

**2014**

# Adams County

## *Real Estate Market Report*

*Prepared by:*



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# 2014 Adams County Real Estate Market Report

The REALTORS® Association of York & Adams Counties (RAYAC) represents over 850 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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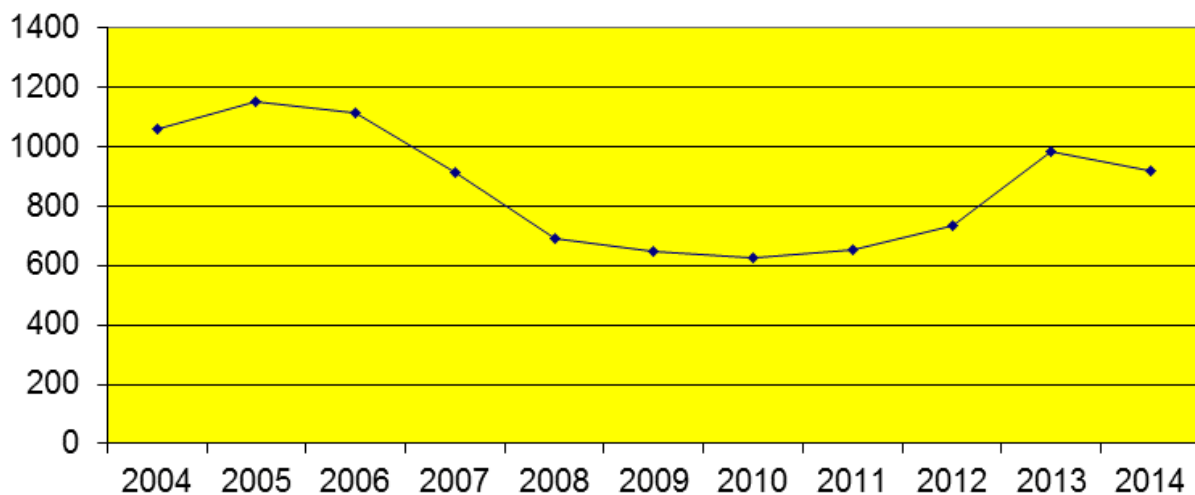
# Adams County Housing Market: Number of Homes Sold

In 2014 REALTORS sold 916 homes in Adams County for a total dollar volume of \$174,719,923. This reflects a 7% decrease in the number of homes sold compared to 2013.

The total dollar volume reflected a 3% decrease compared to 2013 sales.

<u>School District</u>	<u>2014 Sold</u>	<u>2013 Sold</u>	<u>2009 Sold</u>	<u>2004 Sold</u>	<u>% Change over 1 Year</u>	<u>% Change over 5 Years</u>	<u>% Change over 10 Years</u>
Bermudian Springs	110	126	86	144	-13%	28%	-24%
Conewago Valley	254	240	172	251	6%	48%	1%
Fairfield	80	86	60	117	-7%	33%	-32%
Gettysburg	218	238	163	258	-8%	34%	-16%
Littlestown	169	197	116	176	-14%	46%	-4%
Upper Adams	85	97	50	113	-12%	70%	-25%
<b>Total Adams County</b>	<b>916</b>	<b>984</b>	<b>647</b>	<b>1059</b>	<b>-7%</b>	<b>42%</b>	<b>-14%</b>

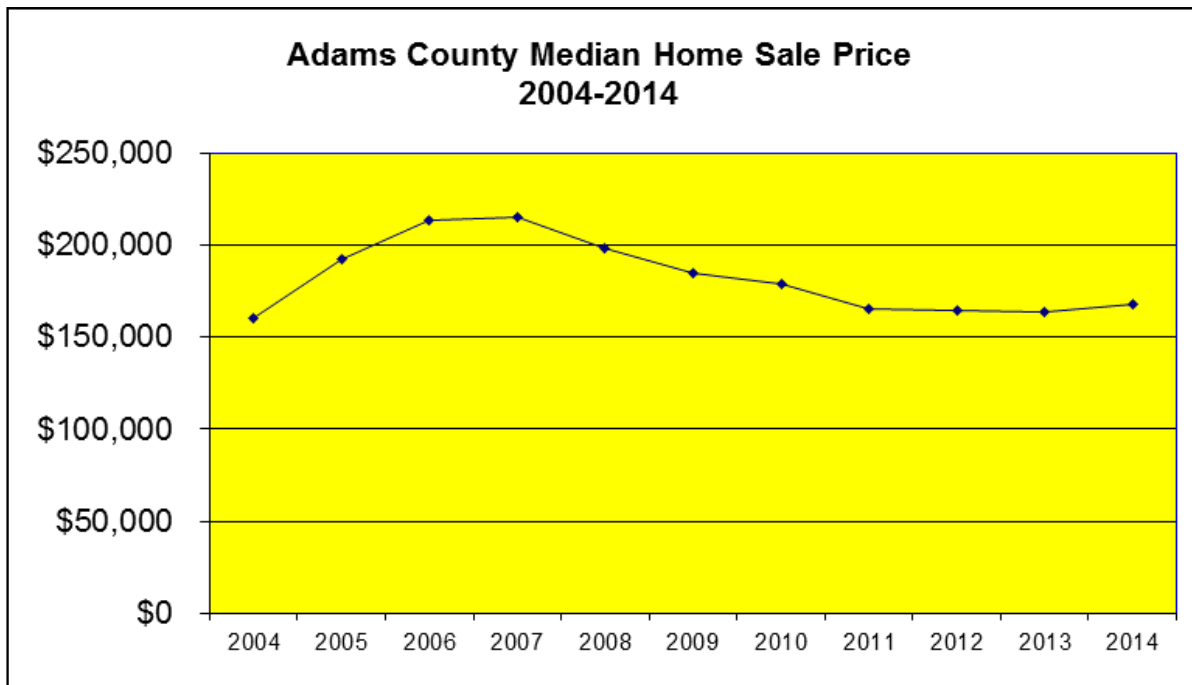
**Adams County Number of Homes Sold  
2004-2014**



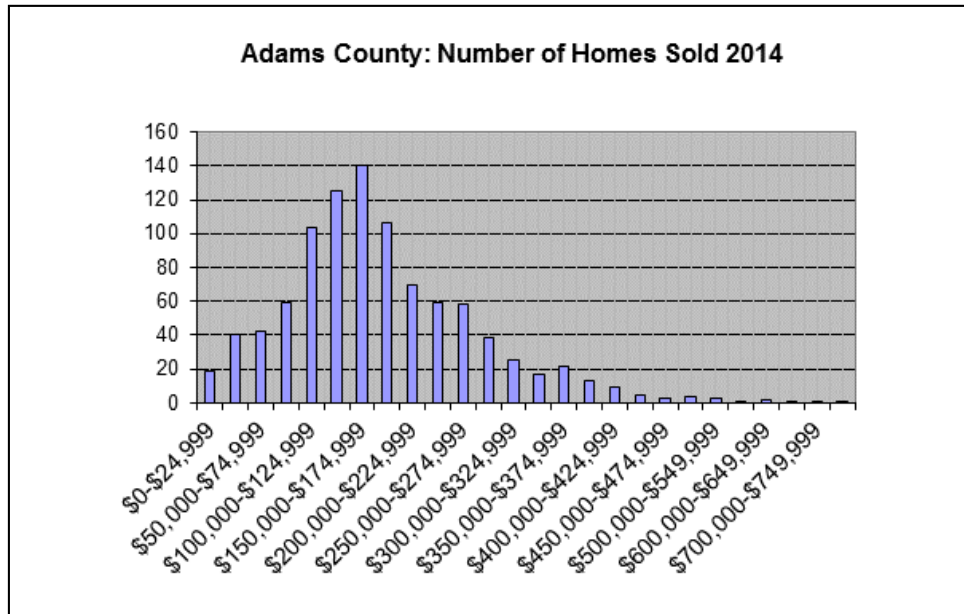
# Adams County Housing Market: Median Home Sale Price

In Adams County the median home sale price was \$167,750 and increased 2% compared to 2013 sales. The median sold price in Adams County decreased 9% in five years and increased 5% over the past 10 years.

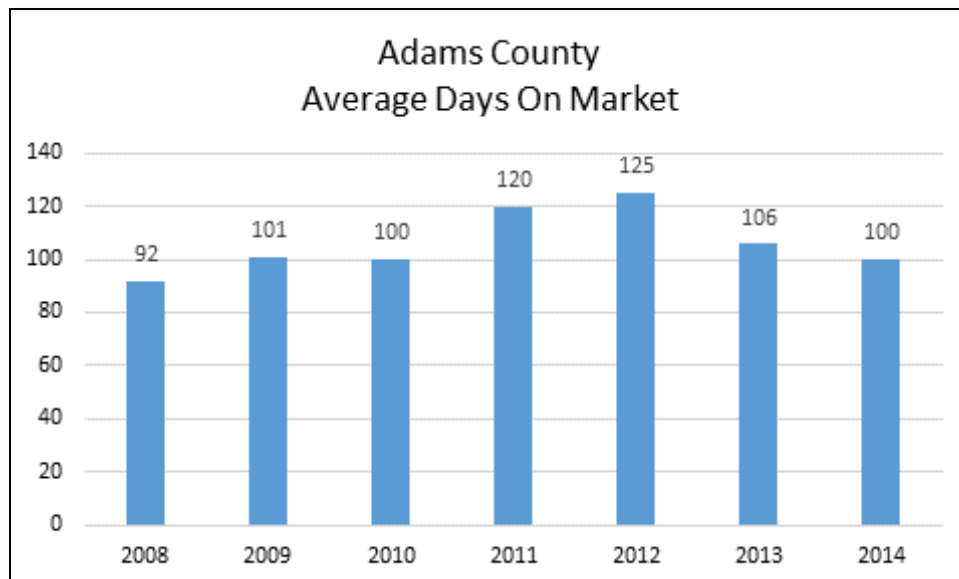
<u>School District</u>	<u>2014 Median Sale Price</u>	<u>2013 Median Sale Price</u>	<u>2009 Median Sale Price</u>	<u>2004 Median Sale Price</u>	<u>% Change over 1 Year</u>	<u>% Change over 5 Years</u>	<u>% Change over 10 Years</u>
Bermudian Springs	\$168,950	\$152,500	\$169,450	\$158,450	11%	0%	7%
Conewago Valley	\$158,450	\$151,225	\$169,700	\$135,900	5%	-7%	17%
Fairfield	\$170,000	\$178,750	\$213,450	\$181,000	-5%	-20%	-6%
Gettysburg	\$183,750	\$194,250	\$220,000	\$179,950	-5%	-16%	2%
Littlestown	\$174,900	\$167,000	\$182,000	\$159,400	5%	-4%	10%
Upper Adams	\$148,900	\$149,500	\$178,325	\$154,900	0%	-17%	-4%
<b>Total Adams County</b>	<b>\$167,750</b>	<b>\$164,095</b>	<b>\$185,000</b>	<b>\$159,900</b>	<b>2%</b>	<b>-9%</b>	<b>5%</b>



