

2019

Adams County

Real Estate Market Report

Prepared by:



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2019 Adams County Real Estate Market Report

The Realtors® Association of York & Adams Counties (RAYAC) represents over 1,100 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 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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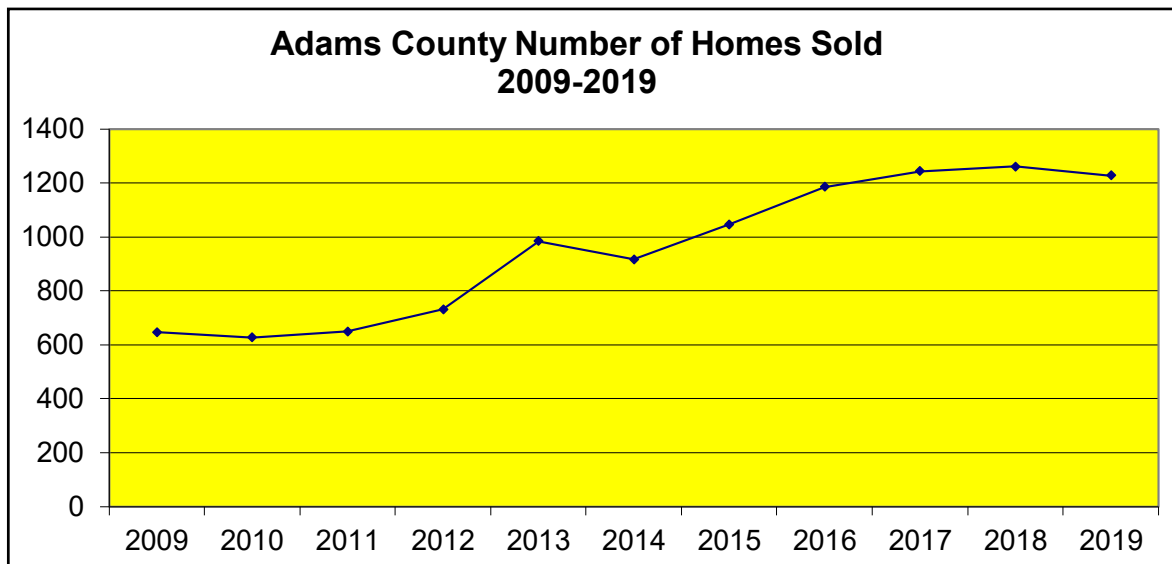
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Adams County Housing Market: Number of Homes Sold

In 2019 Realtors® sold 1,227 homes in Adams County. This reflects a 3% decrease in the number of homes sold compared to 2018.

The total dollar volume sold in 2019 was \$274.3 million. This reflects a 3% increase in total dollar volume from 2018 sales.

| School District | 2019 Sold | 2018 Sold | 2014 Sold | 2009 Sold | % Change over 1 Year | % Change over 5 Years | % Change over 10 Years |
|---------------------------|------------------|------------------|------------------|------------------|-------------------------------------|--------------------------------------|---------------------------------------|
| Bermudian Springs | 140 | 161 | 110 | 86 | -13% | 27% | 63% |
| Conewago Valley | 339 | 352 | 254 | 172 | -4% | 33% | 97% |
| Fairfield | 114 | 112 | 80 | 60 | 2% | 43% | 90% |
| Gettysburg | 320 | 348 | 218 | 163 | -8% | 47% | 96% |
| Littlestown | 214 | 183 | 169 | 116 | 17% | 27% | 84% |
| Upper Adams | 100 | 105 | 85 | 50 | -5% | 18% | 100% |
| Total Adams County | 1227 | 1261 | 916 | 647 | -3% | 34% | 90% |

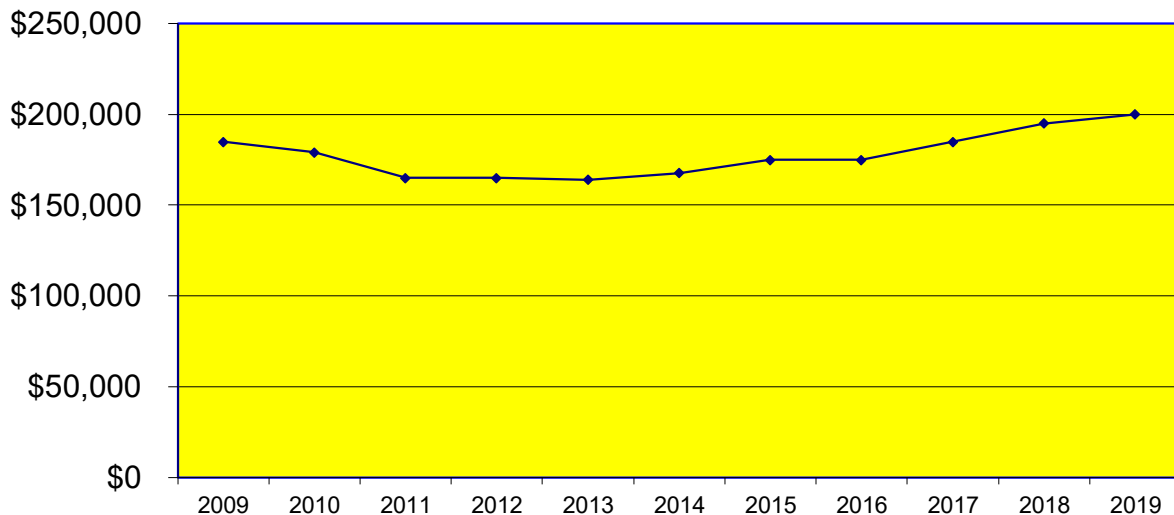


Adams County Housing Market: Median Home Sale Price

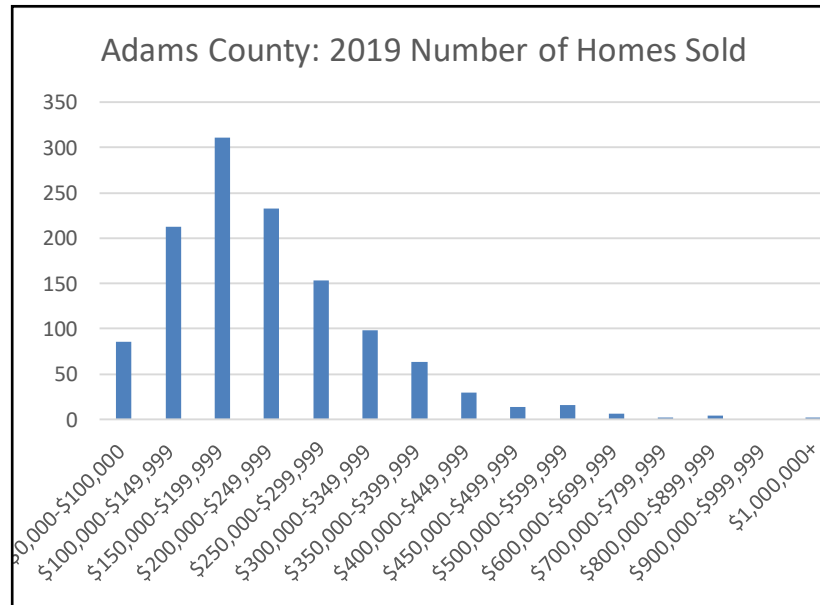
In Adams County the median home sale price was \$200,000, this reflects a 3% increase over 2018 sales. The median sold price in Adams County increased 19% in five years and increased 8% over the past 10 years.

| | <u>2019</u> <u>Median</u> <u>Sale Price</u> | <u>2018</u> <u>Median</u> <u>Sale Price</u> | <u>2014</u> <u>Median</u> <u>Sale Price</u> | <u>2009</u> <u>Median</u> <u>Sale Price</u> | <u>% Change</u> <u>over 1</u> <u>Year</u> | <u>% Change</u> <u>over 5</u> <u>Years</u> | <u>% Change</u> <u>over 10</u> <u>Years</u> |
|---------------------------|---|---|---|---|---|--|---|
| Bermudian Springs | \$209,700 | \$211,000 | \$168,950 | \$169,450 | -1% | 24% | 24% |
| Conewago Valley | \$173,000 | \$170,900 | \$158,450 | \$169,700 | 1% | 9% | 2% |
| Fairfield | \$228,500 | \$204,500 | \$170,000 | \$213,450 | 12% | 34% | 7% |
| Gettysburg | \$219,300 | \$215,000 | \$183,750 | \$220,000 | 2% | 19% | 0% |
| Littlestown | \$202,000 | \$205,000 | \$174,900 | \$182,000 | -1% | 15% | 11% |
| Upper Adams | \$179,900 | \$151,000 | \$148,900 | \$178,325 | 19% | 21% | 1% |
| Total Adams County | \$200,000 | \$195,000 | \$167,750 | \$185,000 | 3% | 19% | 8% |

