

**2020**

# Adams County

## *Real Estate Market Report*

*Prepared by:*



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# 2020 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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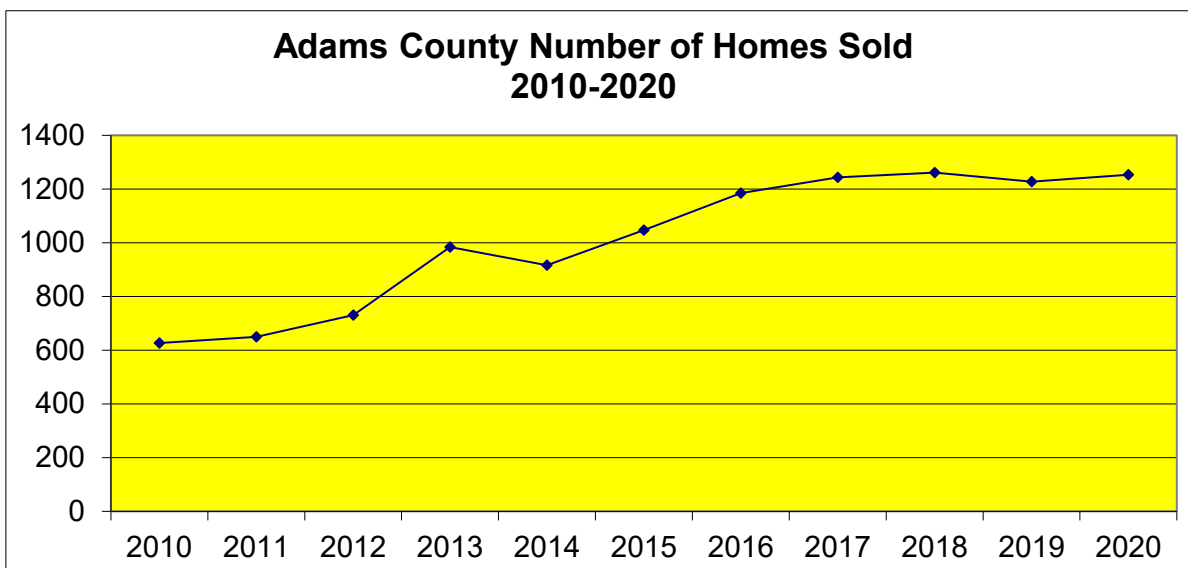
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# Adams County Housing Market: Number of Homes Sold

In 2020 Realtors® sold 1,253 homes in Adams County. This reflects a 2% increase in the number of homes sold compared to 2019. 2020 also marks the second largest number of homes sales in a single year in Adams County missing the top spot set in 2018 by only 8 sales.

The total dollar volume sold in 2020 was \$302.7 million. This reflects a 10% increase in total dollar volume from 2019 sales.

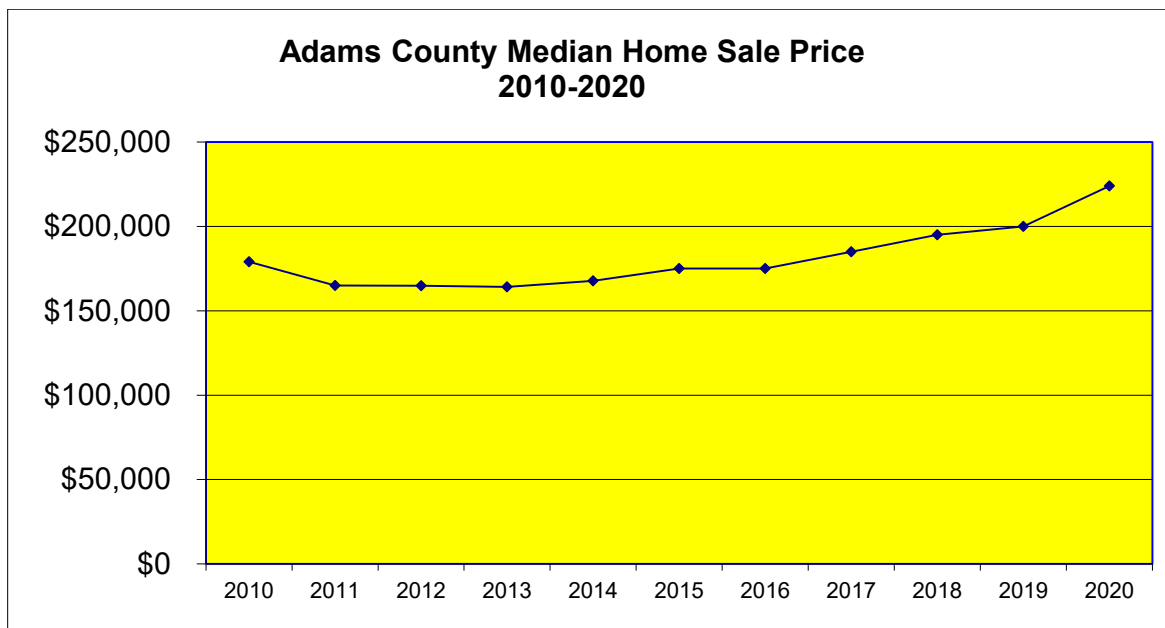
School District	2020 Sold	2019 Sold	2015 Sold	2010 Sold	% Change over 1 Year	% Change over 5 Years	% Change over 10 Years
Bermudian Springs	154	140	139	90	10%	11%	71%
Conewago Valley	317	339	275	181	-6%	15%	75%
Fairfield	126	114	95	46	11%	33%	174%
Gettysburg	326	320	260	145	2%	25%	125%
Littlestown	215	214	184	115	0%	17%	87%
Upper Adams	115	100	94	50	15%	22%	130%
<b>Total Adams County</b>	<b>1253</b>	<b>1227</b>	<b>1047</b>	<b>627</b>	<b>2%</b>	<b>20%</b>	<b>100%</b>



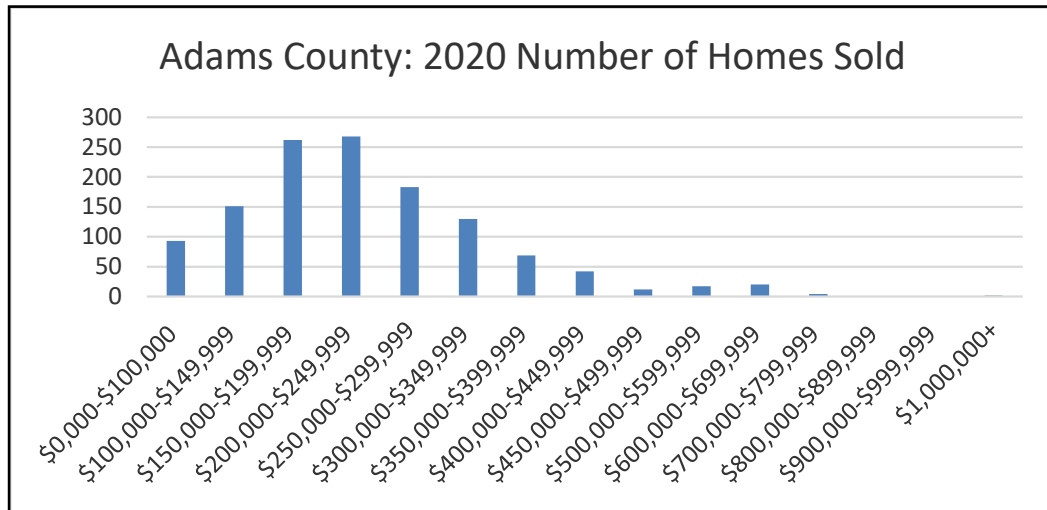
# Adams County Housing Market: Median Home Sale Price

In Adams County the median home sale price was \$224,000, this reflects a 12% increase over 2019 sales. The 2020 median home sale price in Adams County is the highest median home sale price in Adams County history. The median sold price in Adams County increased 28% in five years and increased 25% over the past 10 years.