# Adams County Housing Market by Price Range



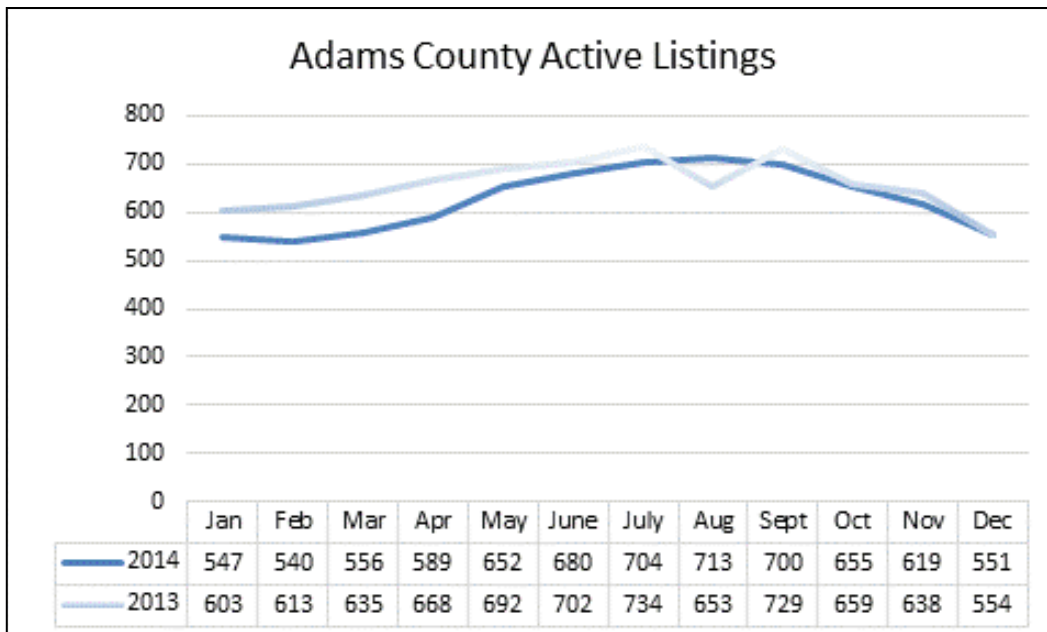
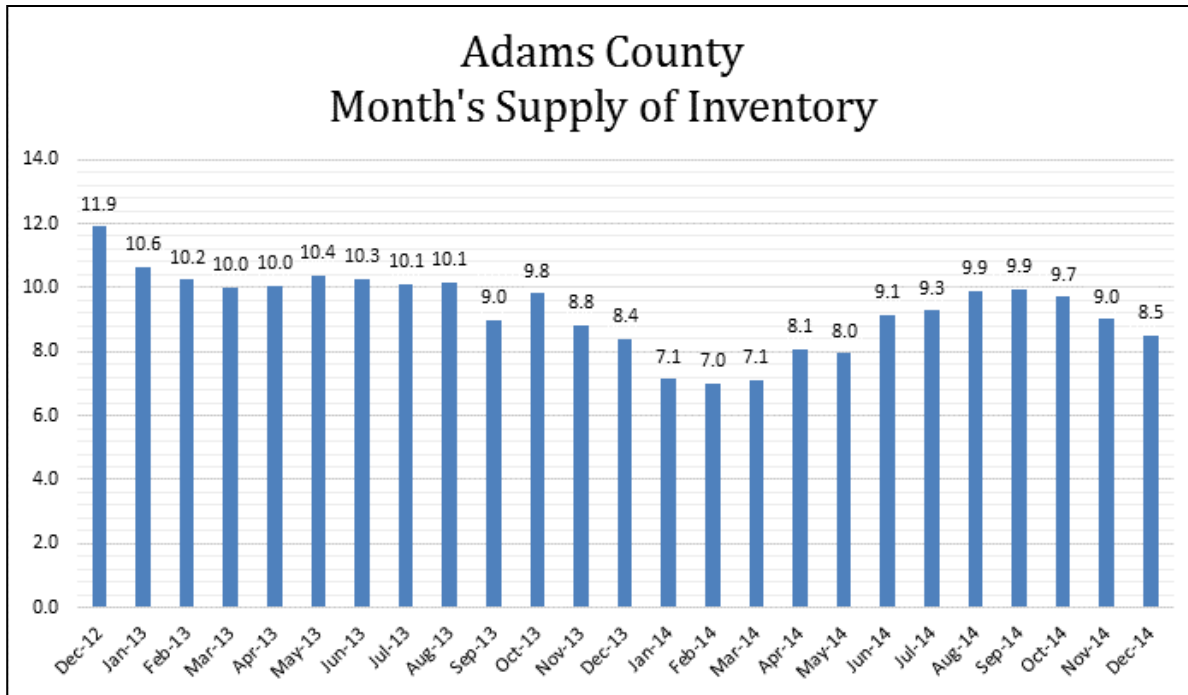
In 2014, 17% of the homes sold were under \$100,000. Homes purchased between \$100,000-\$200,000 were 49% of the market. Homes purchased between \$200,001-\$300,000 were 23% of the market and 11% of the homes sold were priced over \$300,000.



The average days on market for Adams County in 2014 was 100 days. This reflects a 5% decrease on average days on market over 2013 sales.

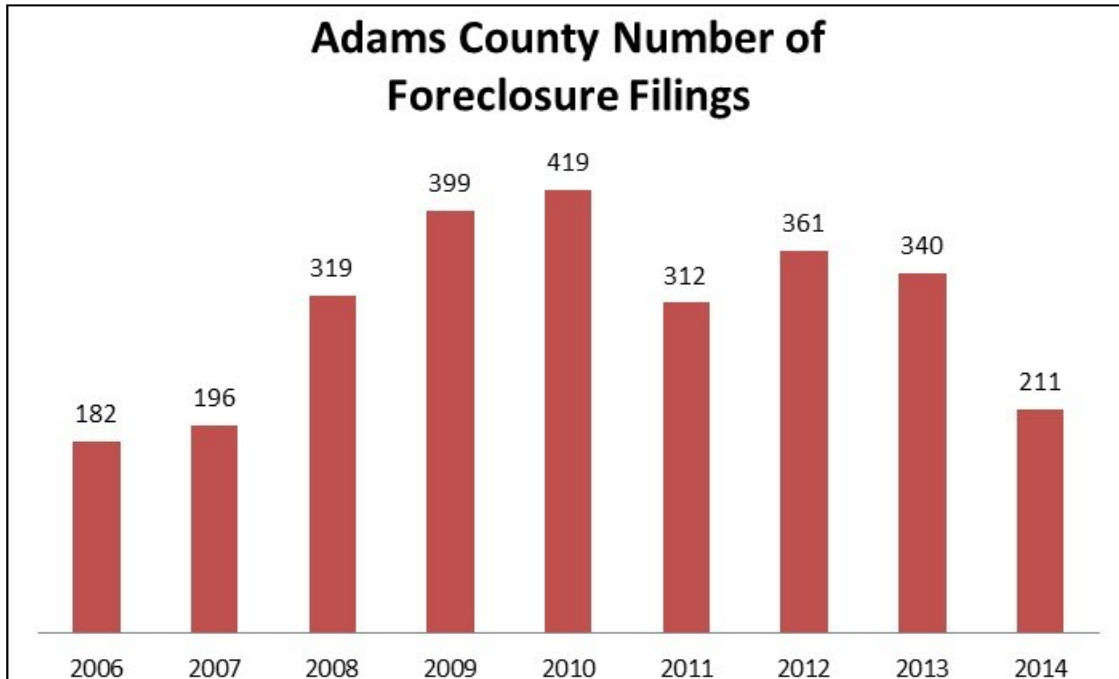
## Adams County: Month's Supply of Inventory

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 indicates there are more sellers than buyers in the market.