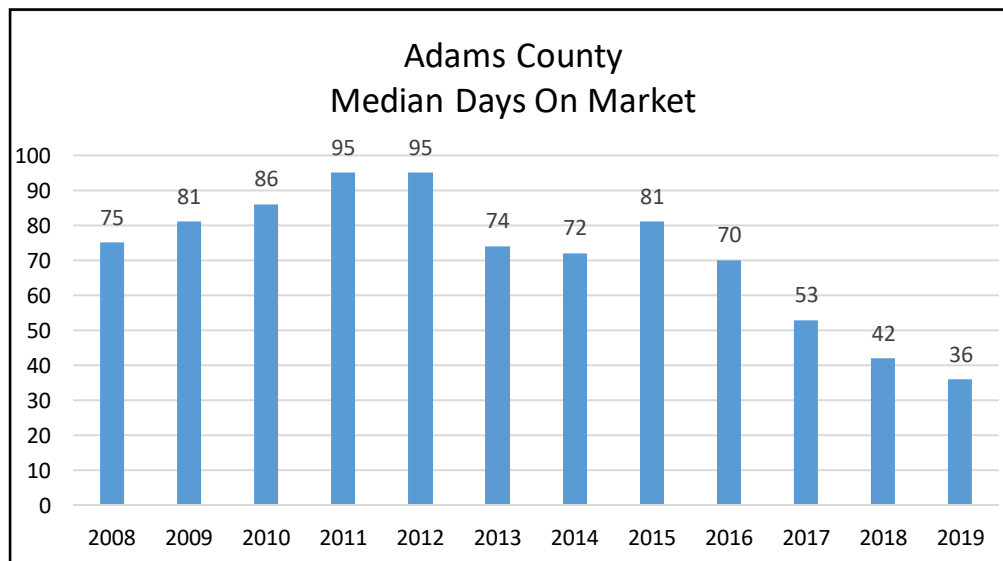
**Adams County Median Home Sale Price
2009-2019**



Adams County Housing Market by Price Range



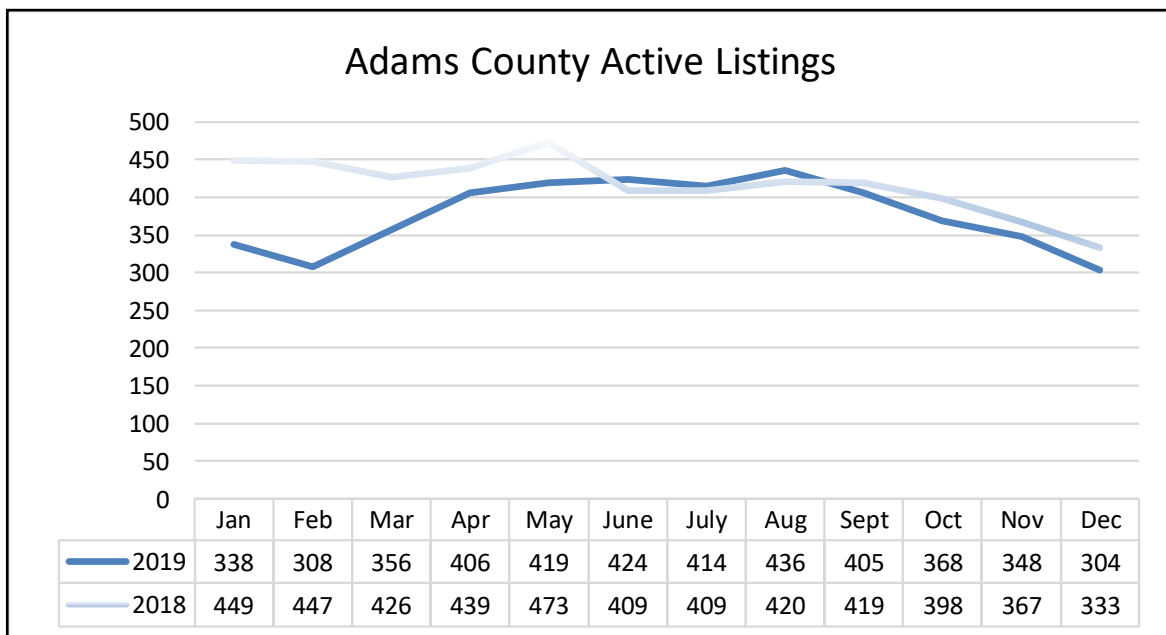
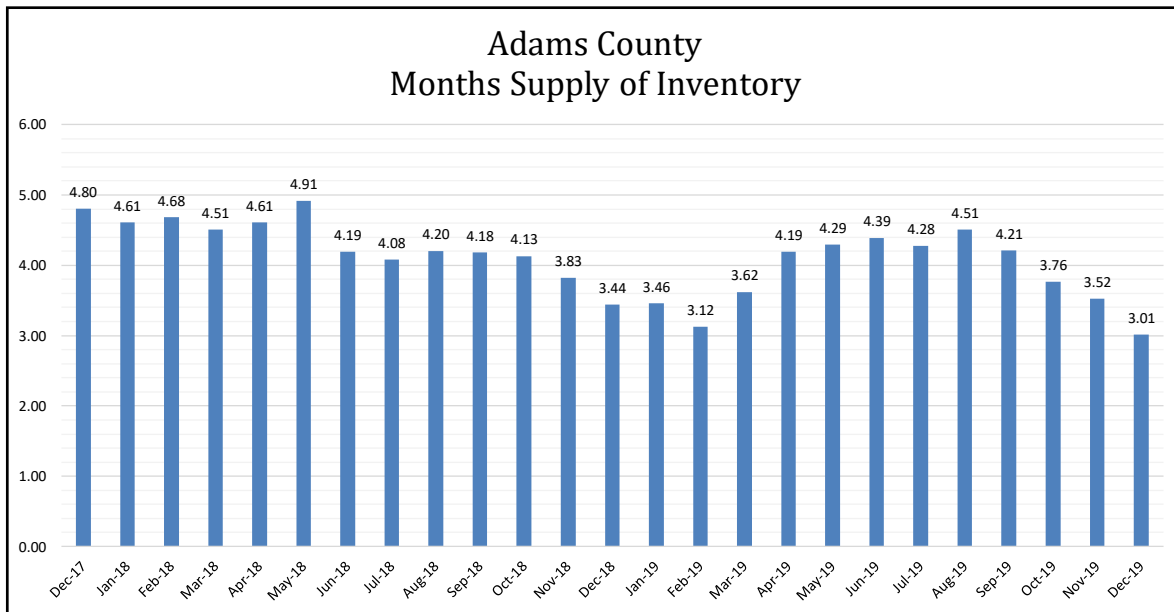
In 2019, 7% of the homes sold were under \$100,000. Homes purchased between \$100,000-\$200,000 were 43% of the market. Homes purchased between \$200,001-\$300,000 were 31% of the market and 19% of the homes sold were priced over \$300,000.



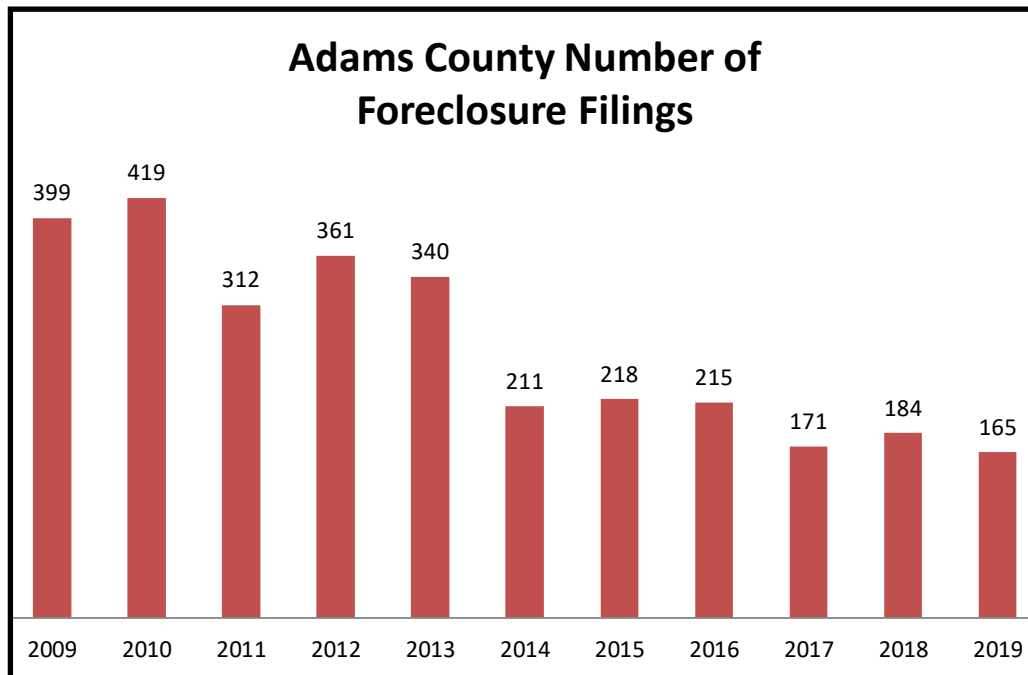
The median days on market for Adams County in 2019 was 36 days. This reflects a 14% decrease on median days on market over 2018 sales.