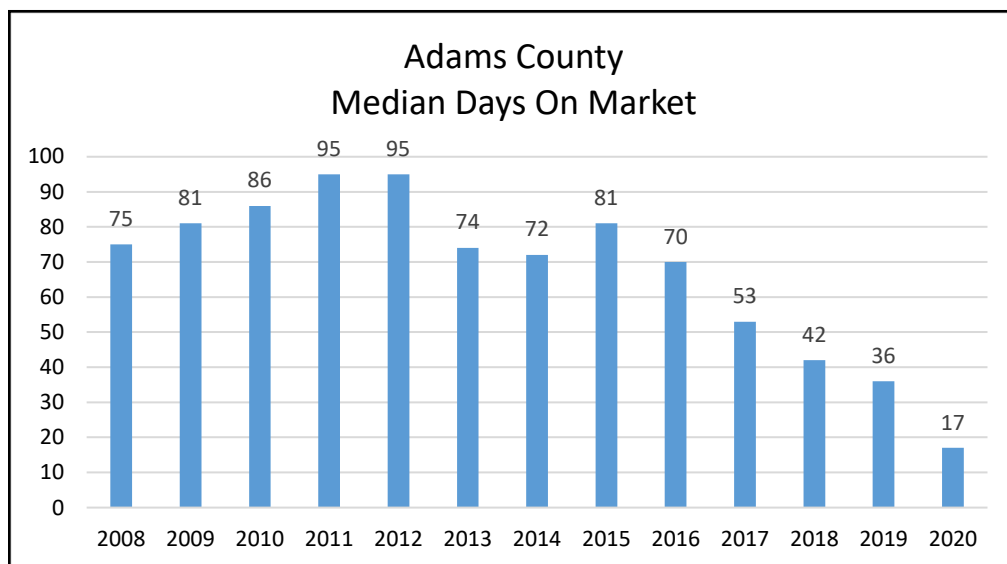
	<u>2020 Median Sale Price</u>	<u>2019 Median Sale Price</u>	<u>2015 Median Sale Price</u>	<u>2010 Median Sale Price</u>	<u>% Change over 1 Year</u>	<u>% Change over 5 Years</u>	<u>% Change over 10 Years</u>
Bermudian Springs	\$238,100	\$209,700	\$178,000	\$169,950	14%	34%	40%
Conewago Valley	\$185,900	\$173,000	\$159,900	\$170,000	7%	16%	9%
Fairfield	\$229,950	\$228,500	\$170,000	\$179,500	1%	35%	28%
Gettysburg	\$252,150	\$219,300	\$204,950	\$195,000	15%	23%	29%
Littlestown	\$224,900	\$202,000	\$180,950	\$190,000	11%	24%	18%
Upper Adams	\$209,900	\$179,900	\$149,450	\$172,500	17%	40%	22%
<b>Total Adams County</b>	<b>\$224,000</b>	<b>\$200,000</b>	<b>\$175,000</b>	<b>\$179,000</b>	<b>12%</b>	<b>28%</b>	<b>25%</b>



# Adams County Housing Market by Price Range



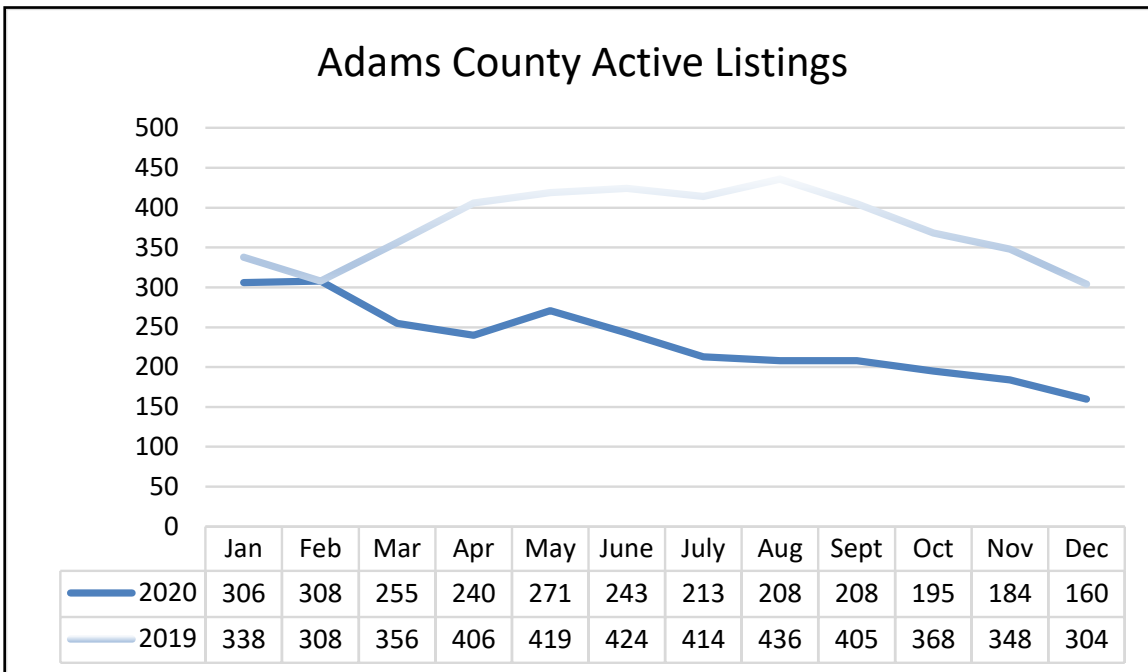
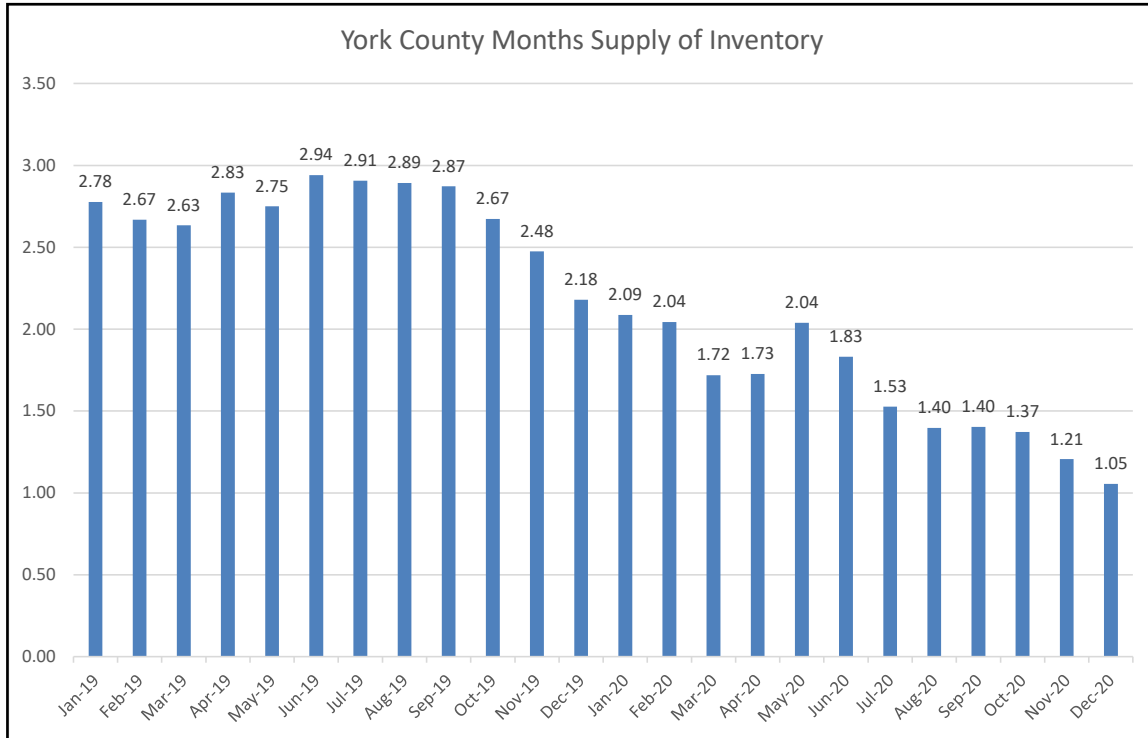
In 2020, 7% of the homes sold were under \$100,000. Homes purchased between \$100,000-\$200,000 were 33% of the market. Homes purchased between \$200,001-\$300,000 were 36% of the market and 24% of the homes sold were priced over \$300,000.



The median days on market for Adams County in 2020 was 17 days, the fastest moving market in Adams County's history. This reflects a 52% decrease on median days on market over 2018 sales.

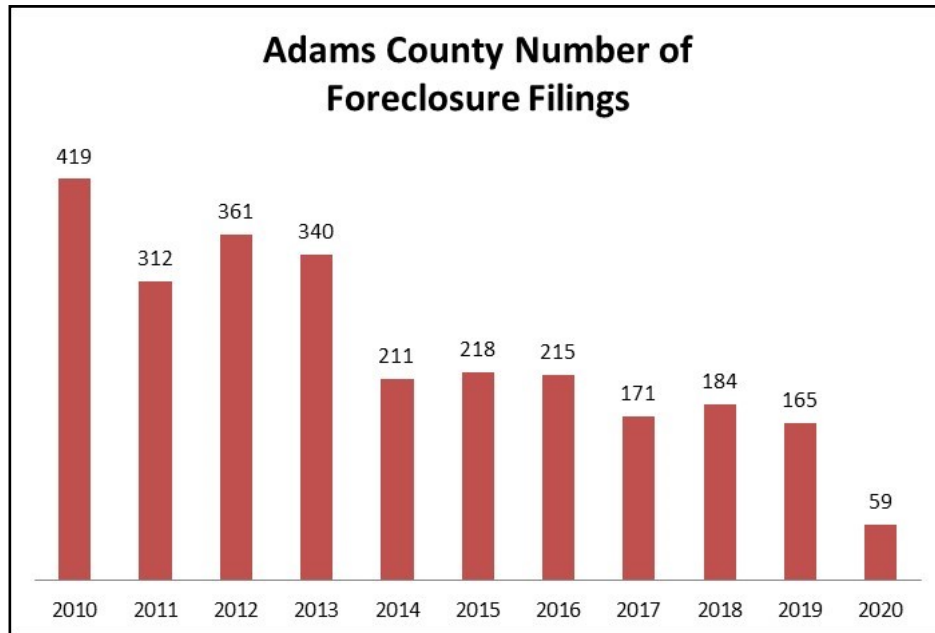
# Adams County: Months Supply of Inventory

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.