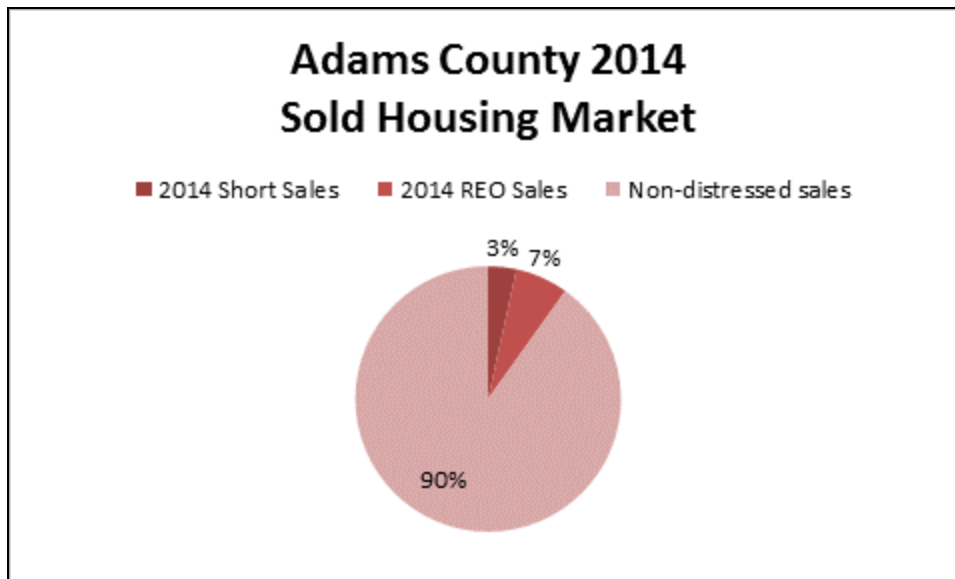




## Adams County: Foreclosure Filings



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

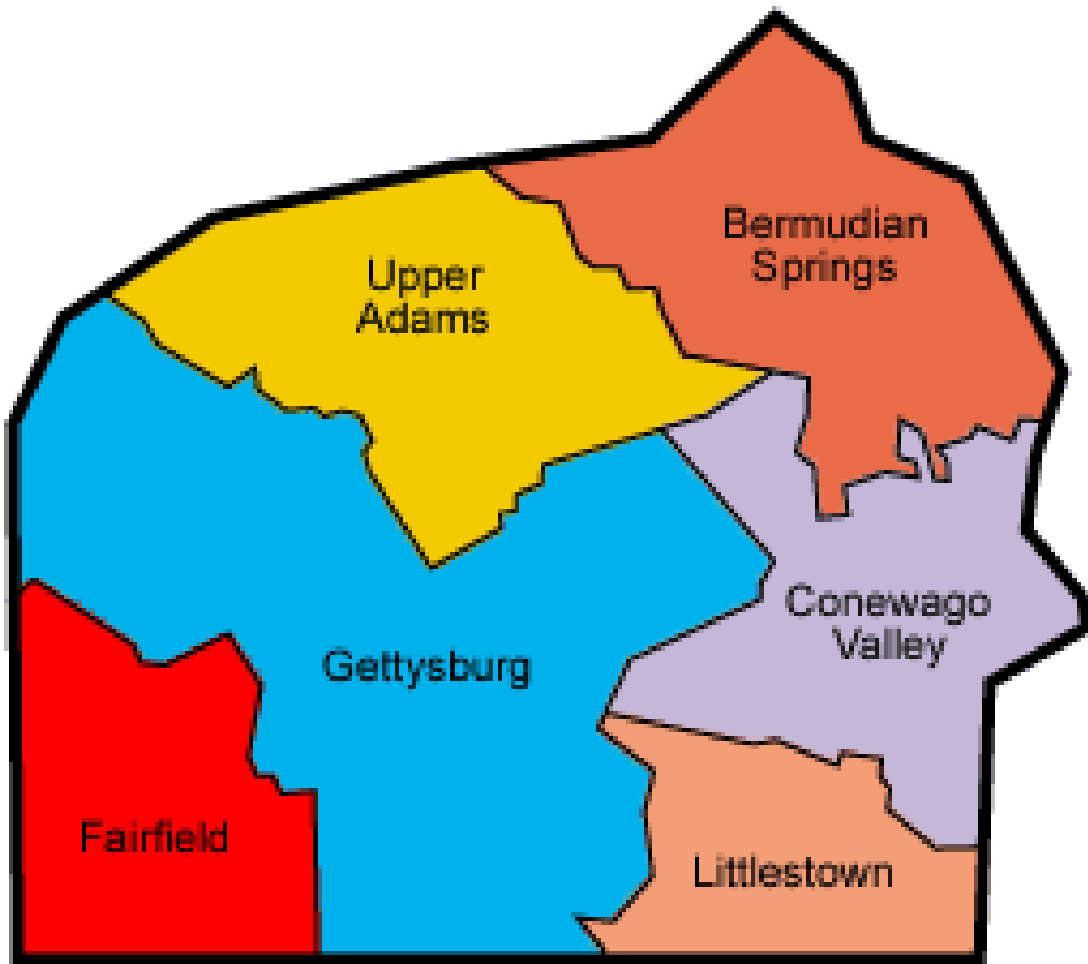
*The RAYAC Multi-List System only captures a part of the new home construction market.  
Only transactions which involved a REALTOR are recorded.*

<b>Adams County Number of New Home Sales by School District</b>						
	<b>2014</b>	<b>2013</b>	<b>2012</b>	<b>2011</b>	<b>2010</b>	<b>2009</b>
Bermudian Springs	5	2	1	4	8	4
Conewago Valley	16	15	17	16	27	26
Fairfield	2	1	0	0	1	4
Gettysburg	27	11	17	10	9	17
Littlestown	12	21	9	3	6	9
Upper Adams	0	1	0	3	0	4
<b>Total Adams County</b>	<b>62</b>	<b>51</b>	<b>44</b>	<b>36</b>	<b>51</b>	<b>64</b>

<b>Single Family Detached</b>				
<b>Year</b>	<b>Number Sold</b>	<b>Median Sold Price</b>	<b>Median Finished Sq FT</b>	<b>\$/Sq Ft</b>
2014	47	\$287,330	2281	\$ 126
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
2007	77	\$312,250	2164	\$ 146

<b>Condominium and Town Home</b>				
<b>Year</b>	<b>Number Sold</b>	<b>Median Sold Price</b>	<b>Median Finished Sq FT</b>	<b>\$/Sq Ft</b>
2014	15	\$ 208,567	1836	\$ 113
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
2007	42	\$200,145	1564	\$ 128

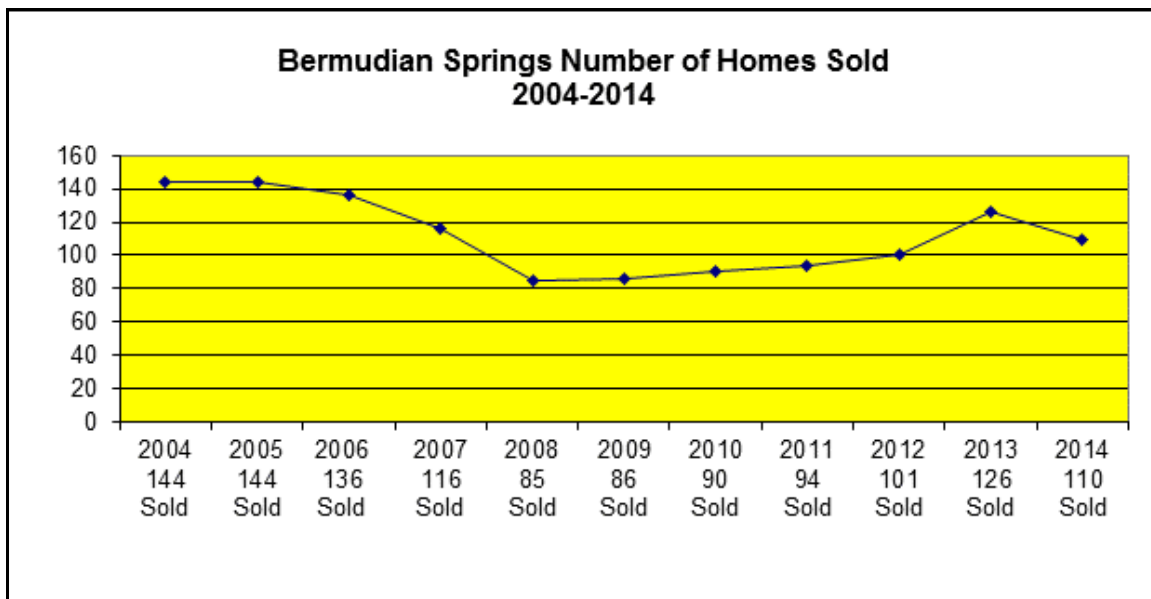
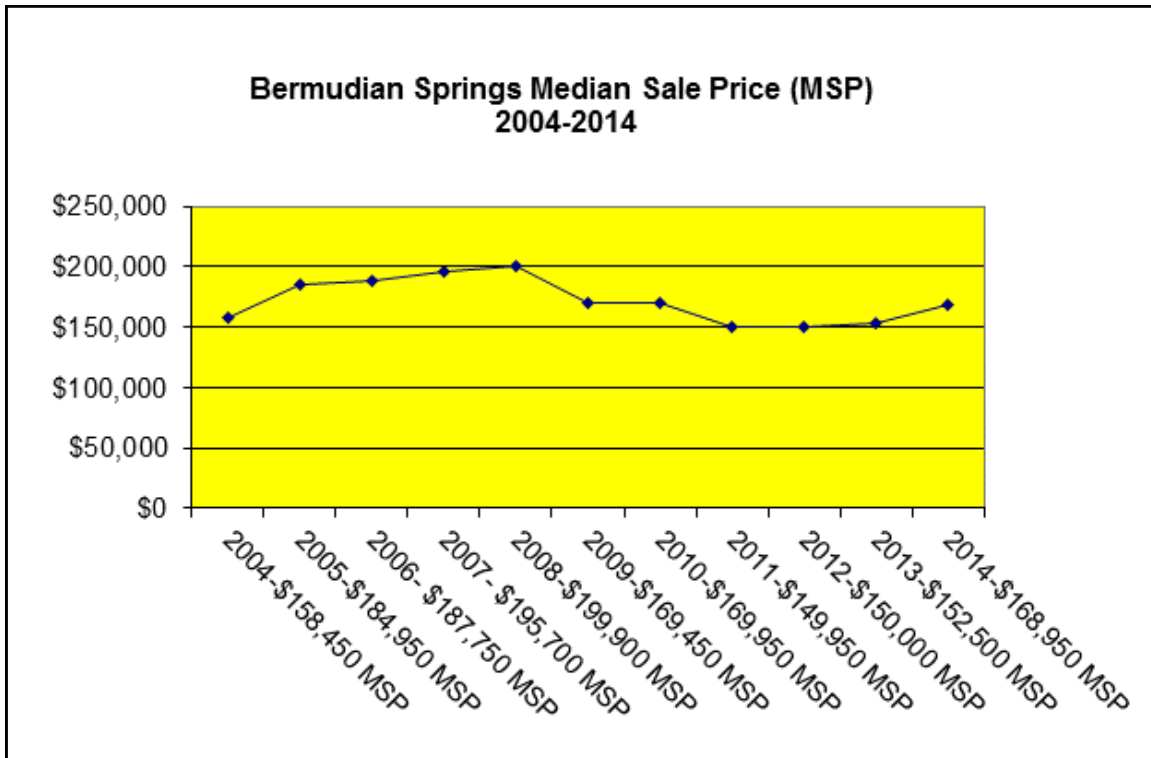
## Real Estate Activity by School District