Adams County: Months Supply of Inventory

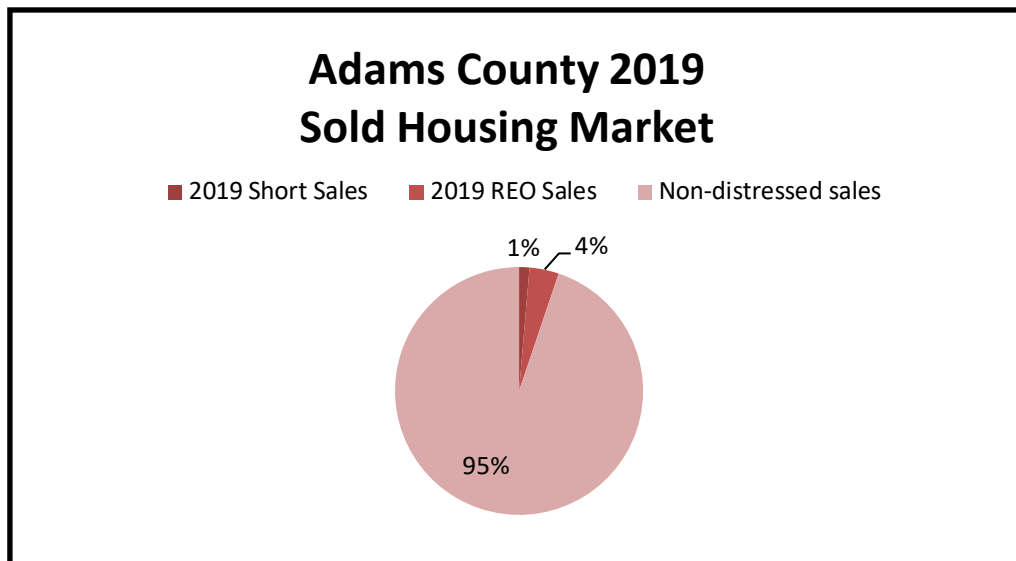
The months supply of inventory indicates how many months it would take for all the current homes for sale on the market to sell, given a monthly sales volume. Six months supply of inventory is considered a balanced market. The lower the number indicates there are more buyers than sellers in the market.



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

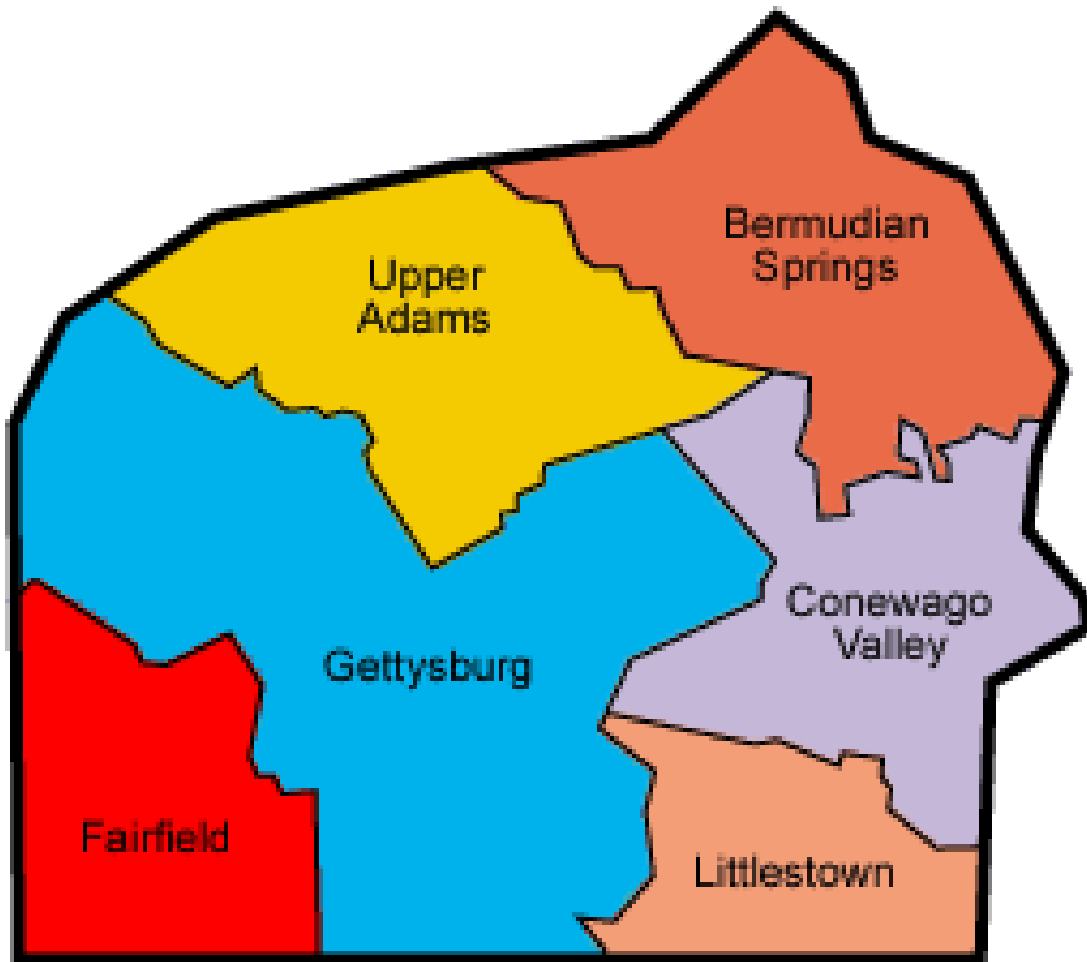
The RAYAC Multi-List System only captures a part of the new home construction market. Only transactions which involved a real estate agent are recorded.

| Adams County Number of New Home Sales by School District | | | | | | |
|--|-----------|-----------|------------|------------|-----------|-----------|
| | 2019 | 2018 | 2017 | 2016 | 2015 | 2014 |
| Bermudian Springs | 10 | 6 | 4 | 6 | 3 | 5 |
| Conewago Valley | 21 | 39 | 55 | 45 | 15 | 16 |
| Fairfield | 5 | 6 | 9 | 4 | 3 | 2 |
| Gettysburg | 12 | 19 | 35 | 38 | 36 | 27 |
| Littlestown | 4 | 7 | 5 | 12 | 19 | 12 |
| Upper Adams | 1 | 0 | 4 | 2 | 4 | 0 |
| Total Adams County | 53 | 77 | 112 | 107 | 80 | 62 |

| Single Family Detached | | | | |
|------------------------|-------------|-------------------|-----------------------|----------|
| Year | Number Sold | Median Sold Price | Median Finished Sq FT | \$/Sq Ft |
| 2019 | 30 | \$ 321,600 | 2000 | \$ 161 |
| 2018 | 36 | \$ 289,000 | 1986 | \$ 146 |
| 2017 | 57 | \$ 280,963 | 2049 | \$ 137 |
| 2016 | 59 | \$ 285,596 | 2000 | \$ 143 |
| 2015 | 65 | \$ 293,231 | 2100 | \$ 140 |
| 2014 | 47 | \$ 287,330 | 2281 | \$ 126 |

| Condominium and Town Home | | | | |
|---------------------------|-------------|-------------------|-----------------------|----------|
| Year | Number Sold | Median Sold Price | Median Finished Sq FT | \$/Sq Ft |
| 2019 | 23 | \$ 202,000 | 1749 | \$ 115 |
| 2018 | 41 | \$ 181,300 | 1452 | \$ 125 |
| 2017 | 55 | \$ 166,034 | 1379 | \$ 120 |
| 2016 | 48 | \$ 171,141 | 1479 | \$ 116 |
| 2015 | 15 | \$ 206,900 | 1685 | \$ 123 |
| 2014 | 15 | \$ 208,567 | 1836 | \$ 113 |