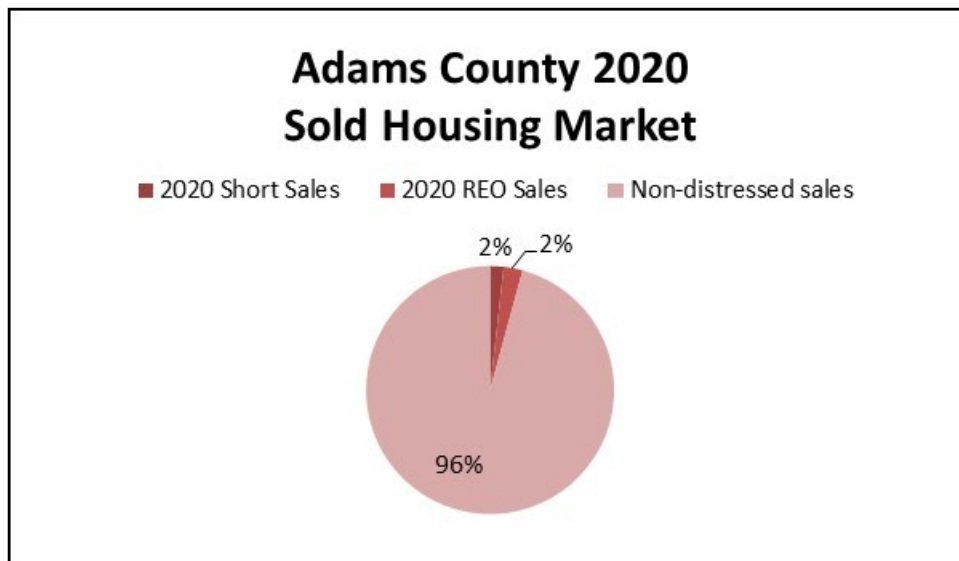




## Adams County: Foreclosure Filings



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

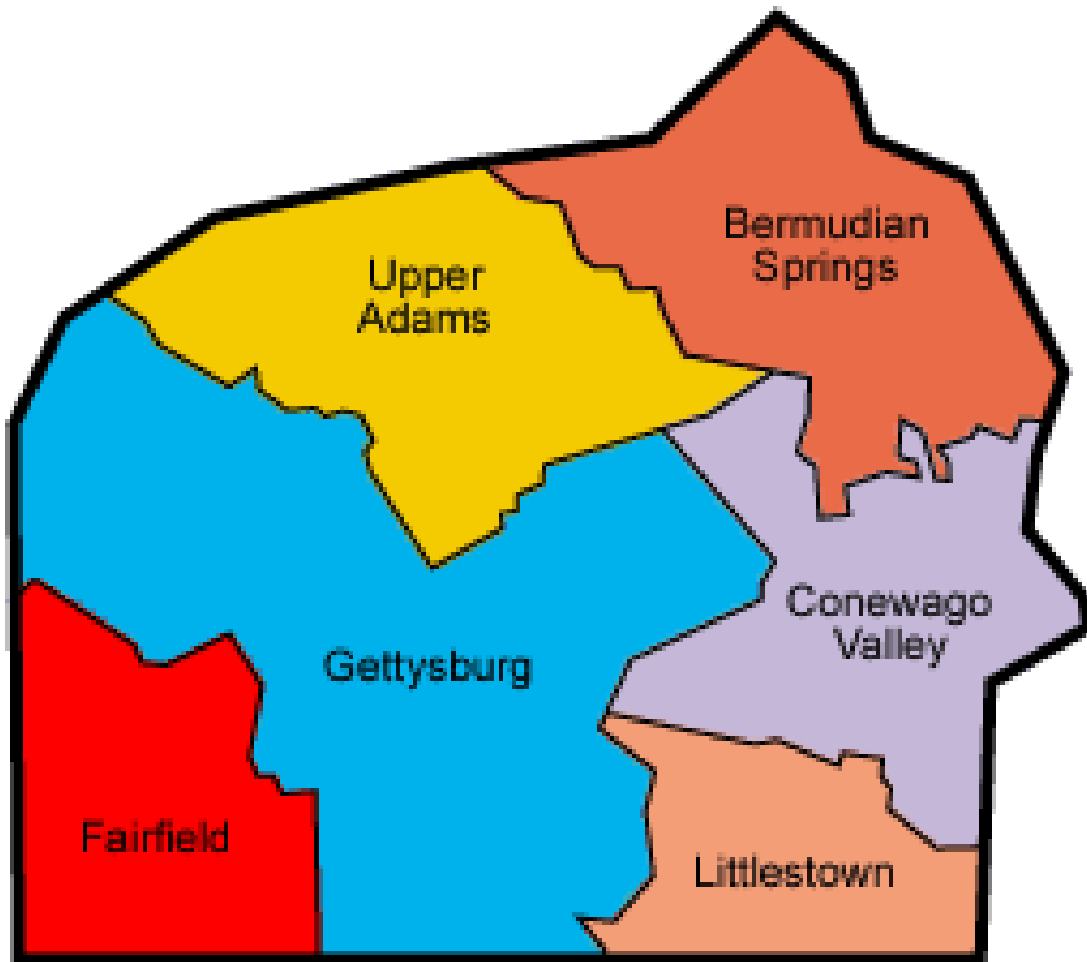
*The RAYAC Multi-List System only captures a part of the new home construction market. Only transactions which involved a real estate agent are recorded.*

<b>Adams County Number of New Home Sales by School</b>						
	<b>2020</b>	<b>2019</b>	<b>2018</b>	<b>2017</b>	<b>2016</b>	<b>2015</b>
Bermudian Springs	9	10	6	4	6	3
Conewago Valley	10	21	39	55	45	15
Fairfield	4	5	6	9	4	3
Gettysburg	10	12	19	35	38	36
Littlestown	3	4	7	5	12	19
Upper Adams	1	1	0	4	2	4
<b>Total Adams County</b>	<b>37</b>	<b>53</b>	<b>77</b>	<b>112</b>	<b>107</b>	<b>80</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>
2020	23	\$ 299,900	2040	\$ 147
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

<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>
2020	14	\$ 238,950	1765	\$ 135
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

## Real Estate Activity by School District

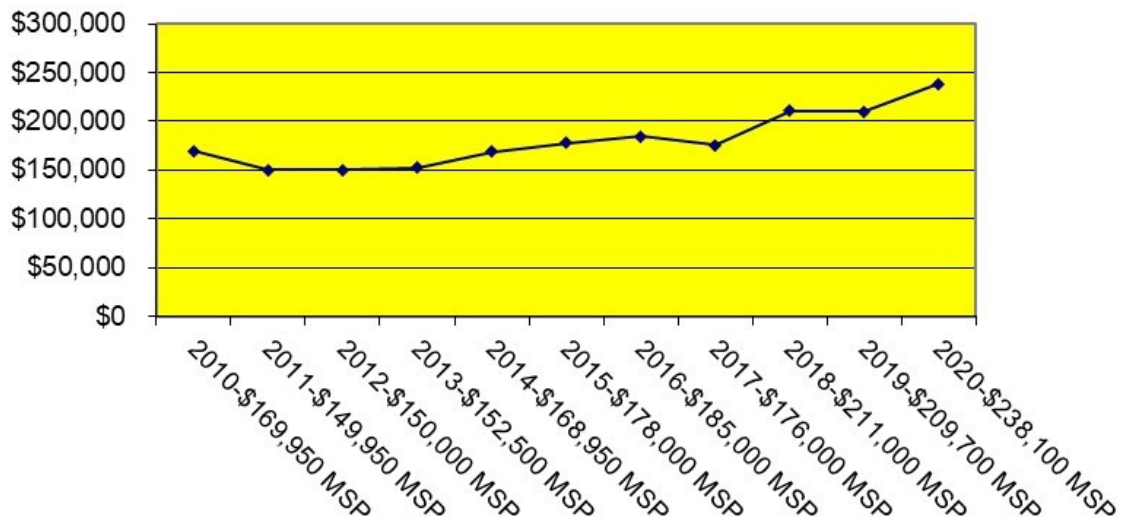


# Bermudian Springs School District

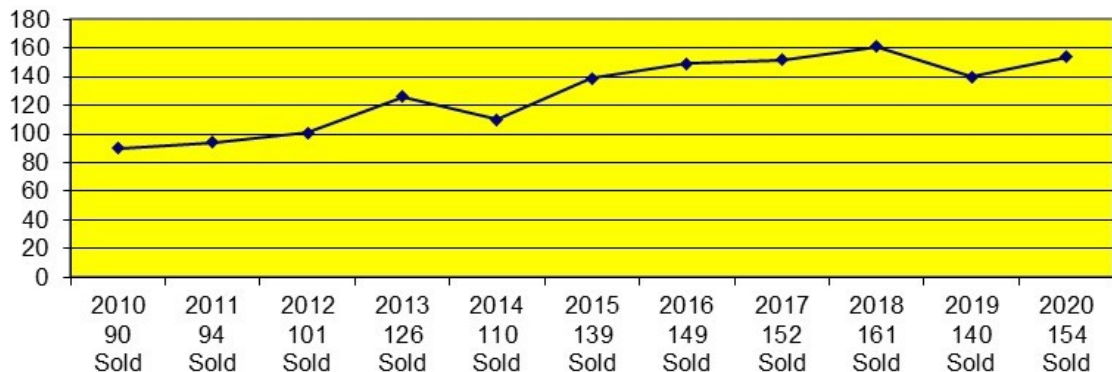
In the Bermudian Springs School District there were 154 homes sold in 2020 for a total dollar volume of \$41.6 million. The number of homes sold in 2020 increased by 10% over 2019 sales.

The median home sale price was \$238,100 in 2020. This home sale price reflects a 14% increase over 2019 sales, a 34% increase over 5 years, and a 40% increase over 10 years.