## Bermudian Springs School District

In the Bermudian Springs School District there were 110 homes sold in 2014 for a total dollar volume of \$21,649,724. The number of homes sold in 2014 decreased by 13% over 2013 sales.

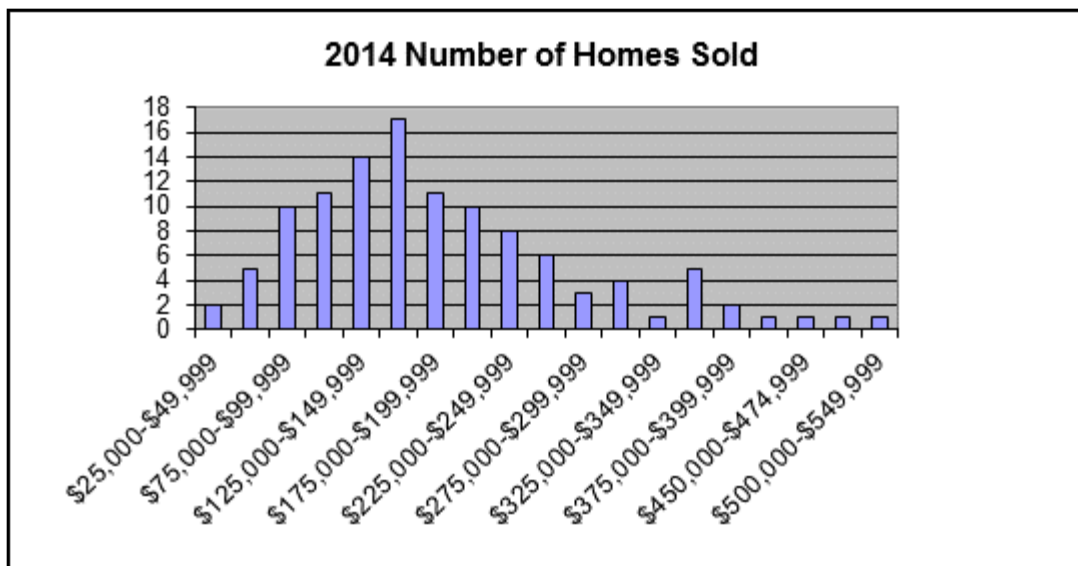
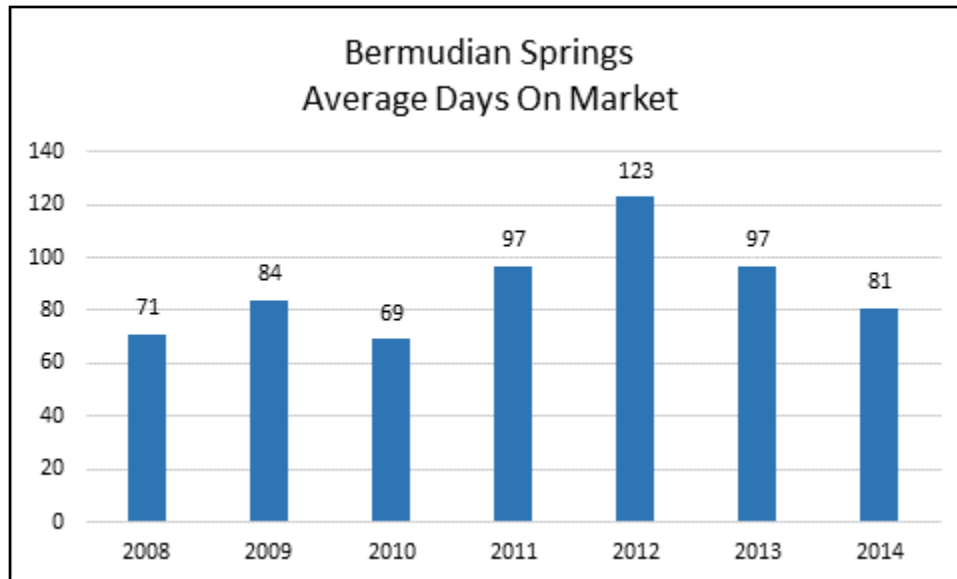
The median home sale price was \$168,950 in 2014. This home sale price reflects an 11% increase over 2013 sales, no change over 5 years, and a 7% increase over 10 years.



# Bermudian Springs School District

Type	No. Sold	Median Price	Average Days on Market
Detached	104	\$ 174,750	83
Semi-Detached	3	\$ 86,500	55
Attached	2	\$ 159,108	34
Condo/Townhouse	0	\$ -	0
Mobile Home w/ Land	1	\$ 62,000	70
<b>Grand Total</b>	<b>110</b>	<b>\$ 168,950</b>	<b>81</b>

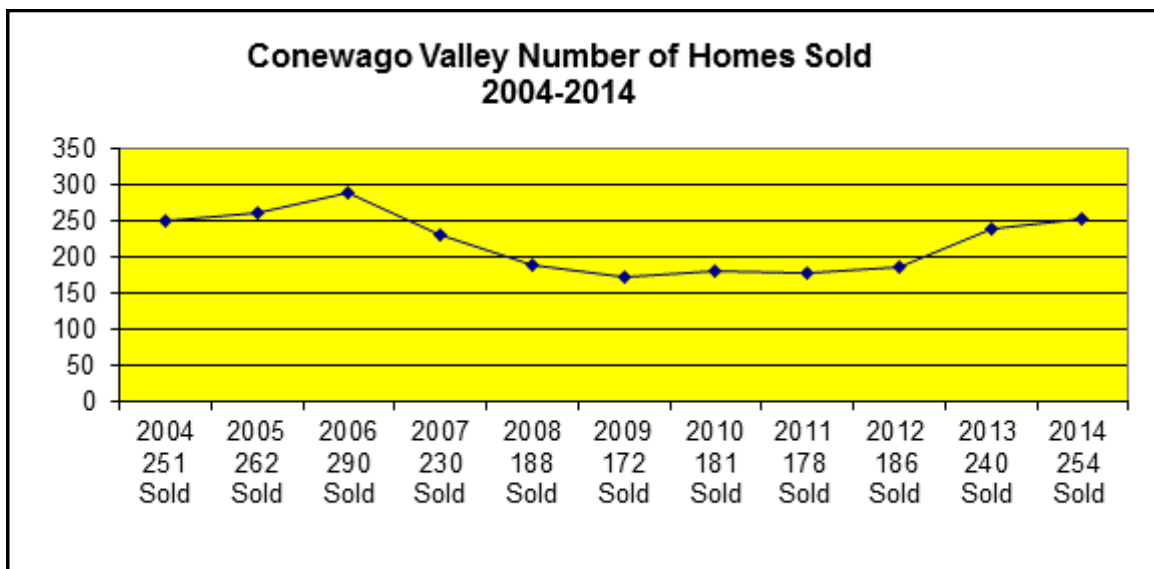
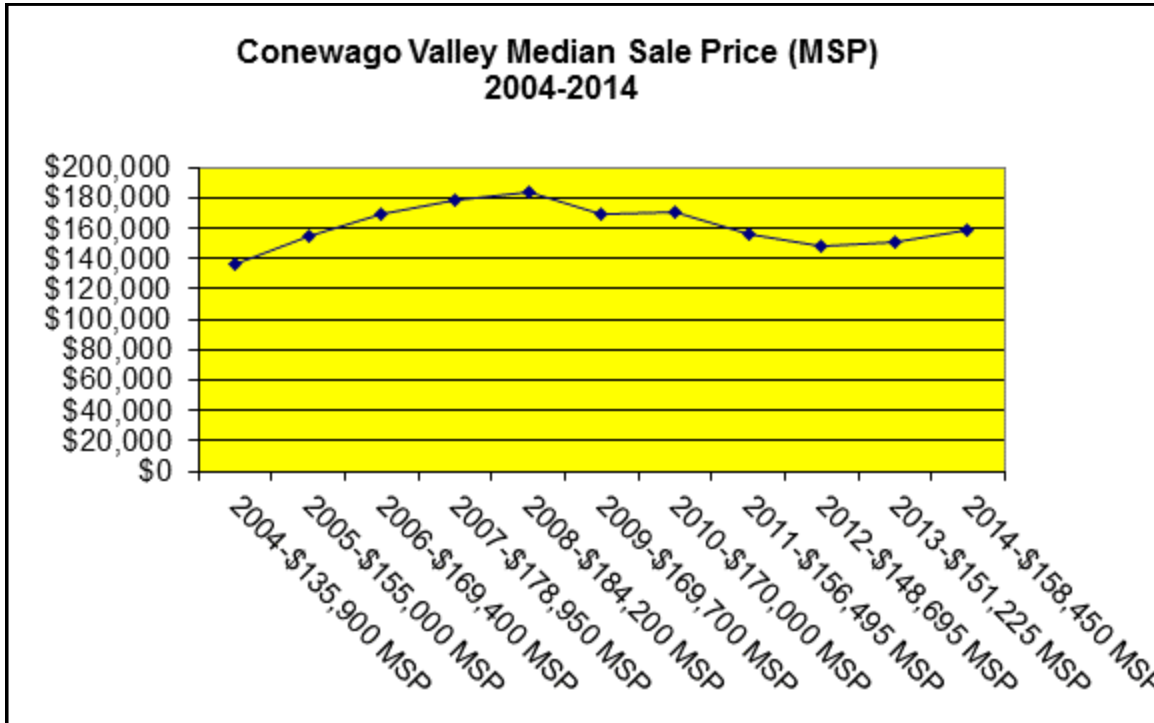
The charts below reflect the average days on market and the number of units sold in in each price range.