Real Estate Activity by School District

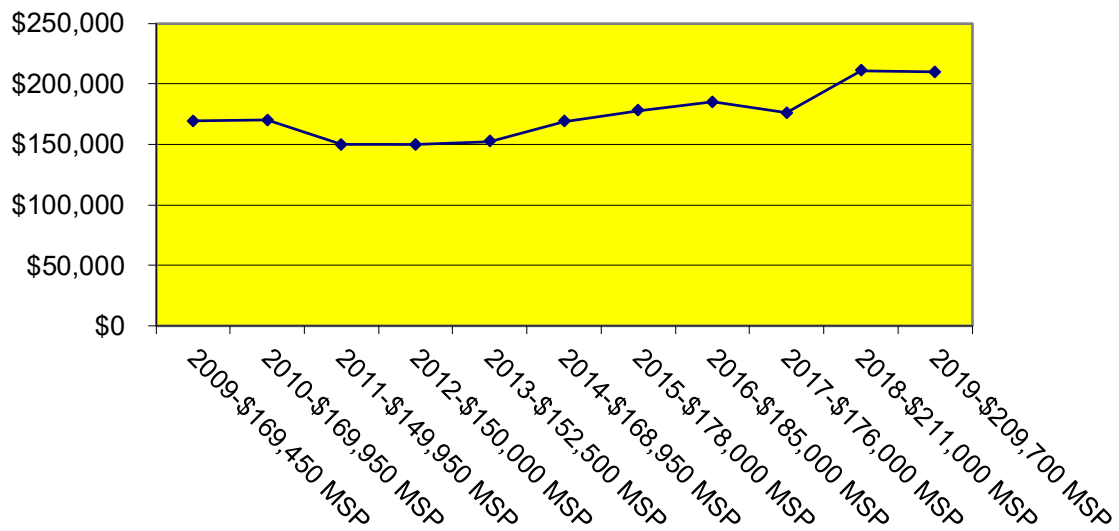


Bermudian Springs School District

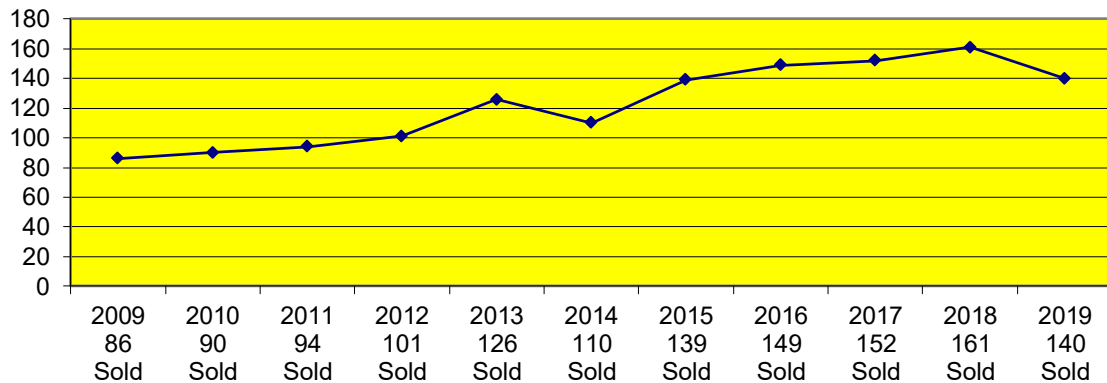
In the Bermudian Springs School District there were 140 homes sold in 2019 for a total dollar volume of \$32.5 million. The number of homes sold in 2019 decreased by 13% over 2018 sales.

The median home sale price was \$209,700 in 2019. This home sale price reflects a 1% decrease over 2018 sales, a 24% increase over 5 years, and a 24% increase over 10 years.

**Bermudian Springs Median Sale Price (MSP)
2009-2019**



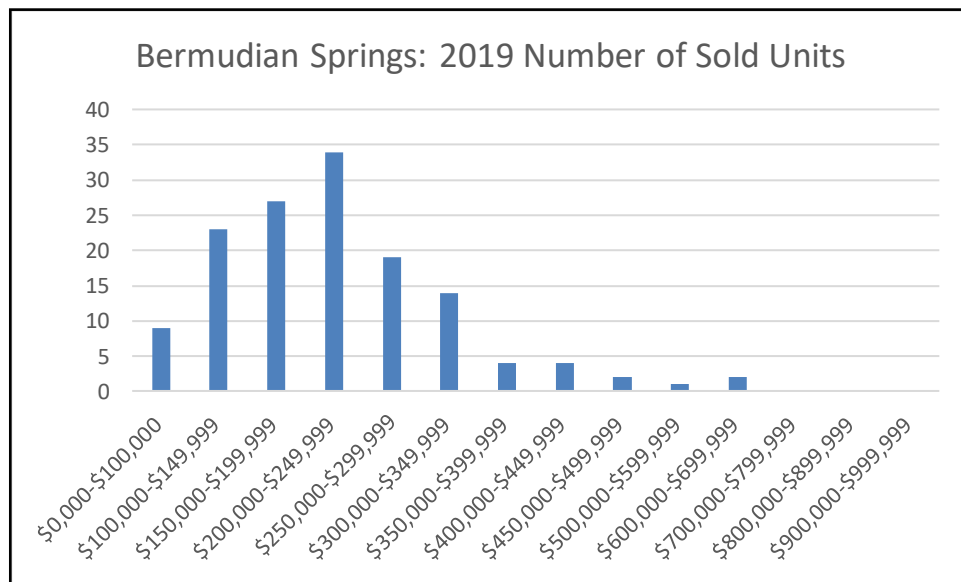
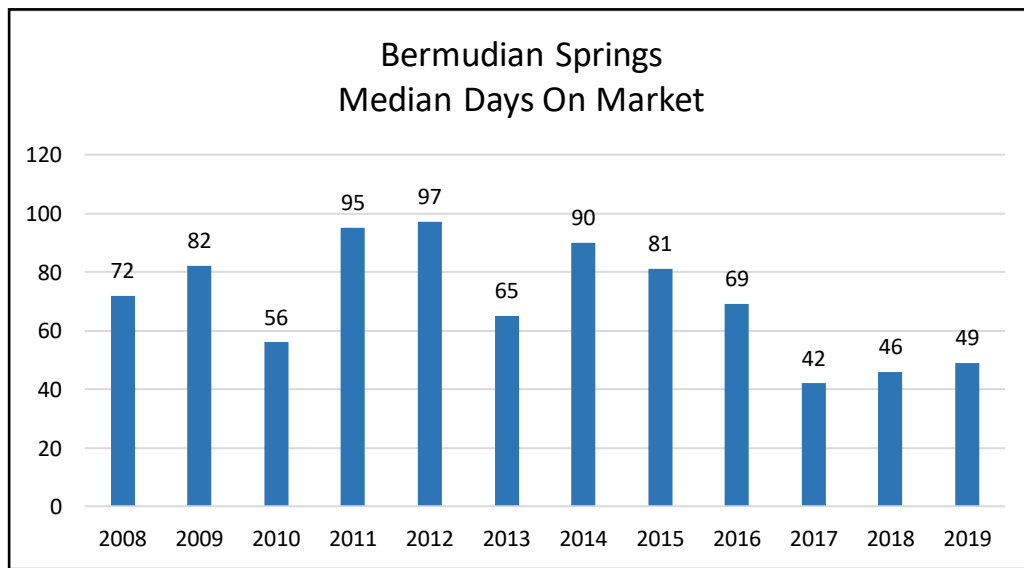
**Bermudian Springs Number of Homes Sold
2009-2019**



Bermudian Springs School District

| Type | No. Sold | Median Price | Median Days on Market |
|---------------------|------------|-------------------|-----------------------|
| Detached | 136 | \$ 210,000 | 49 |
| Twin/Semi-Detached | 0 | \$ - | 0 |
| Row/Townhouse | 2 | \$ 120,500 | 33 |
| Mobile Home w/ Land | 2 | \$ 99,000 | 88 |
| Grand Total | 140 | \$ 209,700 | 49 |