**Bermudian Springs Median Sale Price (MSP)  
2010-2020**



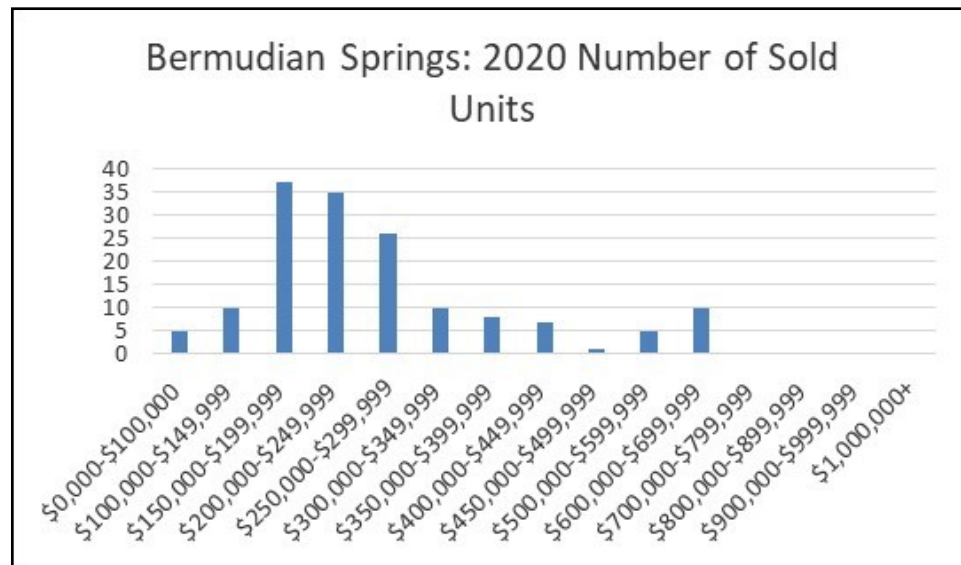
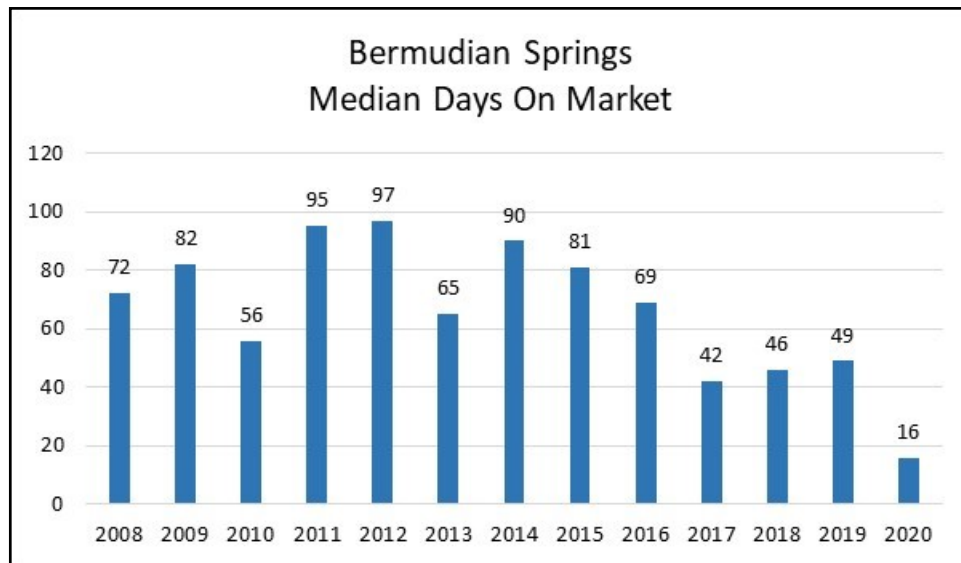
**Bermudian Springs Number of Homes Sold  
2010-2020**



## Bermudian Springs School District

Type	No. Sold	Median Price	Median Days on Market
Detached	151	\$ 23,900	16
Twin/Semi-Detached	0	\$ -	0
Row/Townhouse	1	\$ 150,000	102
Mobile Home w/ Land	2	\$ 255,000	85
<b>Grand Total</b>	<b>154</b>	<b>\$238,100</b>	<b>16</b>

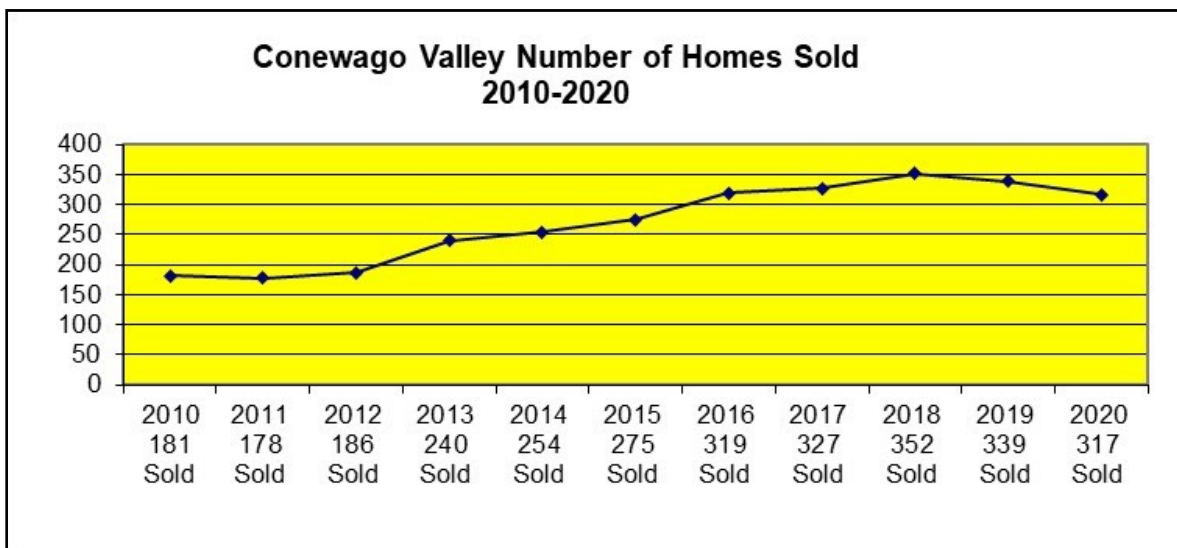
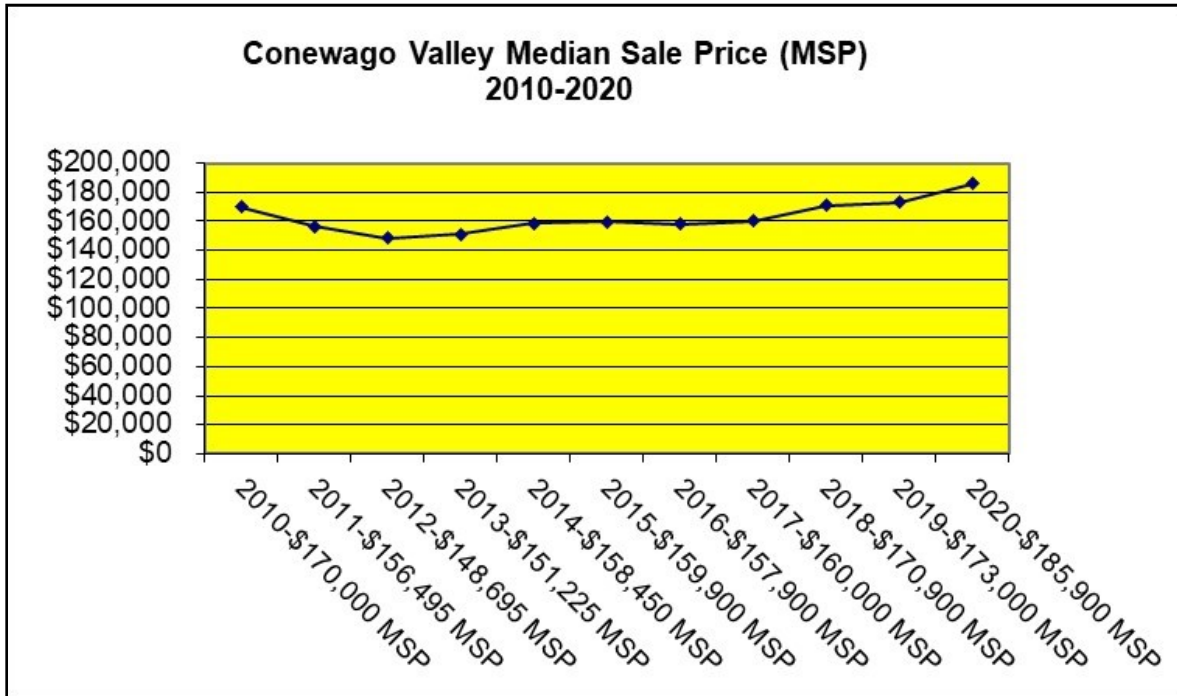
The charts below reflect the median days on market and the number of units sold in in each price range.



# Conewago Valley School District

In the Conewago Valley School District there were 317 homes sold in 2020 for a total dollar volume of \$67.7 million. The number of homes sold in 2020 decreased by 6% over 2019 sales.