## Conewago Valley School District

In the Conewago Valley School District there were 254 homes sold in 2014 for a total dollar volume of \$43,594,445. The number of homes sold in 2014 increased by 6% over 2013 sales.

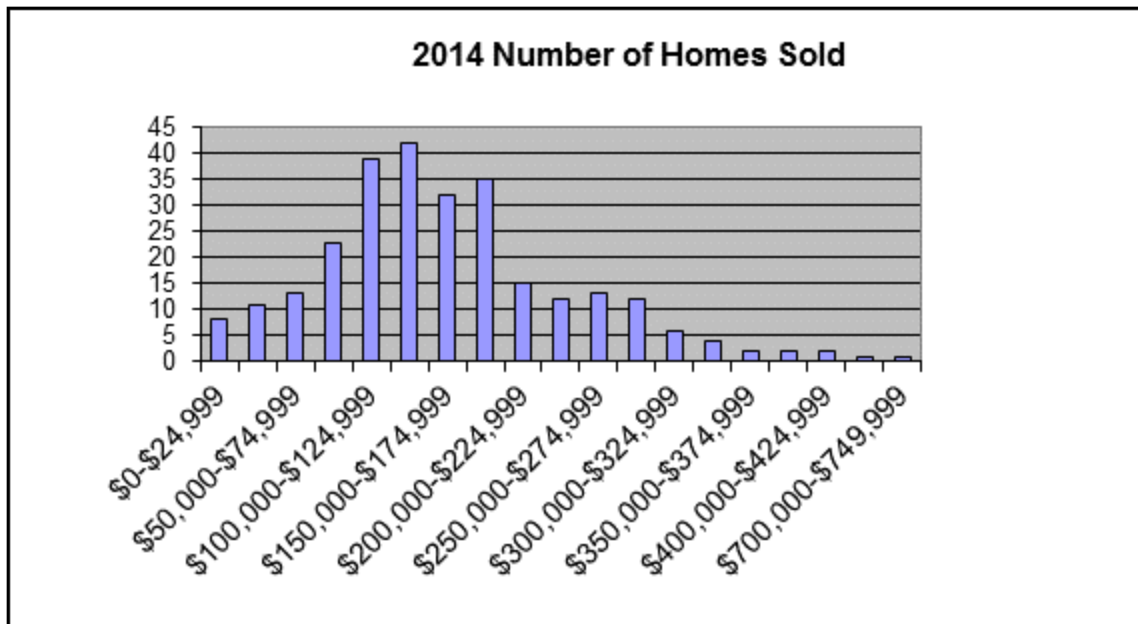
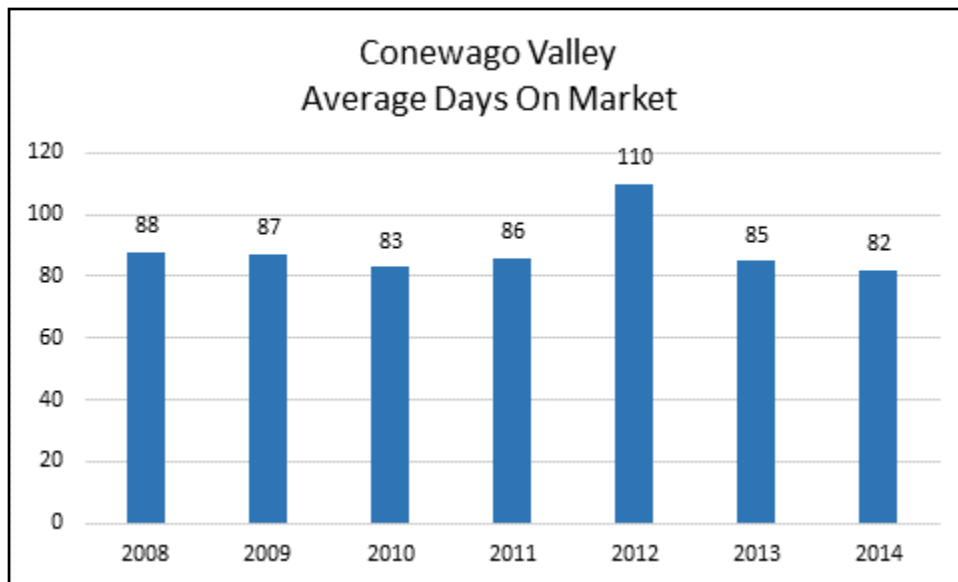
The median home sale price was \$158,450 in 2014. This home sale price reflects a 5% increase compared to 2013, a 7% decrease over 5 years, and a 17% increase over 10 years.



# Conewago Valley School District

Type	No. Sold	Median Price	Average Days on Market
Detached	207	\$ 170,000	80
Semi-Detached	29	\$ 121,000	84
Attached	8	\$ 113,875	68
Condo/Townhouse	7	\$ 125,000	100
Mobile Home w/ Land	3	\$ 74,500	133
<b>Grand Total</b>	<b>254</b>	<b>\$ 158,450</b>	<b>82</b>

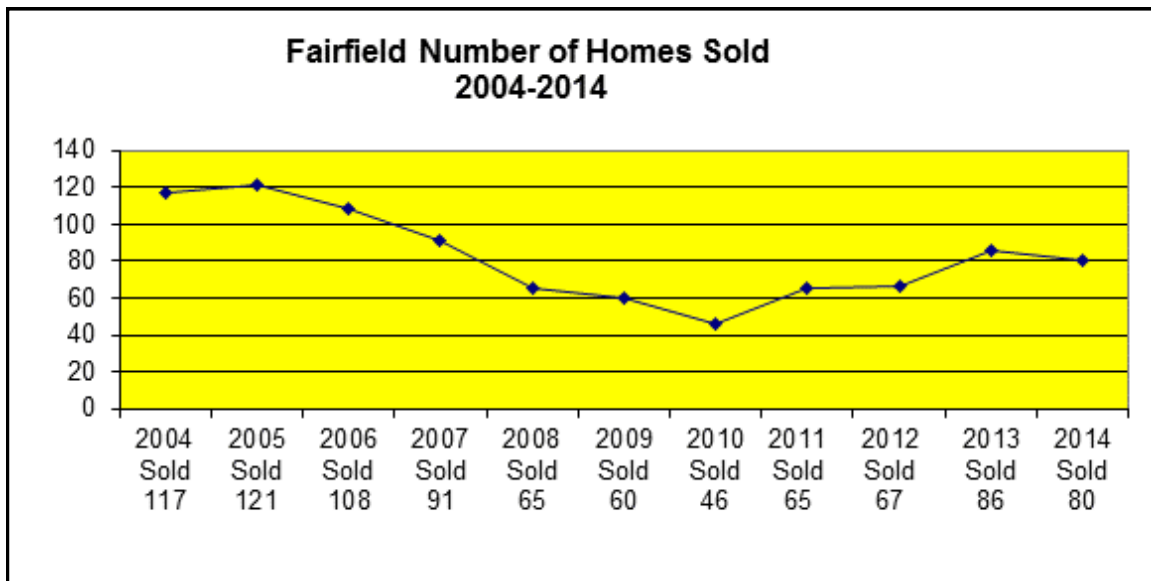
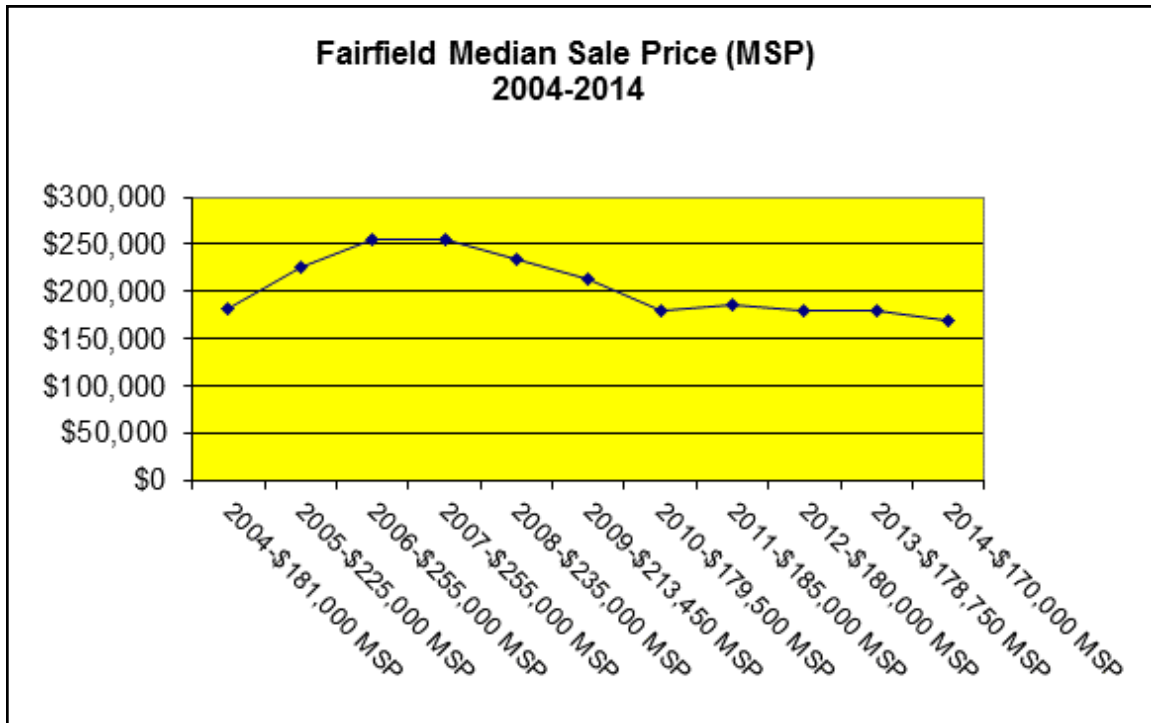
The charts below reflect the average days on market and the number of units sold in each price range.



