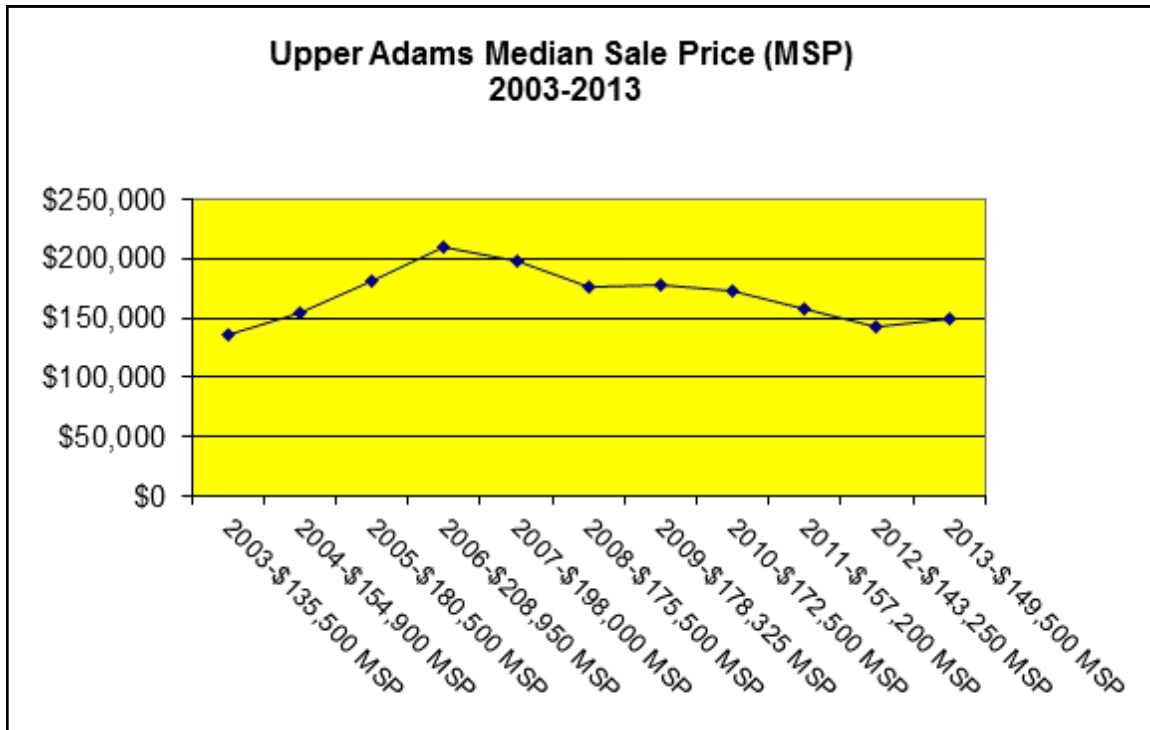
The charts below reflect the average days on market and the number of units sold in in each price range.



Upper Adams School District

In the Upper Adams Area School District there were 97 homes sold in 2013 for a total dollar volume of \$15,594,196. The number of homes sold in 2013 increased by 56% over 2012 sales.

The median home sale price was \$149,500 in 2013. This home sale price reflects a 4% increase compared to 2012 sales, a 15% decrease over 5 years, and a 10% increase over 10 years.



Upper Adams School District

Type	No. Sold	Median Price	Average Days on Market
Detached	93	\$ 149,950	139
Semi-Detached	1	\$ 72,500	52
Attached			
Condo/Townhouse			
Mobile Home w/ Land	3	\$ 120,000	135
Grand Total	97	\$ 149,500	138

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