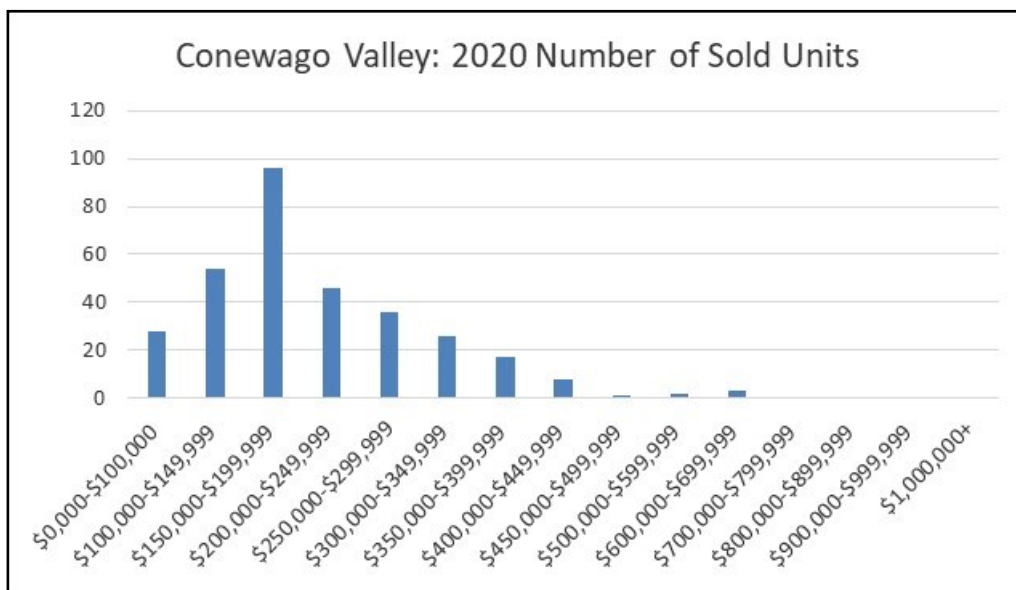
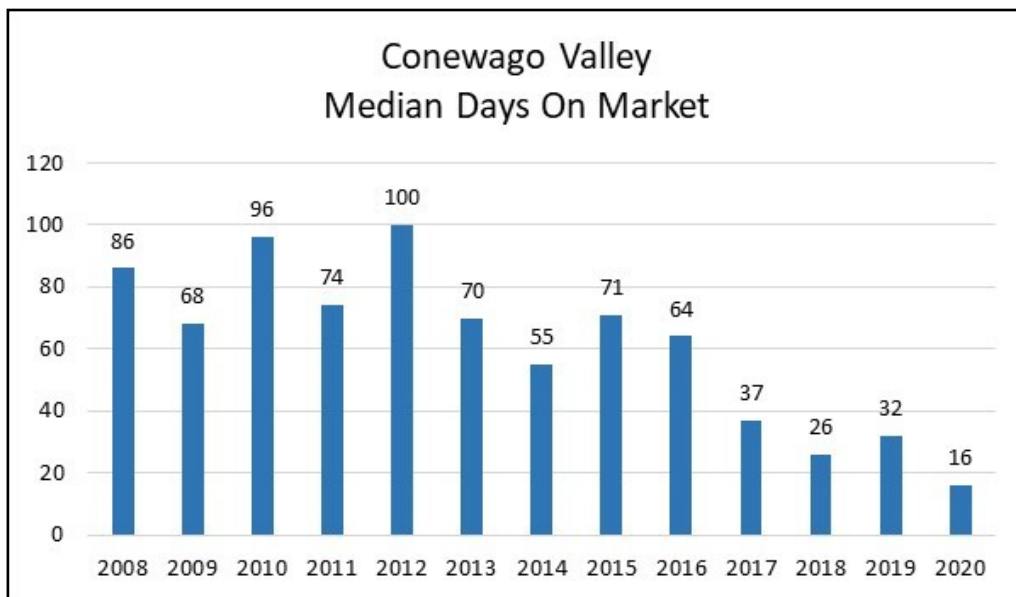
The median home sale price was \$185,900 in 2020. This home sale price reflects a 7% increase compared to 2019, a 16% increase over 5 years, and a 9% increase over 10 years.



# Conewago Valley School District

Type	No. Sold	Median Price	Median Days on Market
Detached	240	\$ 215,900	14
Twin/Semi-Detached	34	\$ 179,200	11
Row/Townhouse	27	\$ 150,000	22
Mobile Home w/ Land	16	\$ 56,050	65
<b>Grand Total</b>	<b>317</b>	<b>\$185,900</b>	<b>16</b>

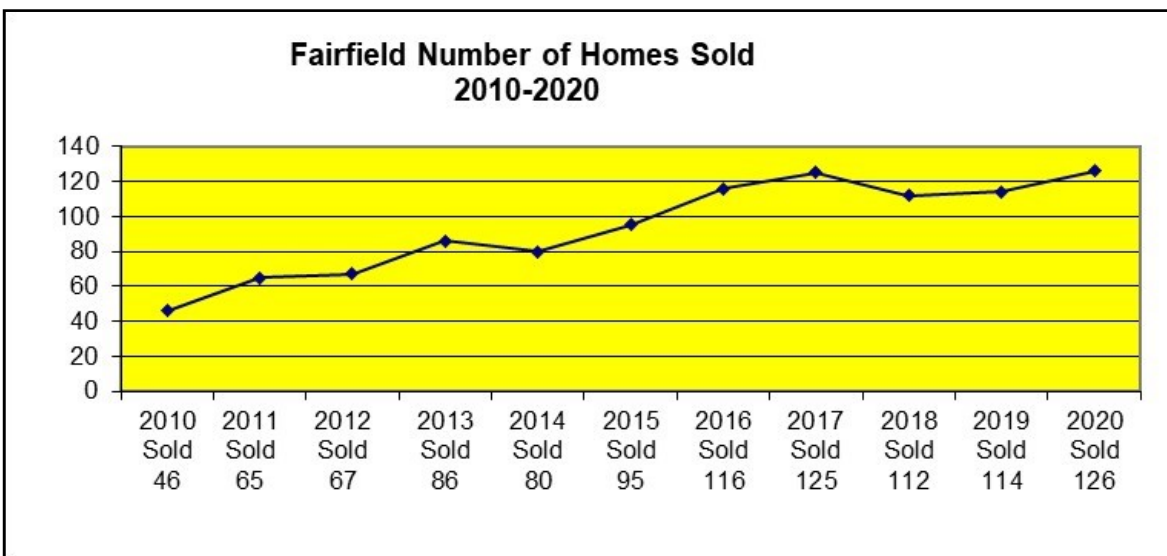
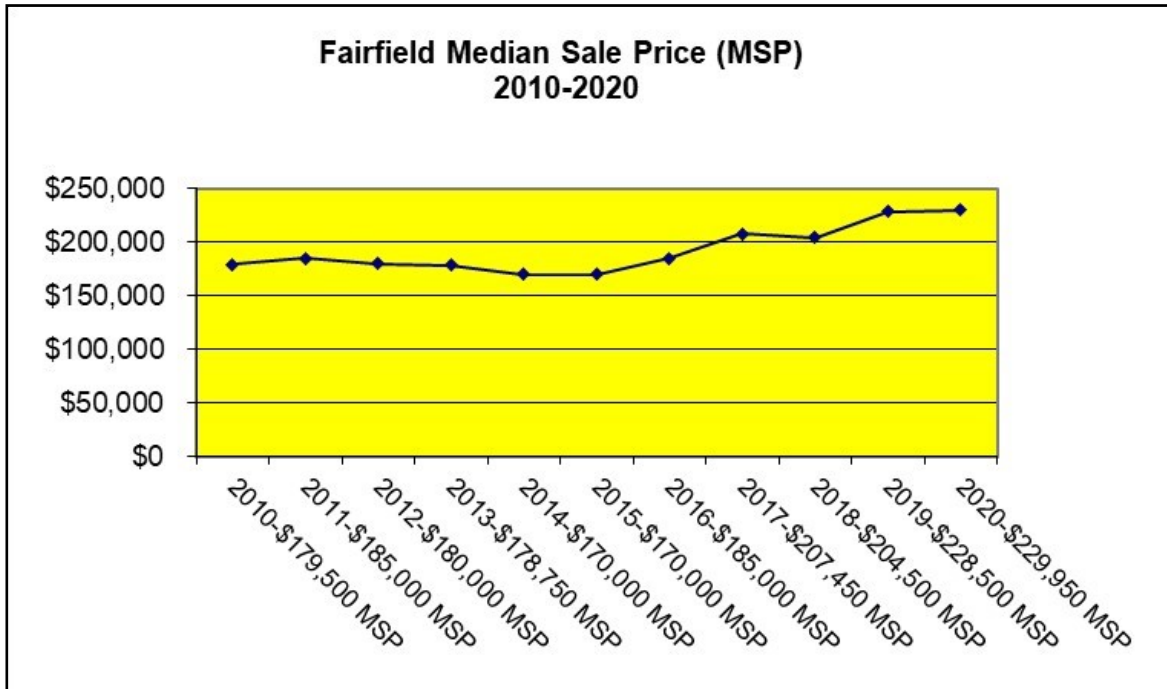
The charts below reflect the median days on market and the number of units sold in each price range.



## Fairfield Area School District

In the Fairfield Area School District there were 126 homes sold in 2020 for a total dollar volume of \$31.9 million. The number of homes sold in 2020 increased by 11% over 2019 sales.