# Fairfield Area School District

In the Fairfield Area School District there were 80 homes sold in 2014 for a total dollar volume of \$15,464,669. The number of homes sold in 2014 decreased by 7% over 2013 sales.

The median home sale price was \$170,000 in 2014. This home sale price reflects a 5% decrease compared to 2013 sales, a 20% decrease over 5 years, and a 6% decrease over 10 years.

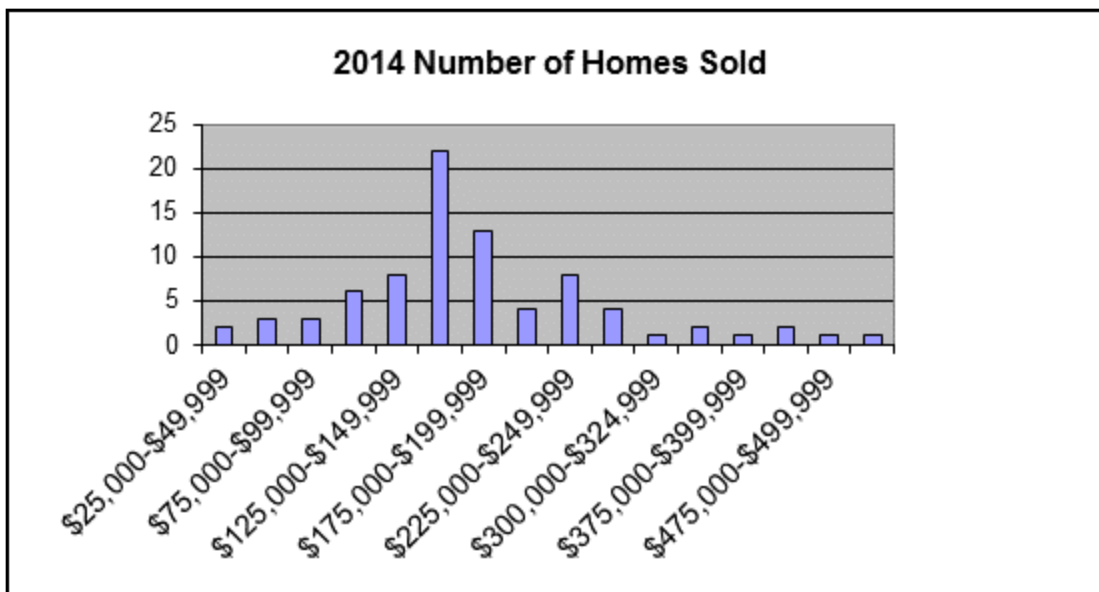
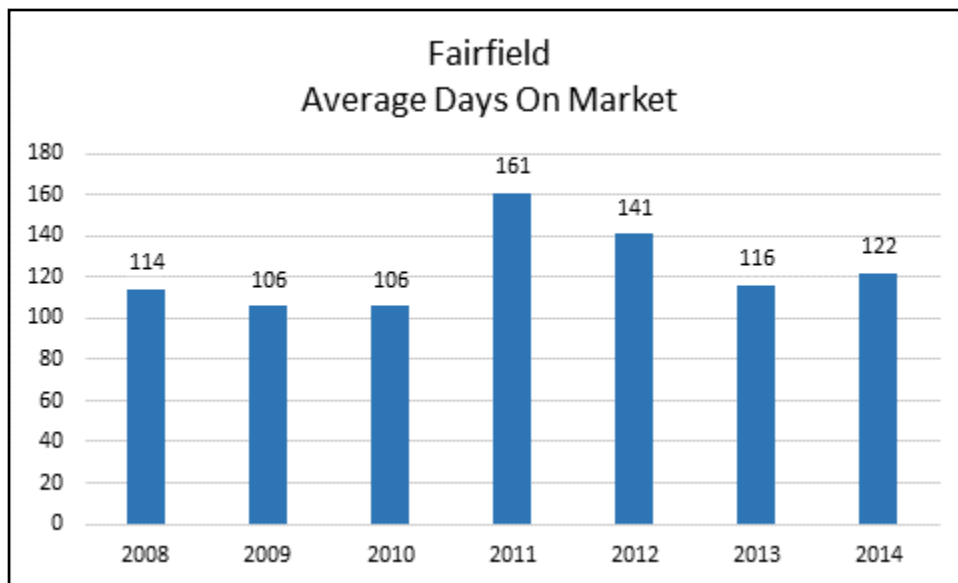




# Fairfield Area School District

Type	No. Sold	Median Price	Average Days on Market
Detached	78	\$ 170,000	125
Semi-Detached	0	\$ -	0
Attached	0	\$ -	0
Condo/Townhouse	2	\$ 172,500	12
Mobile Home w/ Land	0	\$ -	0
<b>Grand Total</b>	<b>80</b>	<b>\$ 170,000</b>	<b>122</b>

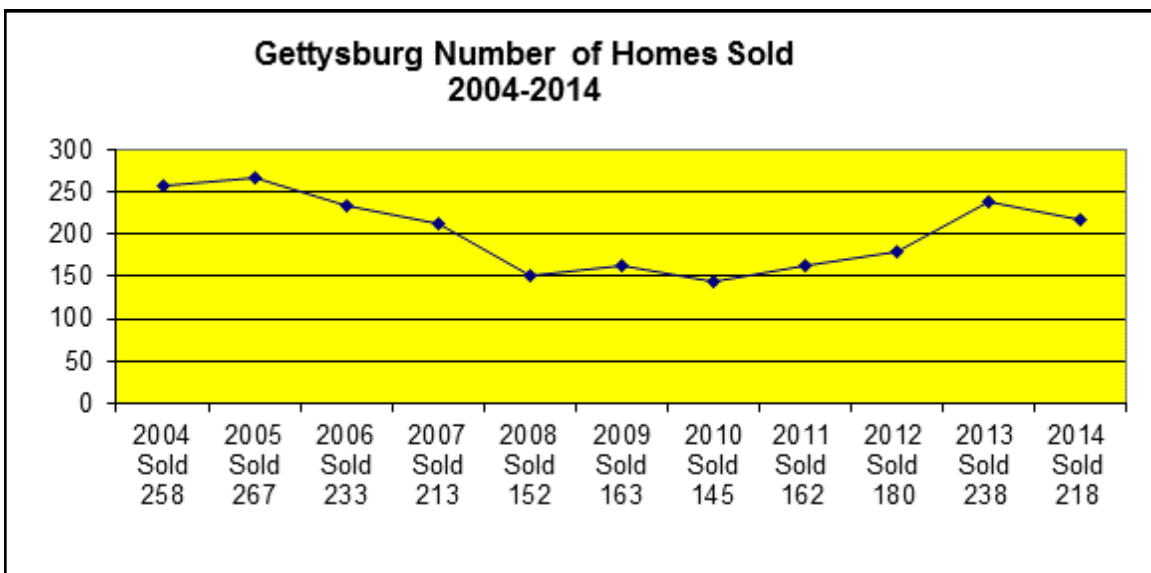
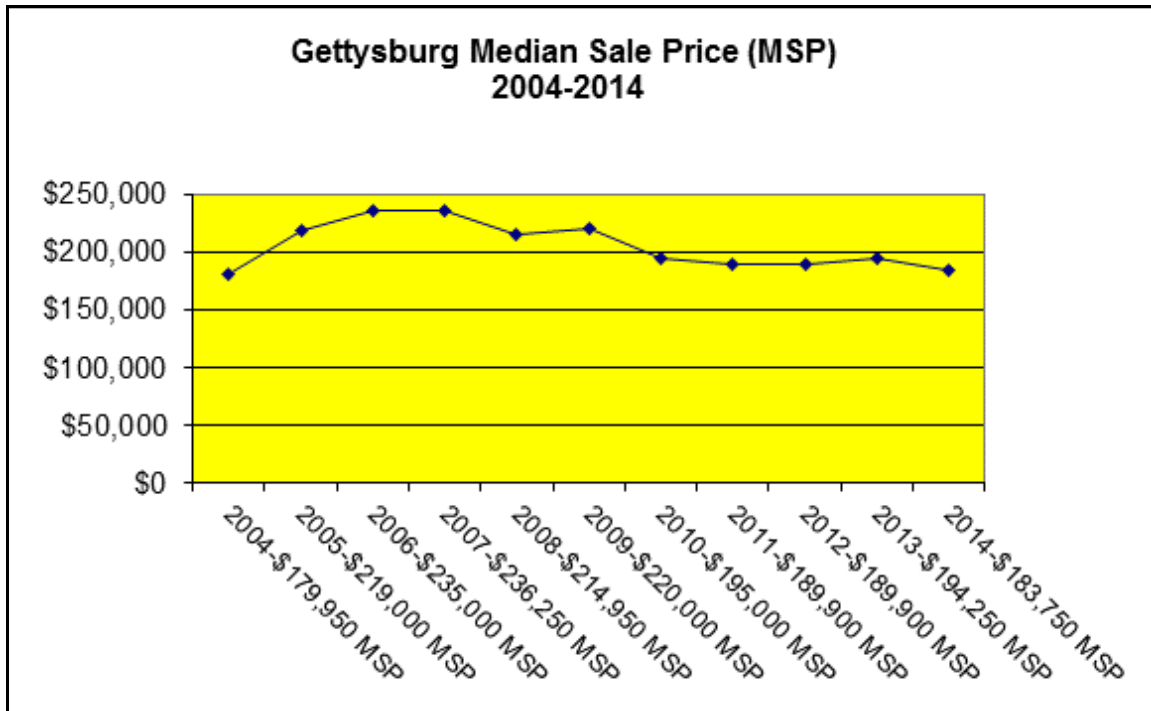
The charts below reflect the average days on market and the number of units sold in in each price range.