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

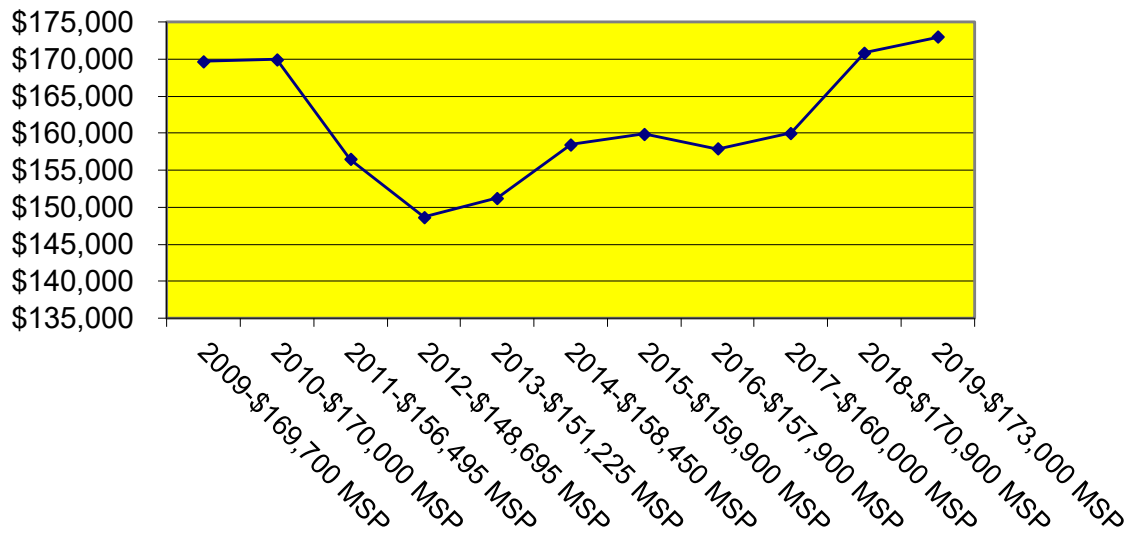


Conewago Valley School District

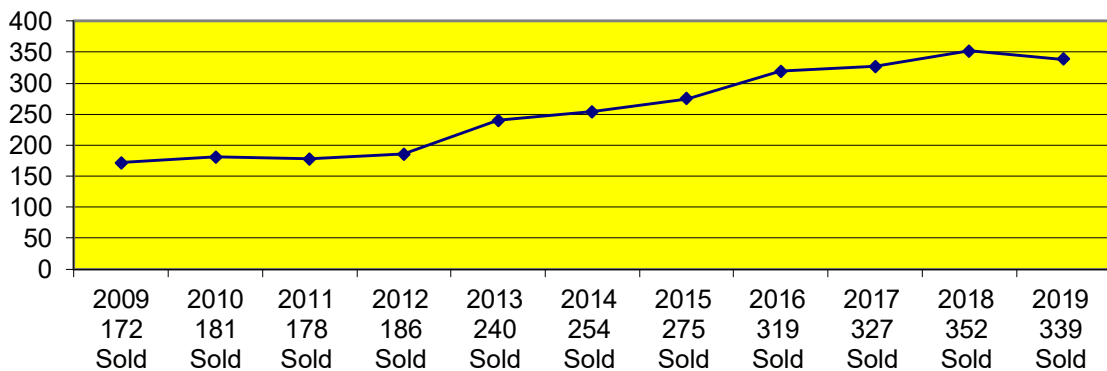
In the Conewago Valley School District there were 339 homes sold in 2019 for a total dollar volume of \$67 million. The number of homes sold in 2019 decreased by 4% over 2018 sales.

The median home sale price was \$173,000 in 2019. This home sale price reflects a 1% increase compared to 2018, a 9% increase over 5 years, and a 2% increase over 10 years.

**Conewago Valley Median Sale Price (MSP)
2009-2019**



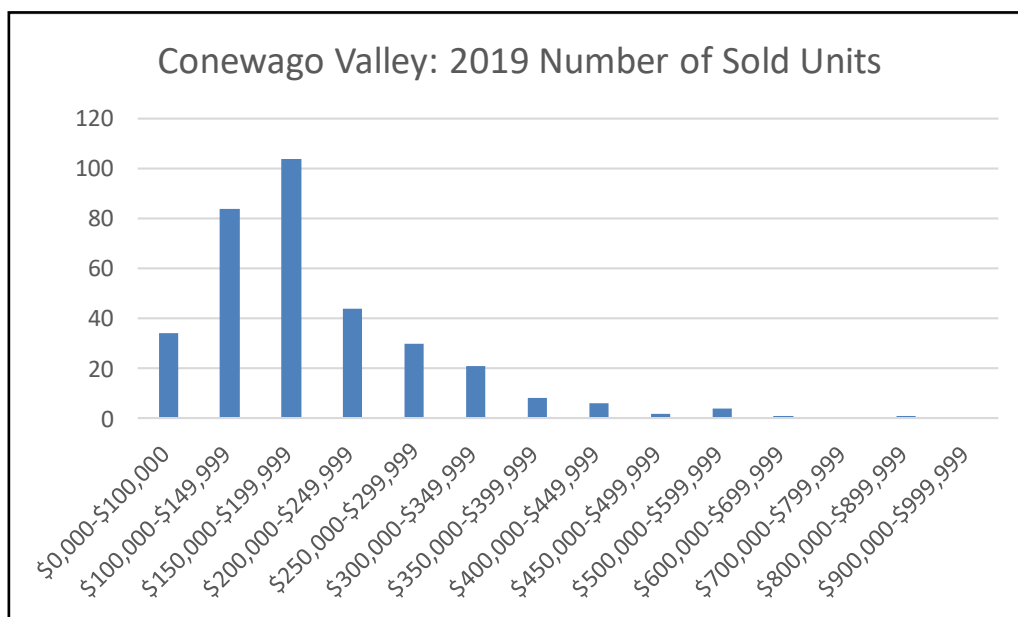
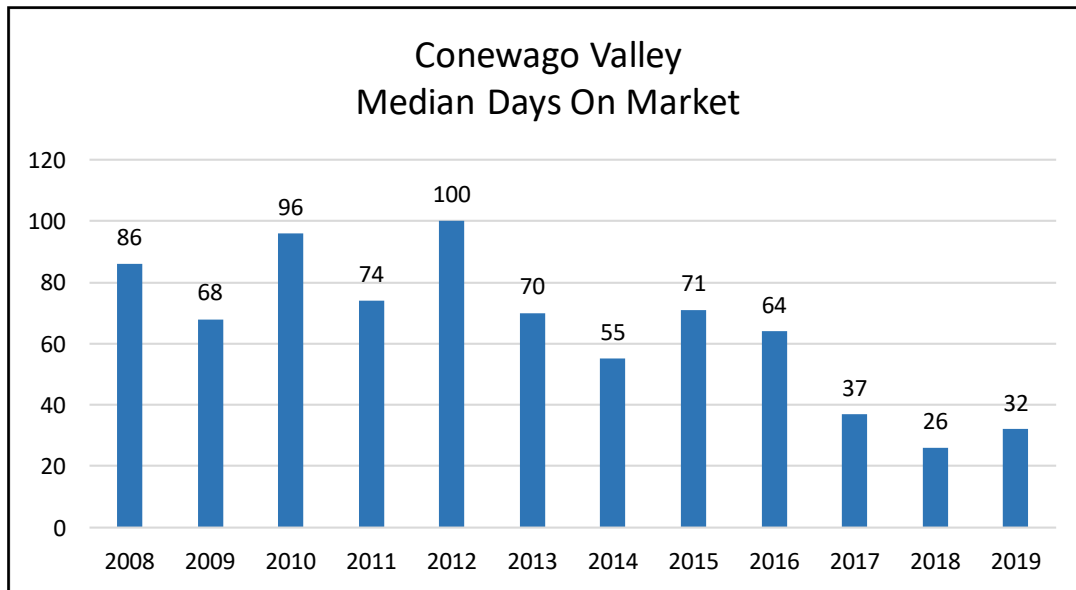
**Conewago Valley Number of Homes Sold
2009-2019**



Conewago Valley School District

| Type | No. Sold | Median Price | Median Days on Market |
|---------------------|------------|-------------------|-----------------------|
| Detached | 228 | \$ 196,450 | 34 |
| Twin/Semi-Detached | 53 | \$ 156,000 | 21 |
| Row/Townhouse | 32 | \$ 138,500 | 44 |
| Mobile Home w/ Land | 26 | \$ 64,750 | 35 |
| Grand Total | 339 | \$ 173,000 | 32 |

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

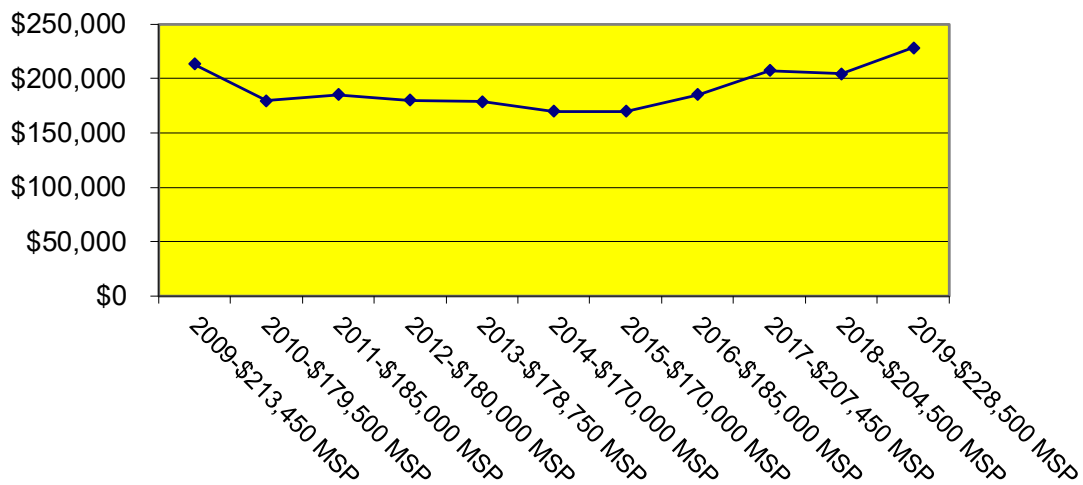


Fairfield Area School District

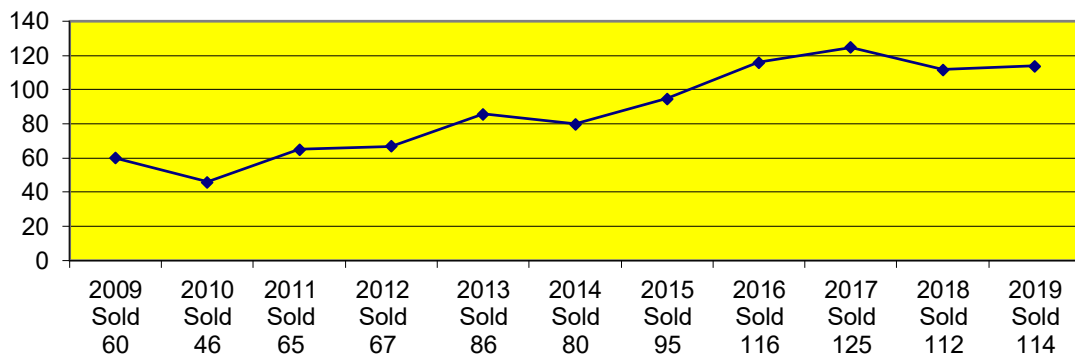
In the Fairfield Area School District there were 114 homes sold in 2019 for a total dollar volume of \$27.6 million. The number of homes sold in 2019 increased by 2% over 2018 sales.