The median home sale price was \$229,950 in 2020. This home sale price reflects a 1% increase compared to 2019 sales, 35% increase over 5 years, and a 28% increase over 10 years.

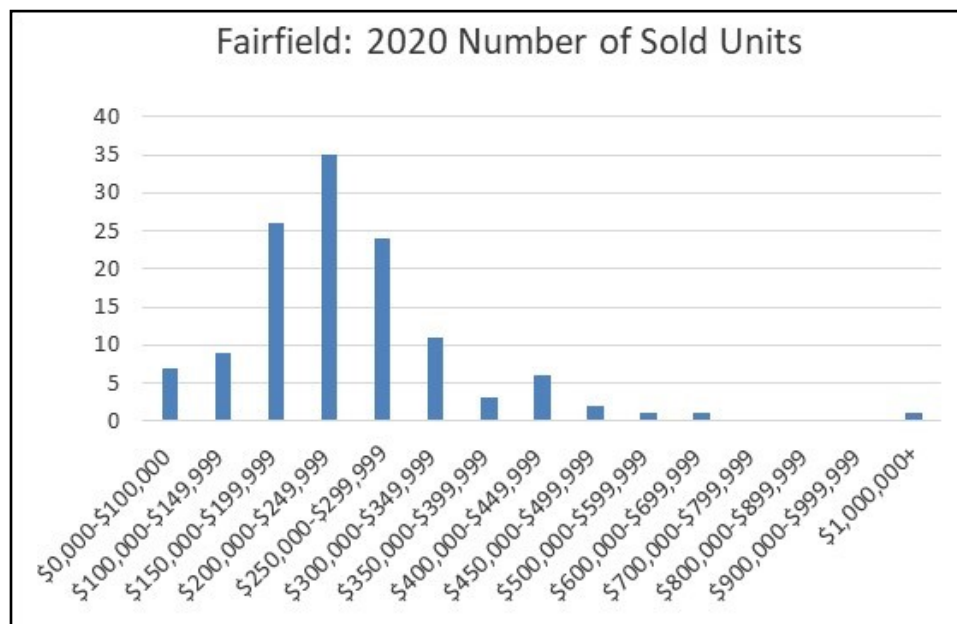
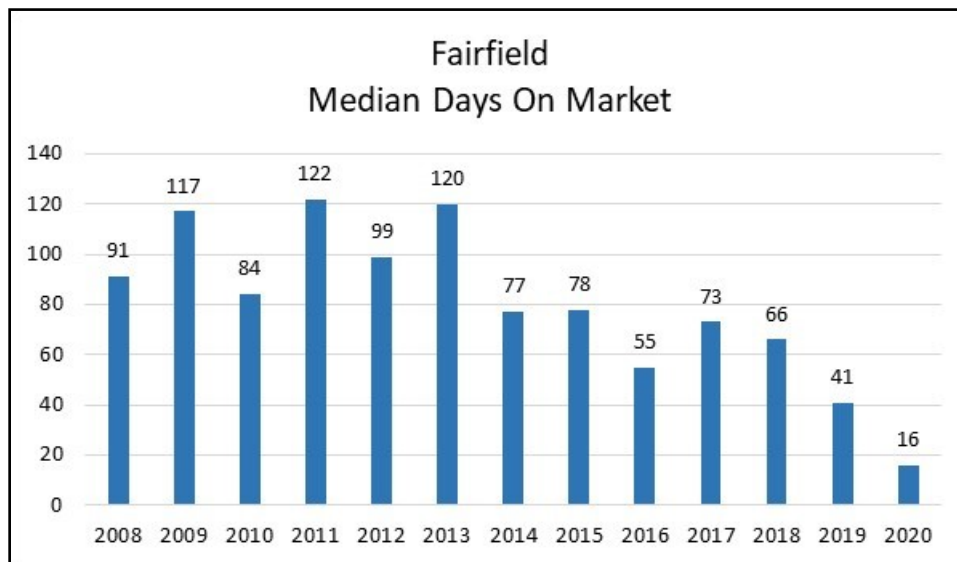




## Fairfield Area School District

Type	No. Sold	Median Price	Median Days on Market
Detached	118	\$ 235,000	15
Twin/Semi-Detached	0	\$ -	0
Row/Townhouse	1	\$ 215,000	421
Mobile Home w/ Land	7	\$ 96,000	38
<b>Grand Total</b>	<b>126</b>	<b>\$ 229,950</b>	<b>16</b>

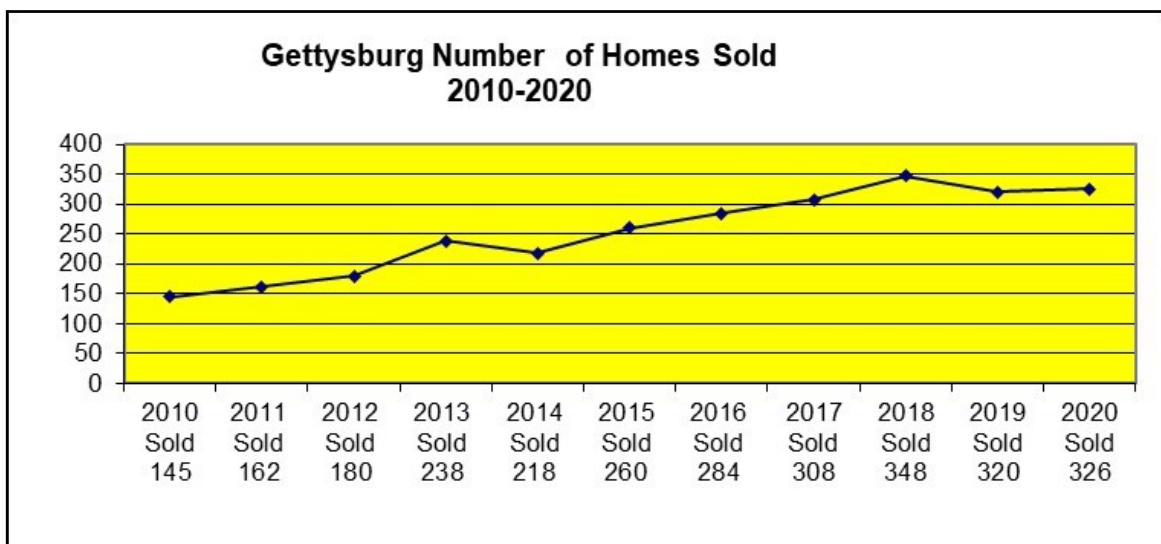
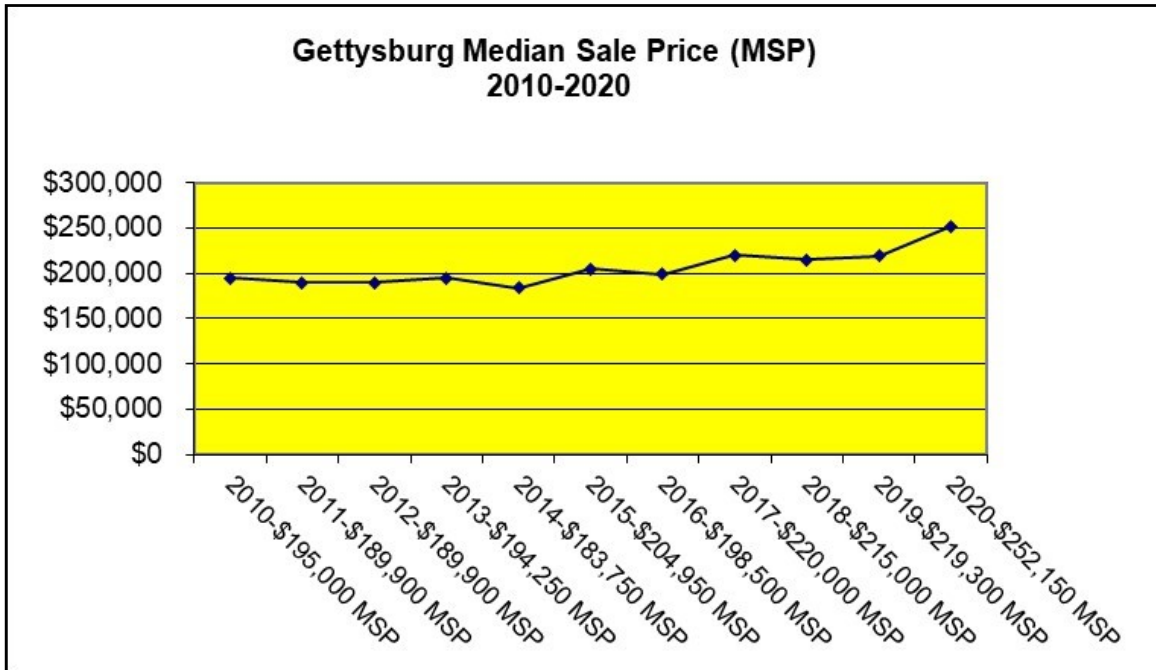
The charts below reflect the median days on market and the number of units sold in in each price range.



# Gettysburg Area School District

In the Gettysburg Area School District there were 326 homes sold in 2020 for a total dollar volume of \$87.5 million. The number of homes sold in 2020 increased by 2% over 2019 sales.