# Gettysburg Area School District

In the Gettysburg Area School District there were 218 homes sold in 2014 for a total dollar volume of \$48,481,228. The number of homes sold in 2014 decreased by 8% over 2013 sales.

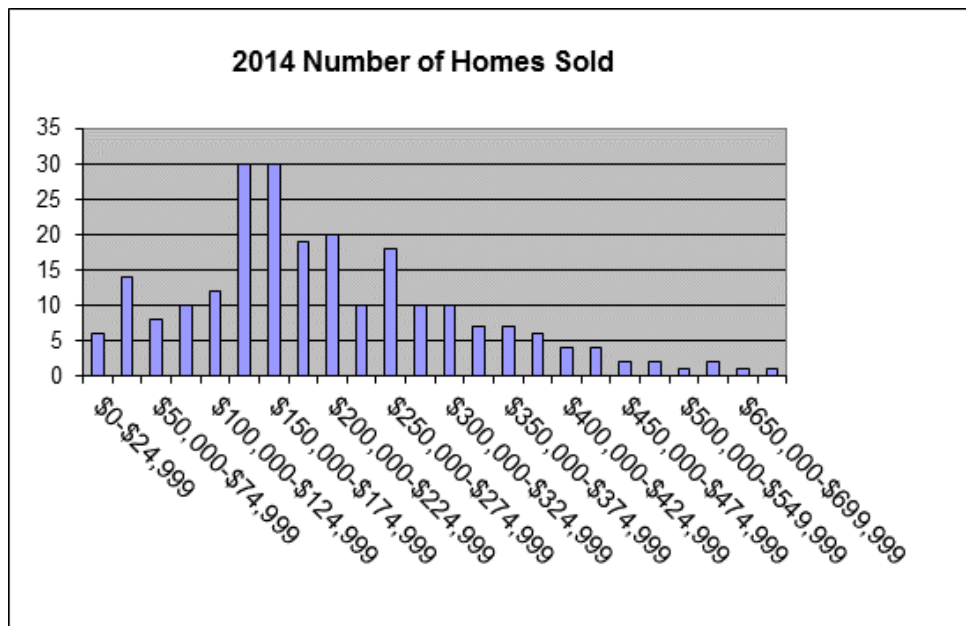
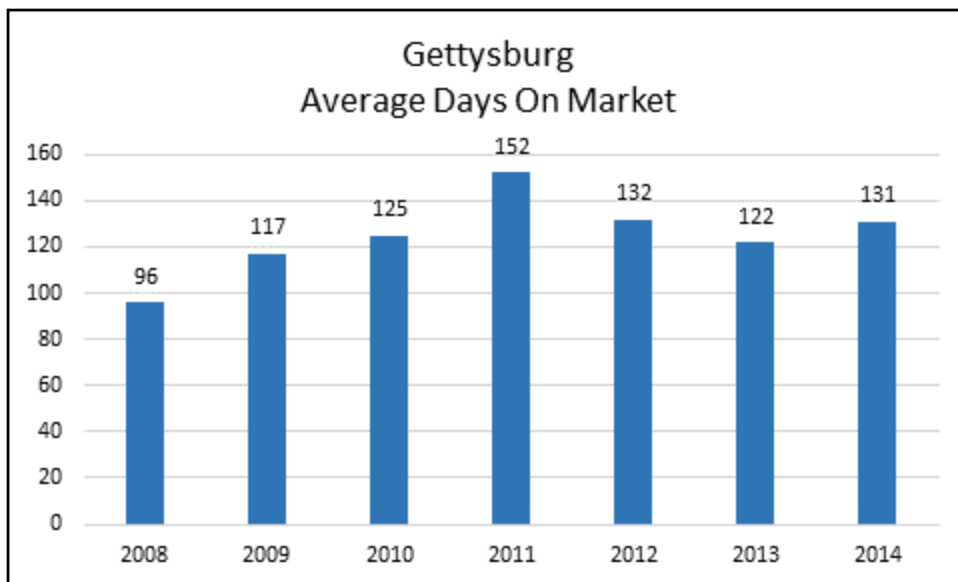
The median home sale price was \$183,750 in 2014. This home sale price reflects a 5% decrease over 2013 sales, a 16% decrease over 5 years, and a 2% increase over 10 years.



# Gettysburg Area School District

Type	No. Sold	Median Price	Average Days on Market
Detached	186	\$ 189,000	131
Semi-Detached	13	\$ 142,500	52
Attached	11	\$ 167,500	154
Condo/Townhouse	4	\$ 166,250	264
Mobile Home w/ Land	4	\$ 65,500	188
<b>Grand Total</b>	<b>218</b>	<b>\$ 183,750</b>	<b>131</b>

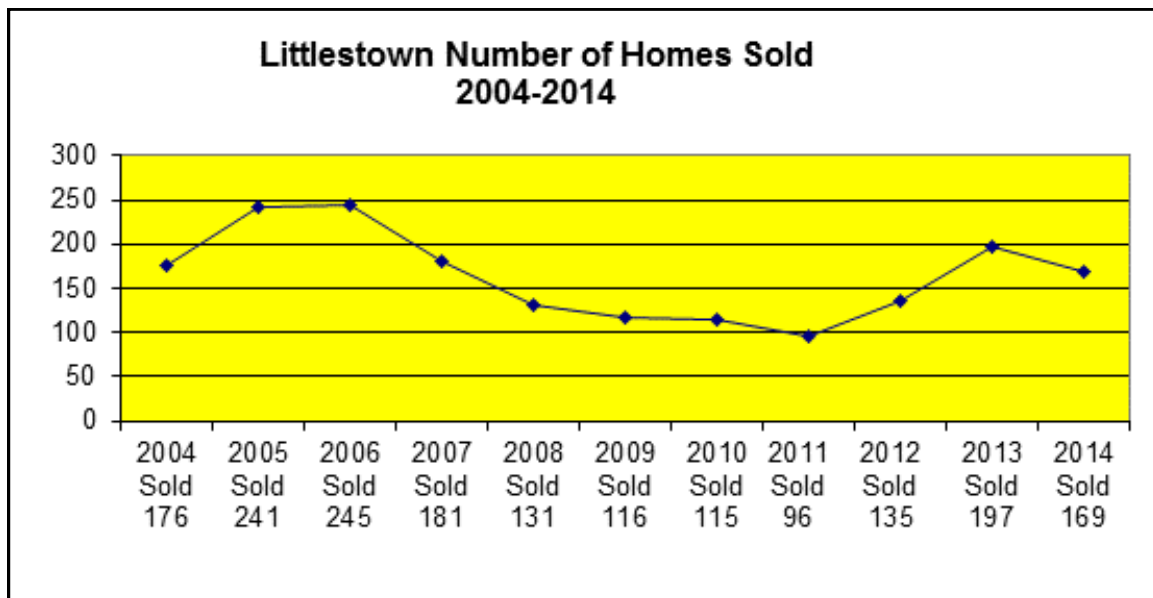
The charts below reflect the average days on market and the number of units sold in in each price range.



# Littlestown Area School District

In the Littlestown Area School District there were 169 homes sold in 2014 for a total dollar volume of \$31,169,423. The number of homes sold in 2014 decreased by 14% over 2013 sales.