The median home sale price was \$228,500 in 2019. This home sale price reflects a 12% increase compared to 2018 sales, 34% increase over 5 years, and a 7% increase over 10 years.

**Fairfield Median Sale Price (MSP)
2009-2019**



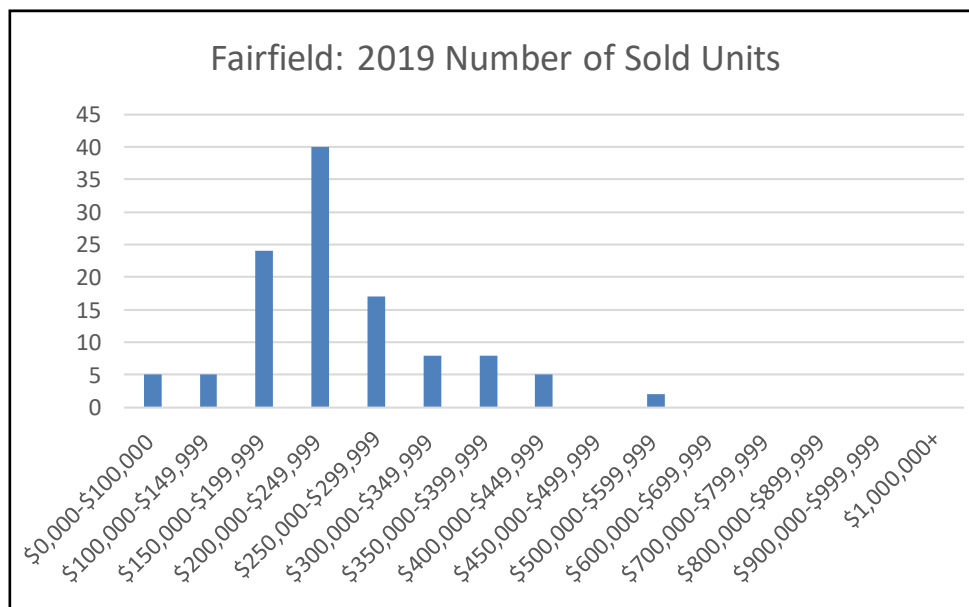
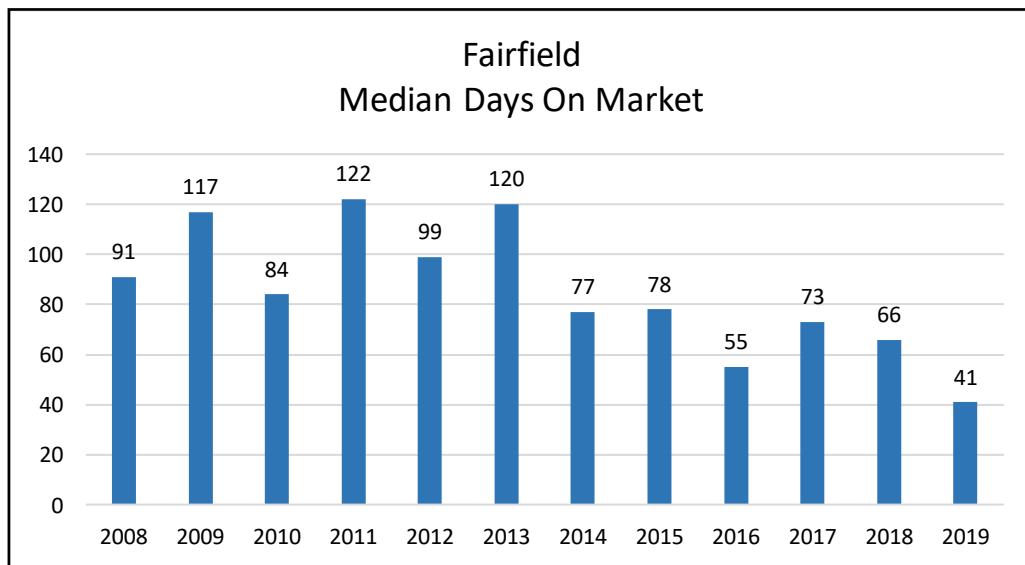
**Fairfield Number of Homes Sold
2009-2019**



Fairfield Area School District

| Type | No. Sold | Median Price | Median Days on Market |
|---------------------|------------|-------------------|-----------------------|
| Detached | 111 | \$ 229,000 | 41 |
| Twin/Semi-Detached | 0 | \$ - | 0 |
| Row/Townhouse | 3 | \$ 215,000 | 27 |
| Mobile Home w/ Land | 0 | \$ - | 0 |
| Grand Total | 114 | \$ 228,500 | 41 |

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

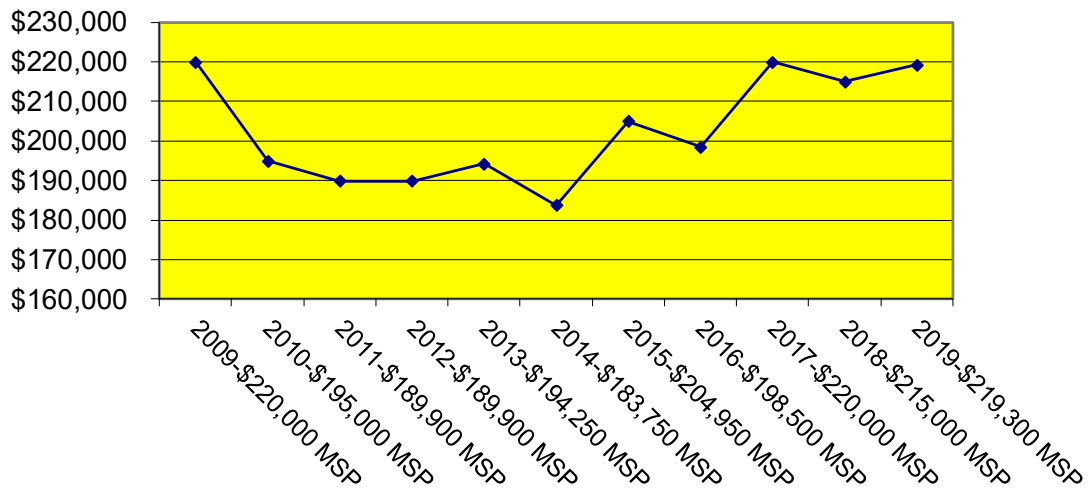


Gettysburg Area School District

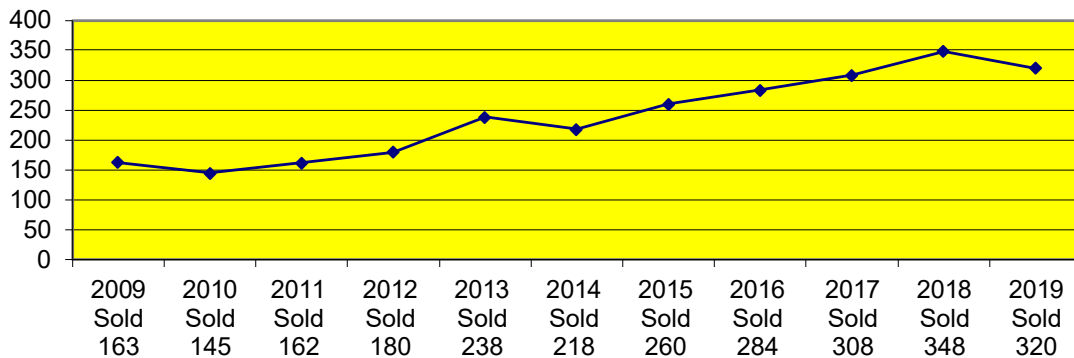
In the Gettysburg Area School District there were 320 homes sold in 2019 for a total dollar volume of \$77.2 million. The number of homes sold in 2019 decreased by 8% over 2018 sales.

The median home sale price was \$219,300 in 2019. This home sale price reflects a 2% increase over 2018 sales, a 19% increase over 5 years, and no change over 10 years.