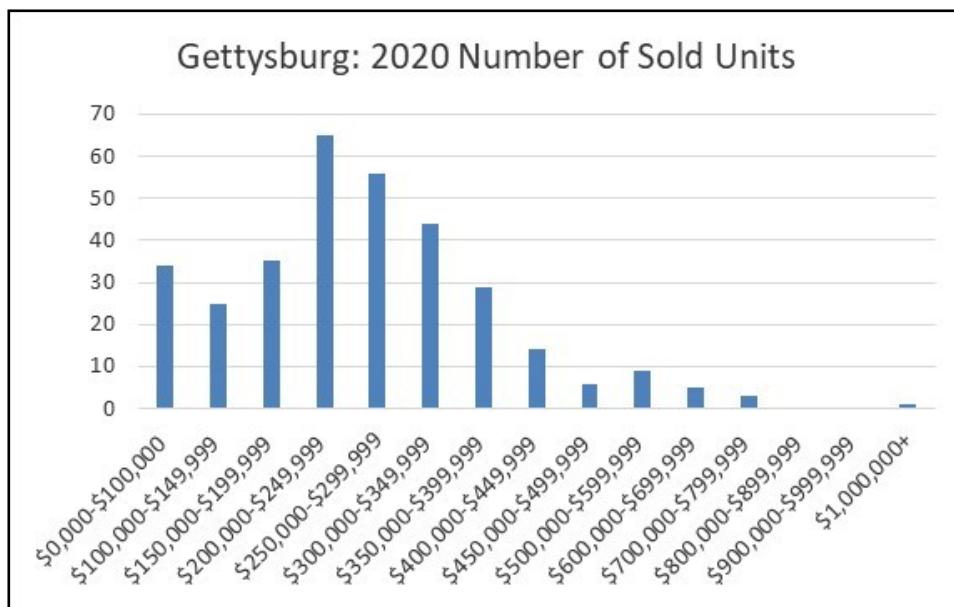
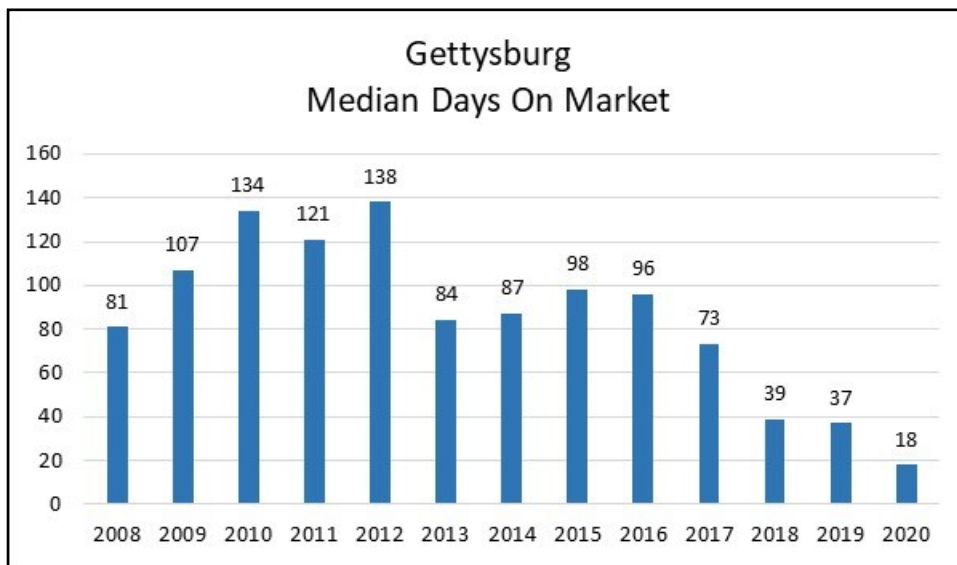
The median home sale price was \$252,150 in 2020. This home sale price reflects a 15% increase over 2019 sales, a 23% increase over 5 years, and a 29% increase over 10 years.



# Gettysburg Area School District

Type	No. Sold	Median Price	Median Days on Market
Detached	280	\$ 271,200	17
Twin/Semi-Detached	9	\$ 191,000	11
Row/Townhouse	27	\$ 205,000	36
Mobile Home w/ Land	10	\$ 25,000	17
<b>Grand Total</b>	<b>326</b>	<b>\$ 252,150</b>	<b>18</b>

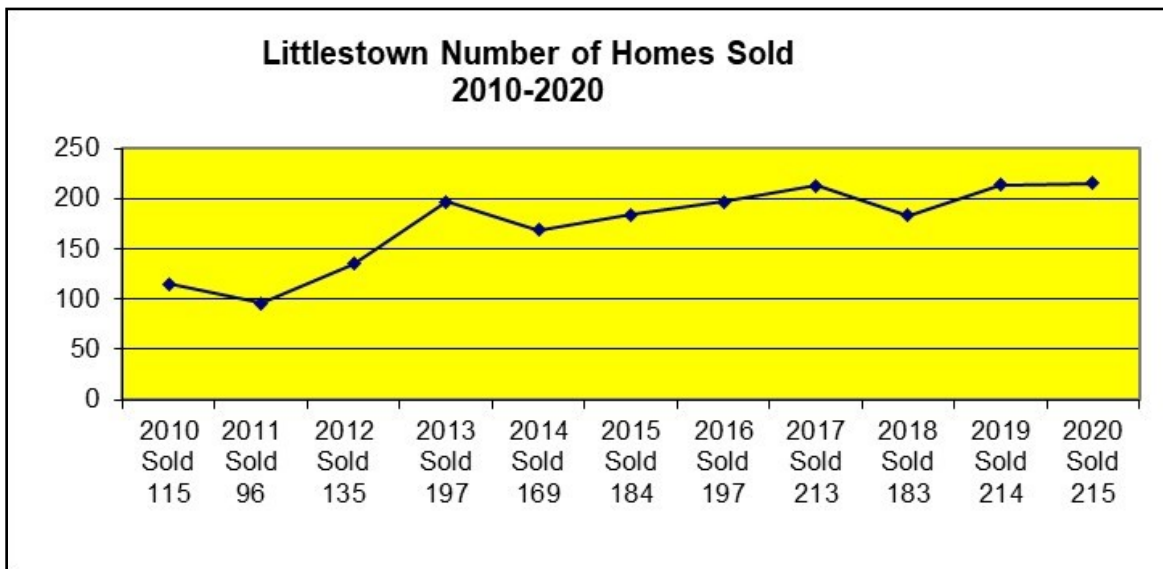
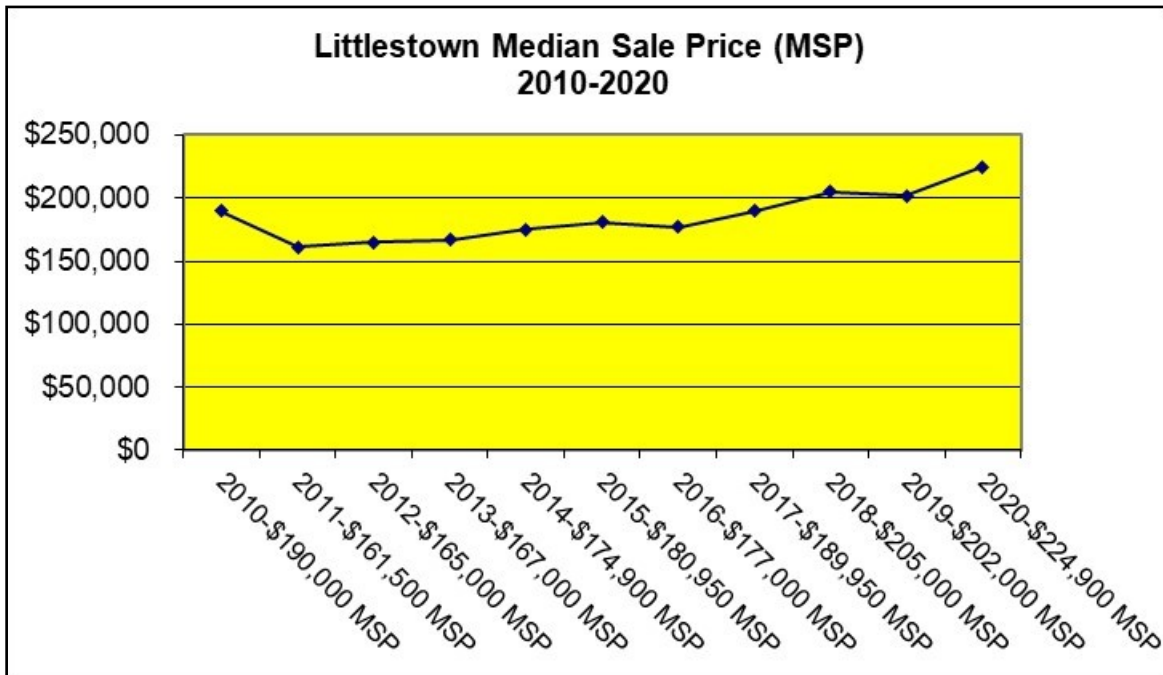
The charts below reflect the median days on market and the number of units sold in in each price range.



## Littlestown Area School District

In the Littlestown Area School District there were 215 homes sold in 2020 for a total dollar volume of \$50 million. The number of homes sold in 2020 was unchanged over 2019 sales.