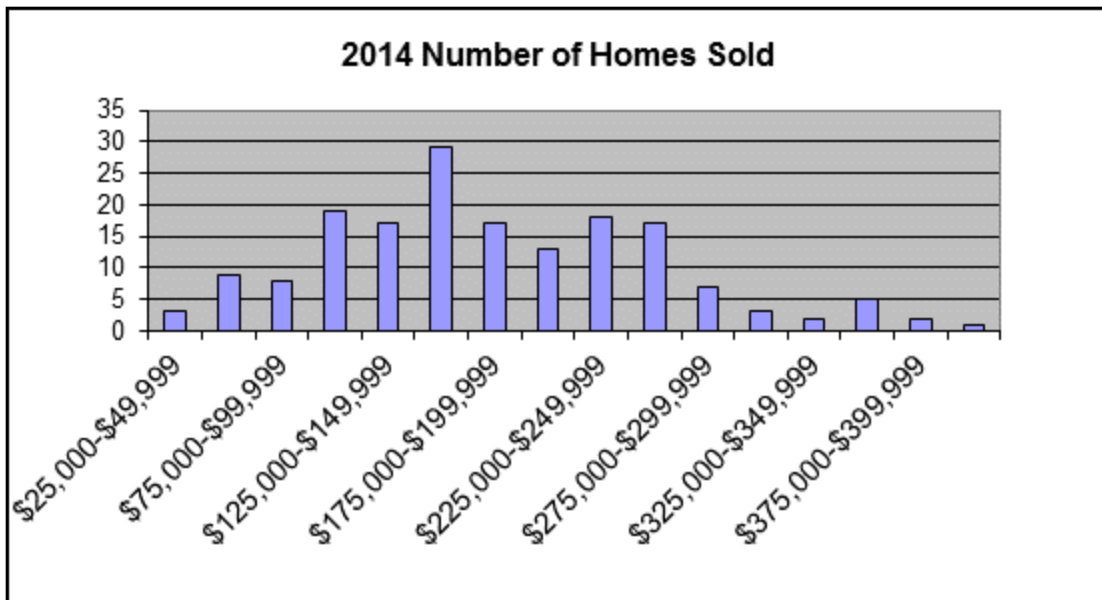
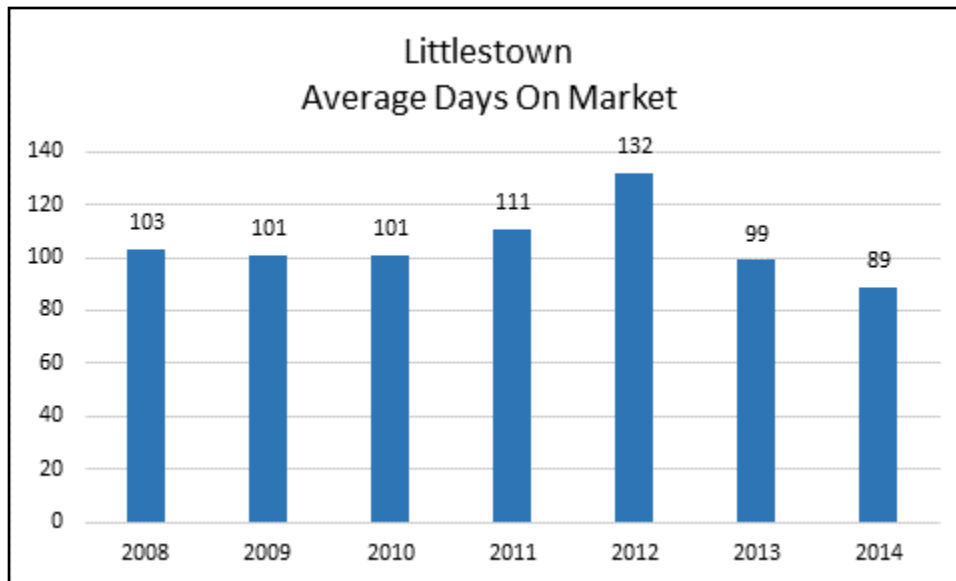
The median home sale price was \$174,900 in 2014. This home sale price reflects a 5% increase compared to 2013 sales, a 4% decrease over 5 years and a 10% increase over 10 years.



# Littlestown Area School District

Type	No. Sold	Median Price	Average Days on Market
Detached	148	\$ 185,000	86
Semi-Detached	10	\$ 118,350	127
Attached	7	\$ 115,000	78
Condo/Townhouse	4	\$ 172,500	108
Mobile Home w/ Land	0	\$ -	0
<b>Grand Total</b>	<b>169</b>	<b>\$ 174,900</b>	<b>89</b>

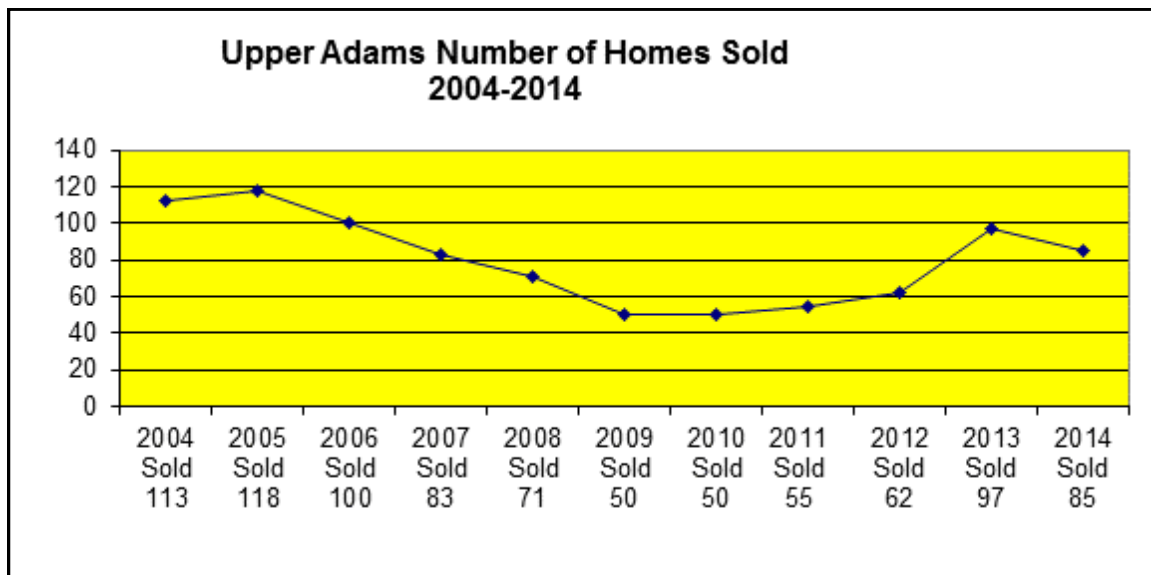
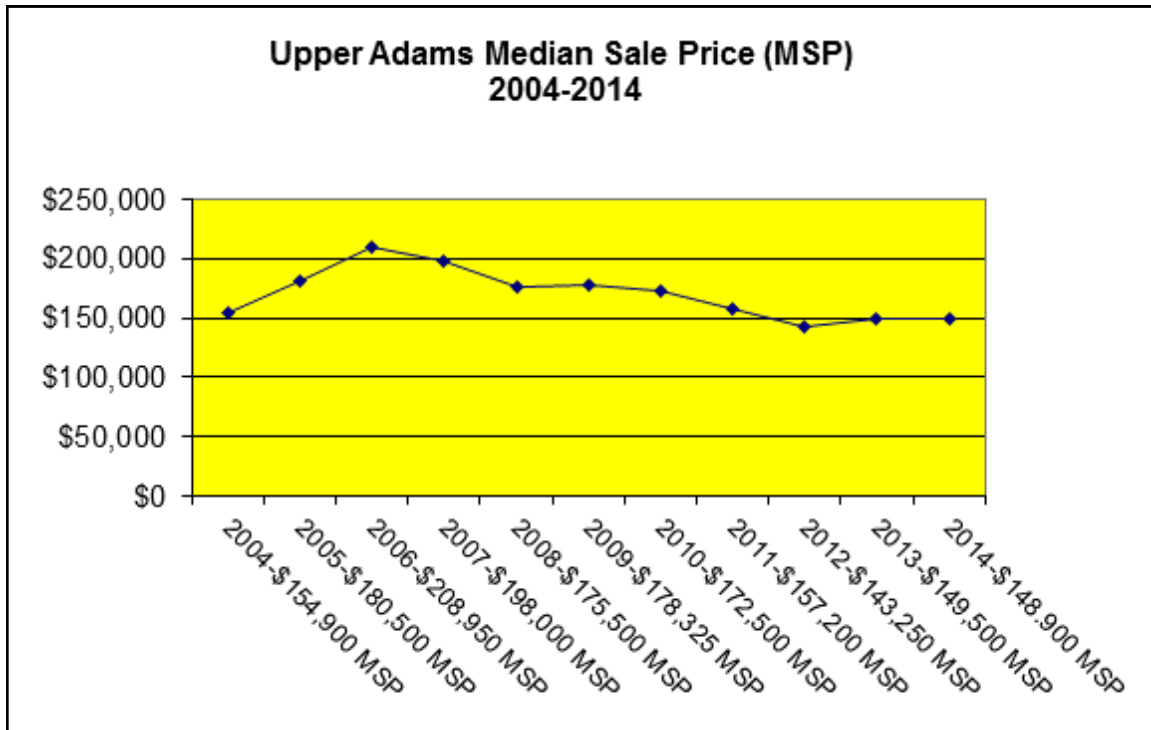
The charts below reflect the average days on market and the number of units sold in in each price range.



## Upper Adams School District

In the Upper Adams Area School District there were 85 homes sold in 2014 for a total dollar volume of \$14,393,434. The number of homes sold in 2014 decreased by 12% over 2013 sales.

The median home sale price was \$148,900 in 2014. This home sale price is the same compared to 2013 sales, a 17% decrease over 5 years, and a 4% decrease over 10 years.



# Upper Adams School District

Type	No. Sold	Median Price	Average Days on Market
Detached	85	\$ 148,900	103
Semi-Detached	0	\$ -	0
Attached	0	\$ -	0
Condo/Townhouse	0	\$ -	0
Mobile Home w/ Land	0	\$ -	0
<b>Grand Total</b>	<b>85</b>	<b>\$ 148,900</b>	<b>103</b>

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