**Gettysburg Median Sale Price (MSP)
2009-2019**



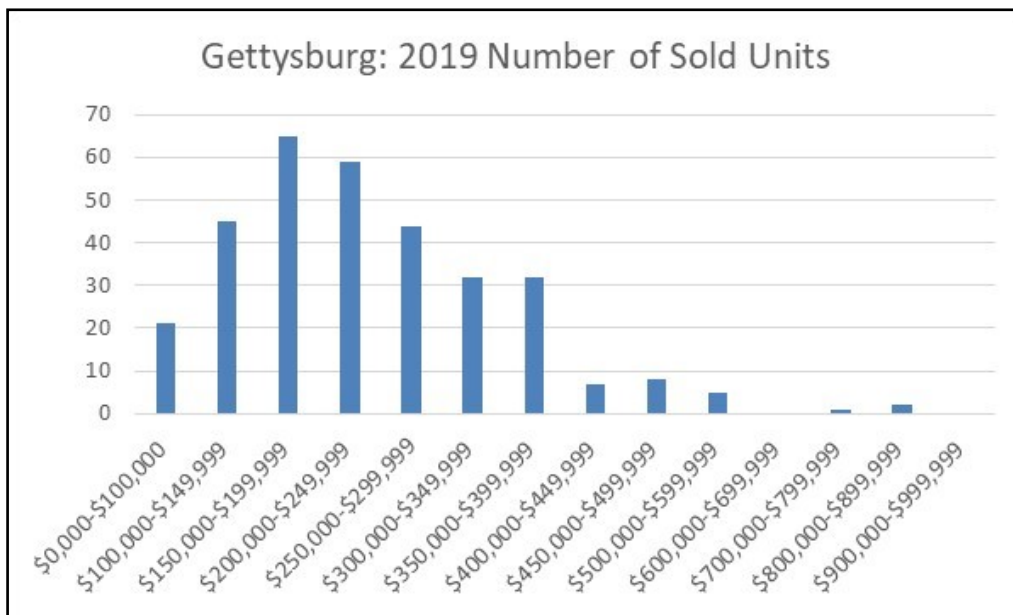
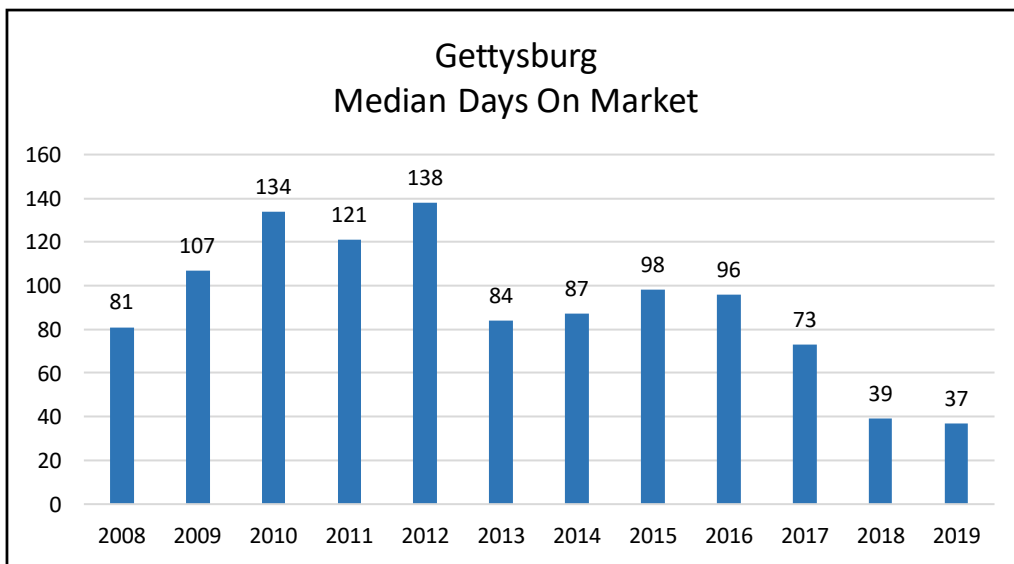
**Gettysburg Number of Homes Sold
2009-2019**



Gettysburg Area School District

| Type | No. Sold | Median Price | Median Days on Market |
|---------------------|------------|-------------------|-----------------------|
| Detached | 261 | \$ 249,000 | 39 |
| Twin/Semi-Detached | 16 | \$ 156,500 | 26 |
| Row/Townhouse | 34 | \$ 135,000 | 9 |
| Mobile Home w/ Land | 9 | \$ 46,000 | 54 |
| Grand Total | 320 | \$ 219,300 | 37 |

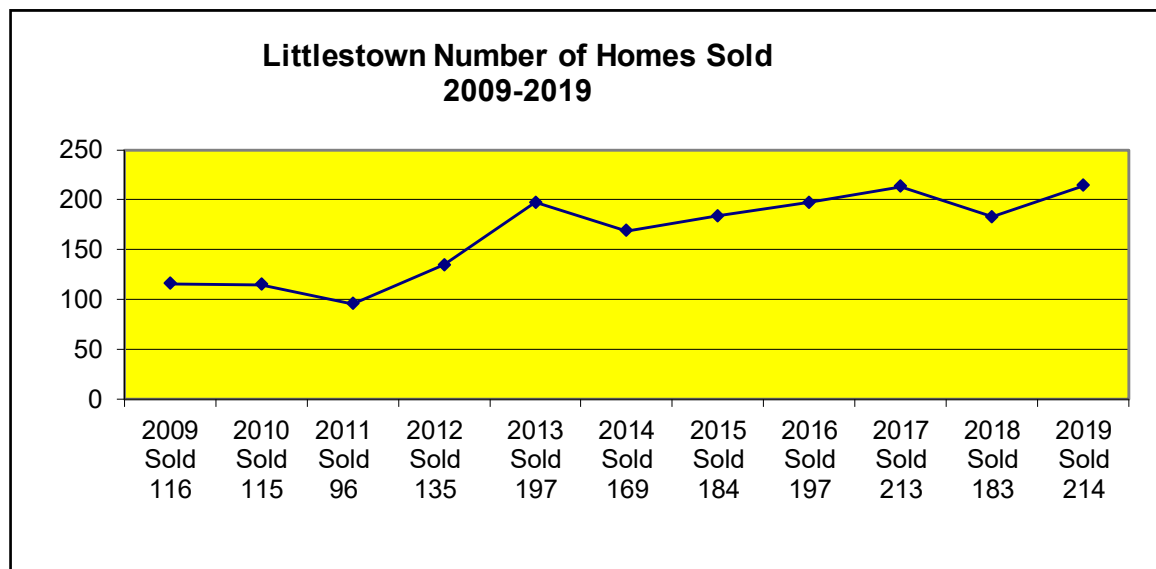
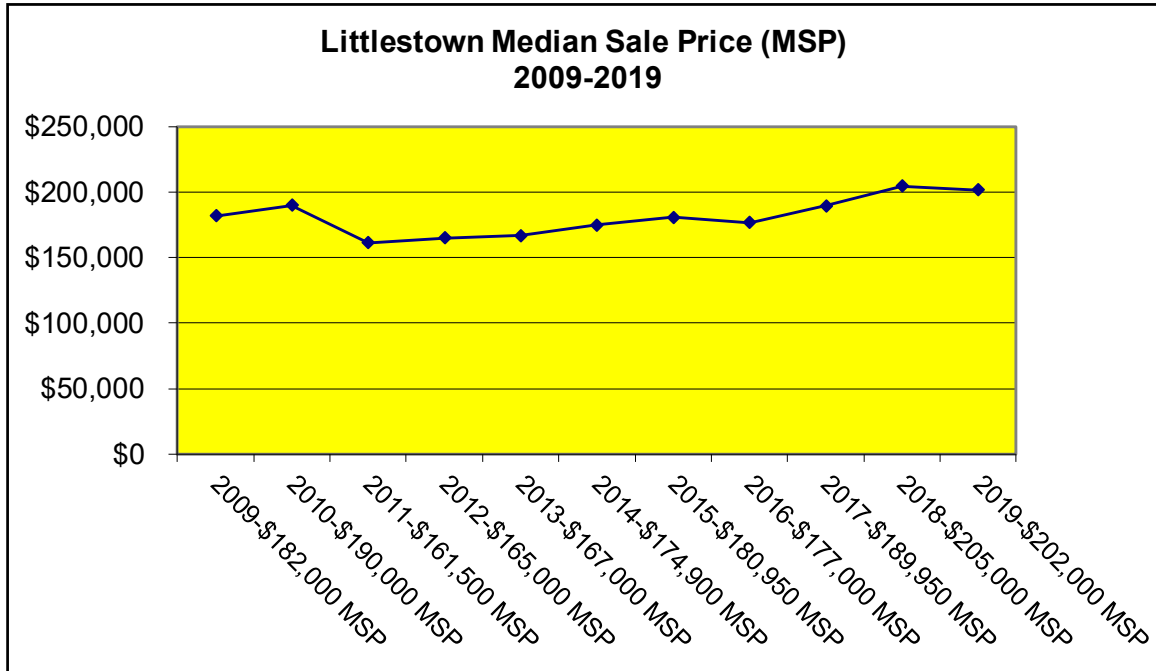
The charts below reflect the median days on market and the number of units sold in in each price range.