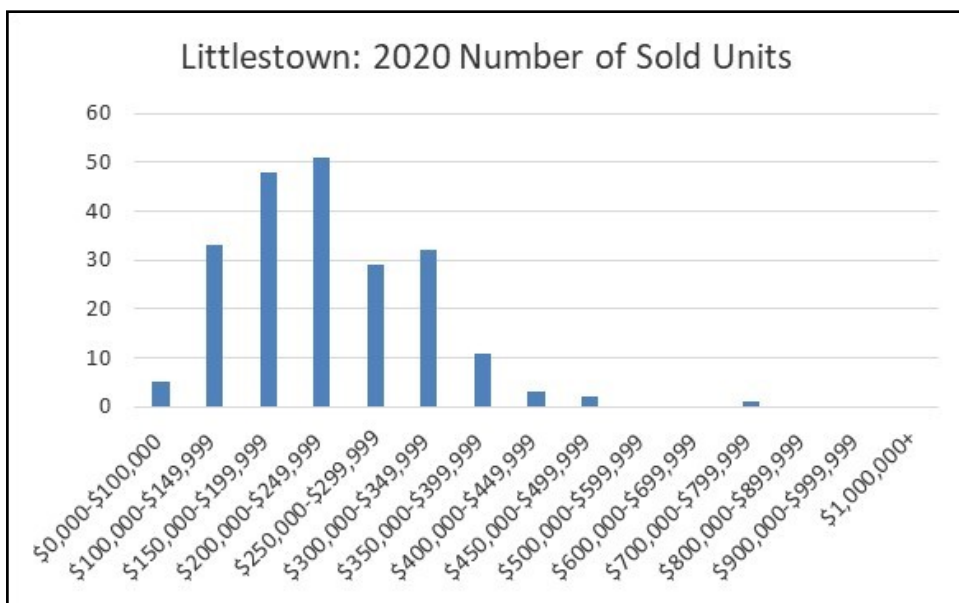
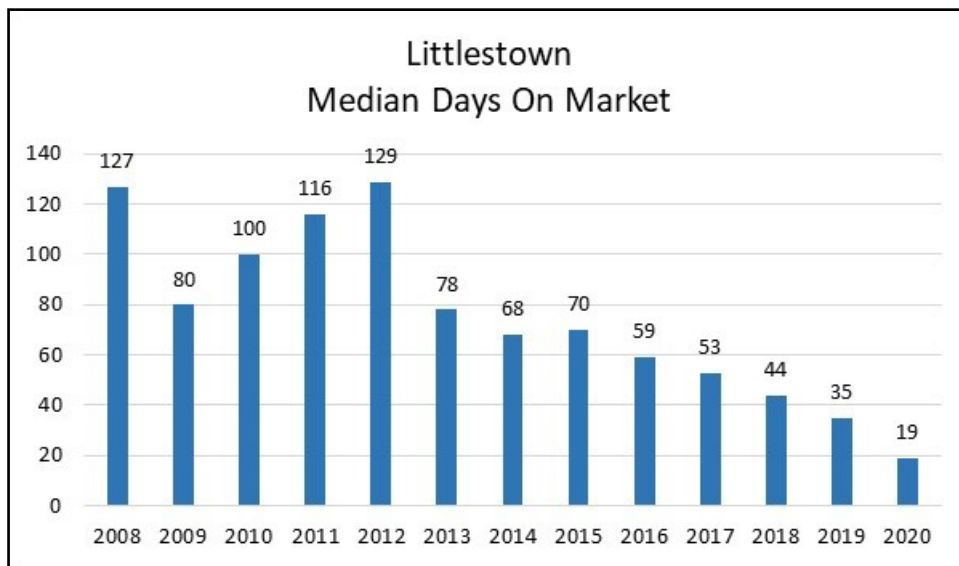
The median home sale price was \$224,900 in 2020. This home sale price reflects an 11% increase compared to 2019 sales, a 24% increase over 5 years and an 18% increase over 10 years.



## Littlestown Area School District

Type	No. Sold	Median Price	Median Days on Market
Detached	176	\$ 229,950	18
Twin/Semi-Detached	18	\$ 172,450	42
Row/Townhouse	19	\$ 144,500	8
Mobile Home w/ Land	2	\$ 102,450	137
<b>Grand Total</b>	<b>215</b>	<b>\$ 224,900</b>	<b>19</b>

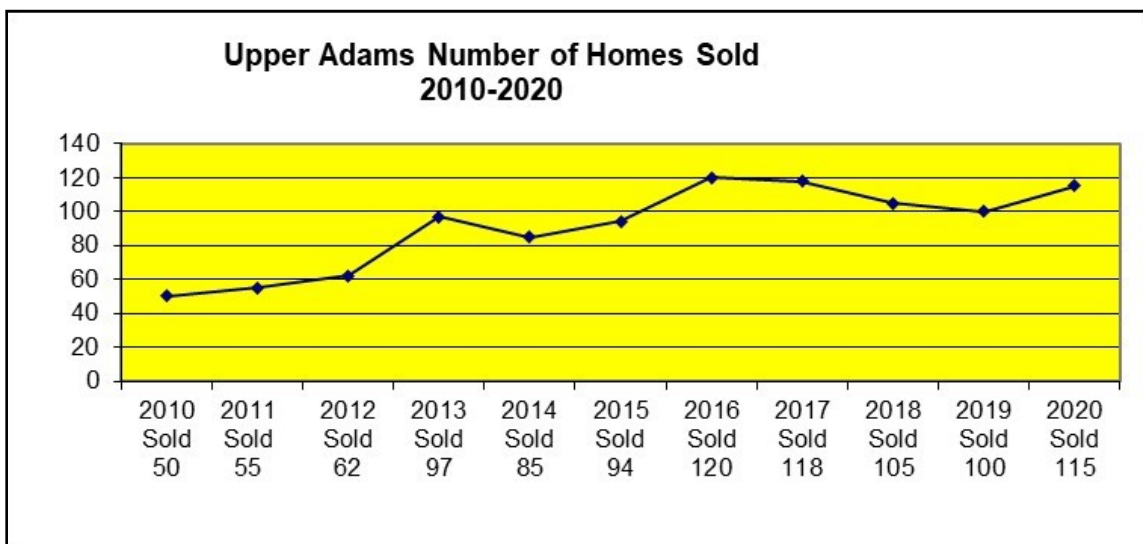
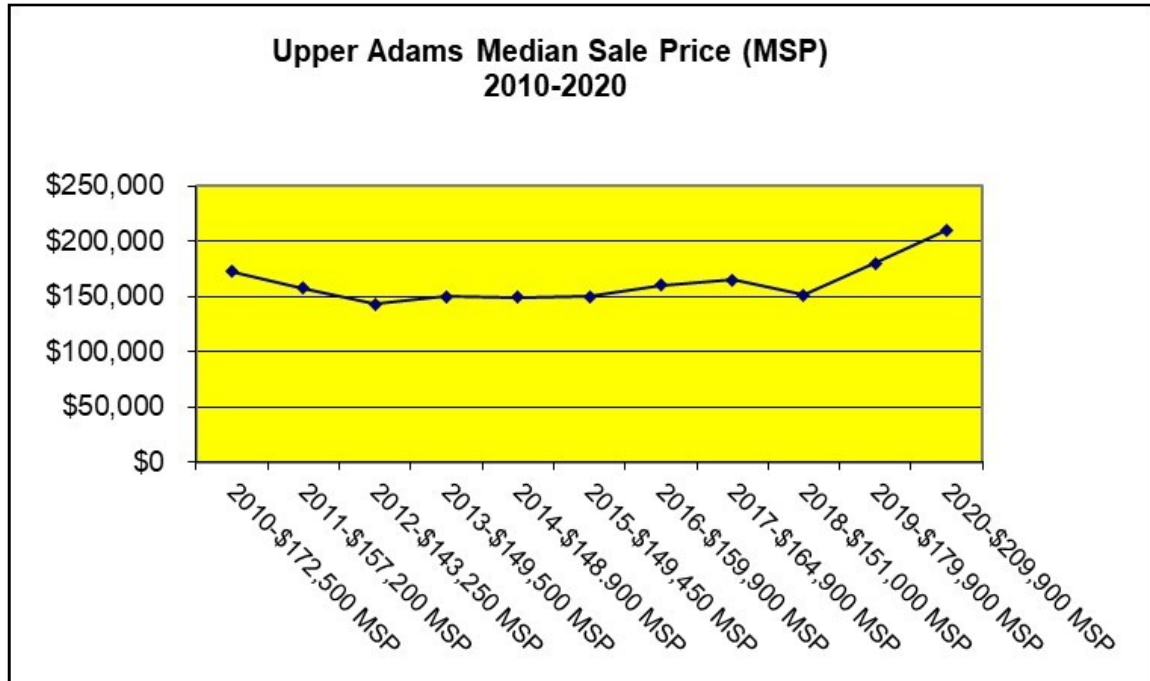
The charts below reflect the median days on market and the number of units sold in in each price range.



# Upper Adams School District

In the Upper Adams Area School District there were 115 homes sold in 2020 for a total dollar volume of \$23.7 million. The number of homes sold in 2020 increased by 15% over 2019 sales.

The median home sale price was \$209,900 in 2020. This home sale price is a 17% increase compared to 2019 sales, a 40% increase over 5 years, and a 22% increase over 10 years.



# Upper Adams School District

Type	No. Sold	Median Price	Median Days on Market
Detached	107	\$ 212,000	23
Twin/Semi-Detached	0	\$ -	0
Row/Townhouse	1	\$ 128,750	16
Mobile Home w/ Land	7	\$ 70,000	32
<b>Grand Total</b>	<b>115</b>	<b>\$ 209,900</b>	<b>23</b>

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