Littlestown Area School District

In the Littlestown Area School District there were 214 homes sold in 2019 for a total dollar volume of \$50.1 million. The number of homes sold in 2019 increased by 17% over 2018 sales.

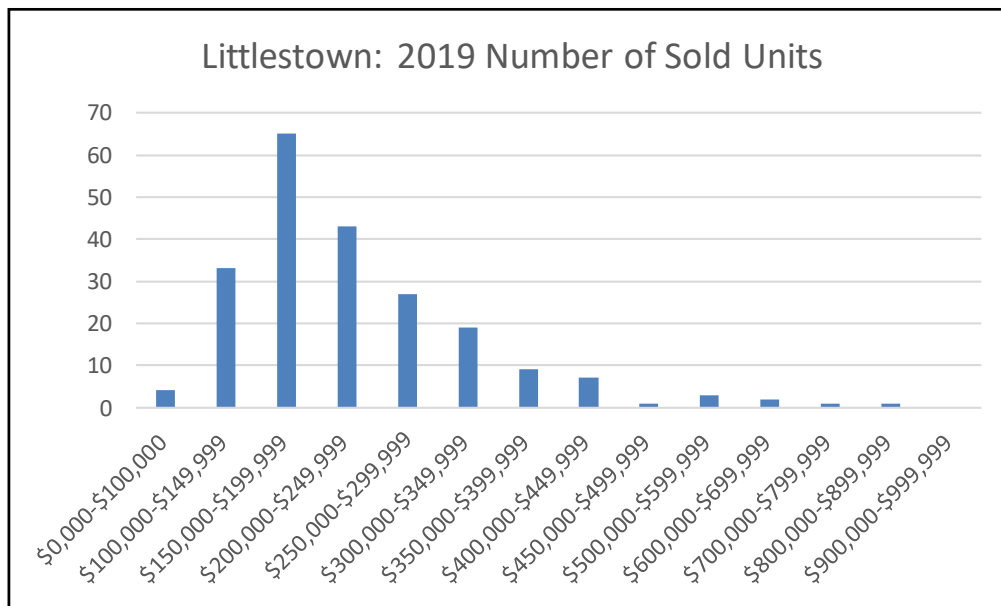
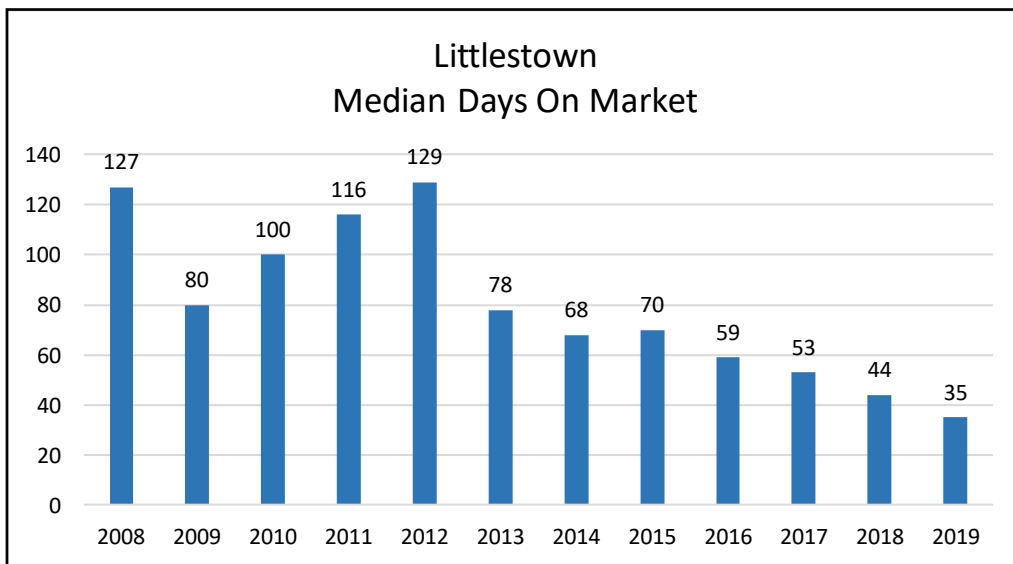
The median home sale price was \$202,000 in 2019. This home sale price reflects a 1% decrease compared to 2018 sales, a 15% increase over 5 years and a 11% increase over 10 years.



Littlestown Area School District

| Type | No. Sold | Median Price | Median Days on Market |
|---------------------|------------|-------------------|-----------------------|
| Detached | 183 | \$ 219,900 | 36 |
| Twin/Semi-Detached | 10 | \$ 153,500 | 17 |
| Row/Townhouse | 20 | \$ 142,000 | 26 |
| Mobile Home w/ Land | 1 | \$ 89,900 | 225 |
| Grand Total | 214 | \$ 202,000 | 35 |

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

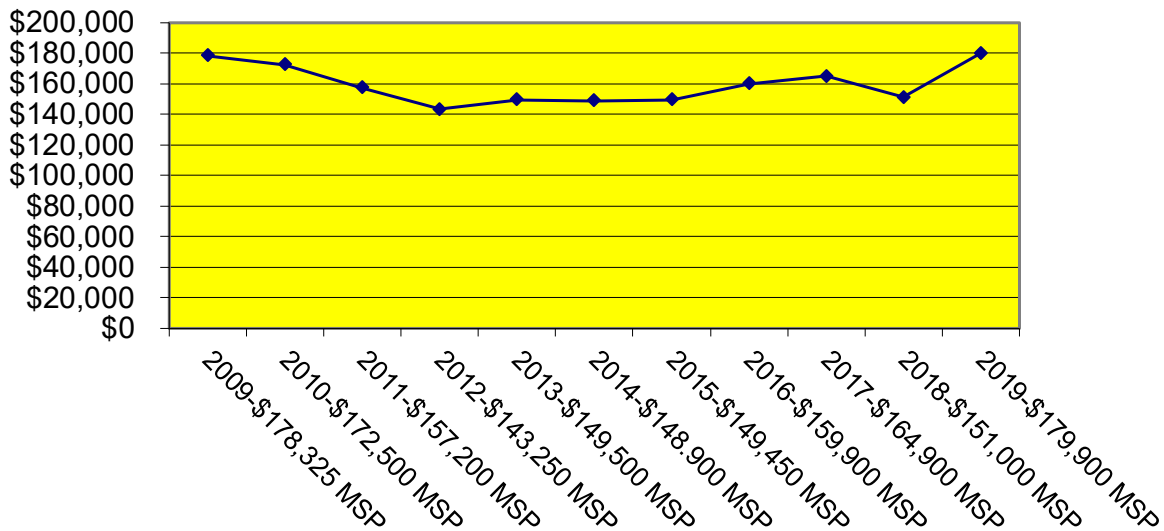


Upper Adams School District

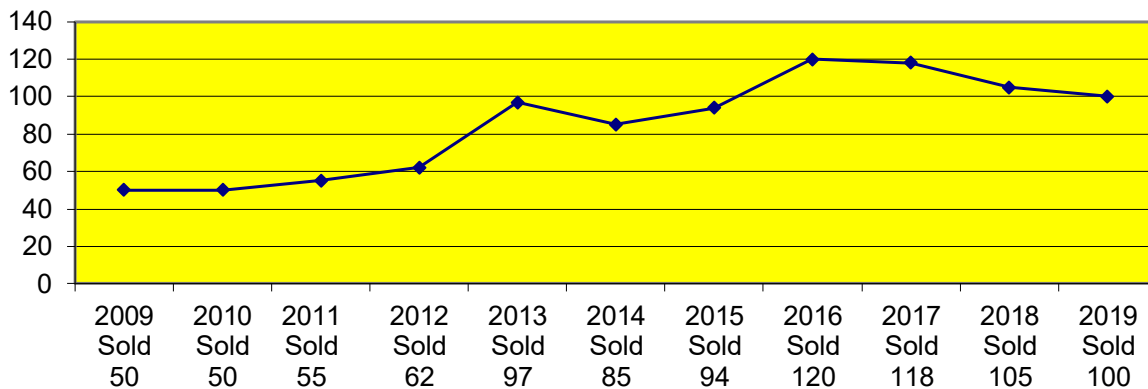
In the Upper Adams Area School District there were 100 homes sold in 2019 for a total dollar volume of \$19.6 million. The number of homes sold in 2019 decreased by 5% over 2018 sales.

The median home sale price was \$179,900 in 2019. This home sale price is a 19% increase compared to 2018 sales, a 21% increase over 5 years, and a 1% increase over 10 years.

**Upper Adams Median Sale Price (MSP)
2009-2019**



**Upper Adams Number of Homes Sold
2009-2019**



Upper Adams School District

| Type | No. Sold | Median Price | Median Days on Market |
|---------------------|------------|-------------------|-----------------------|
| Detached | 97 | \$ 180,000 | 33 |
| Twin/Semi-Detached | 0 | \$ - | 0 |
| Row/Townhouse | 1 | \$ 115,000 | 62 |
| Mobile Home w/ Land | 2 | \$ 82,500 | 26 |
| Grand Total | 100 | \$ 179,900 | 36 |

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

