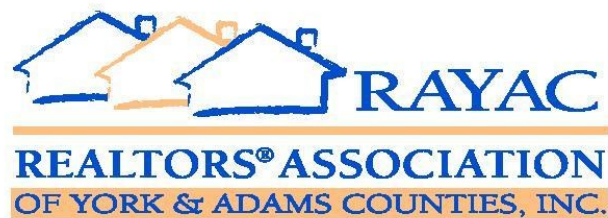


**2021**

# Adams County

## *Real Estate Market Report*

*Prepared by:*



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# 2021 Adams County Real Estate Market Report

The Realtors® Association of York & Adams Counties (RAYAC) represents over 1,300 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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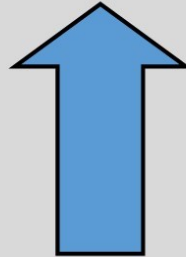
# Adams County Housing Market Snapshot

## REALTORS® Association of York & Adams Counties Year End 2021 Market Update for Adams County

Median Sold Price Year to Date

**\$250,000**

Year to Date 2020: \$224,000

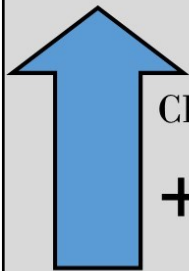


Sales Price  
Change Y/Y

**+ 12%**

Number of  
Home Sales

**1,282**



Sales #  
Change Y/Y  
**+ 2%**

New Listings

**87**



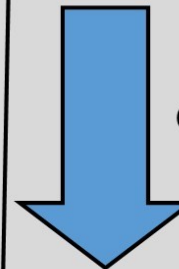
All Active Listings

**110**

December 2020: 160

Number of  
Pending Home  
Sales

**126**



Pending #  
Change Y/Y  
**-19%**

% of List Price  
Received

**100%**

**SOLD**

Days on Market

**8**

Months Supply  
of Inventory

**1.04 months**

For a report by School District please visit

[www.RAYAC.com/statistics/](http://www.RAYAC.com/statistics/)



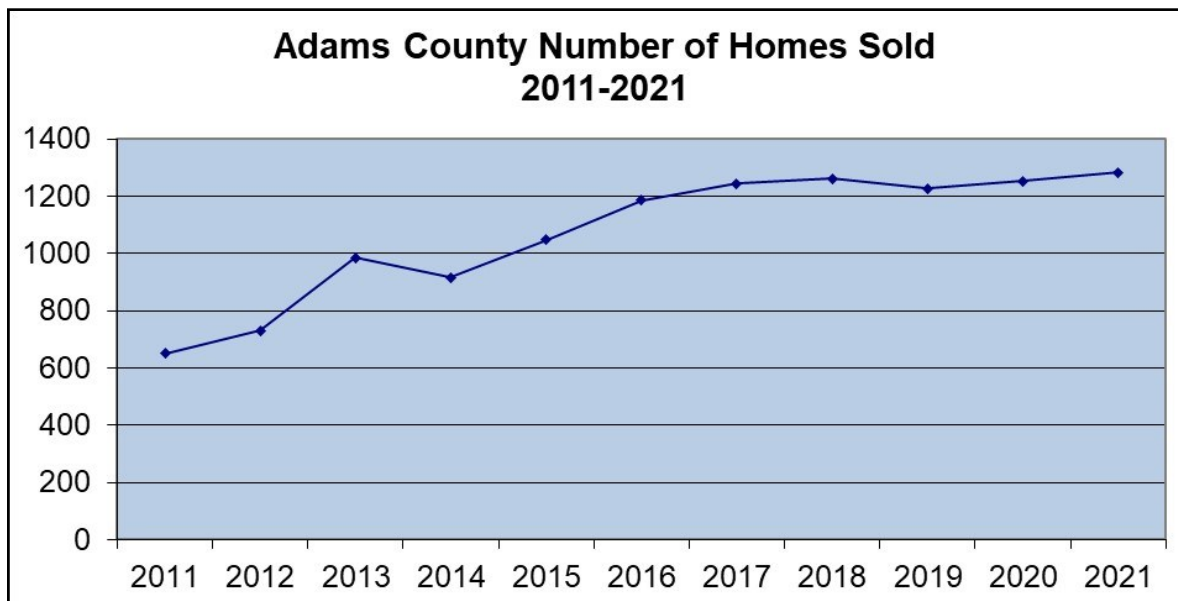
Statistics Source Bright MLS

# Adams County Housing Market: Number of Homes Sold

In 2021 Realtors® sold 1,282 homes in Adams County. This reflects a 2% increase in the number of homes sold compared to 2020. 2021 also marks the largest number of homes sales in a single year in Adams County.

The total dollar volume sold in 2021 was over \$362 million. This reflects a 20% increase in total dollar volume from 2020 sales.

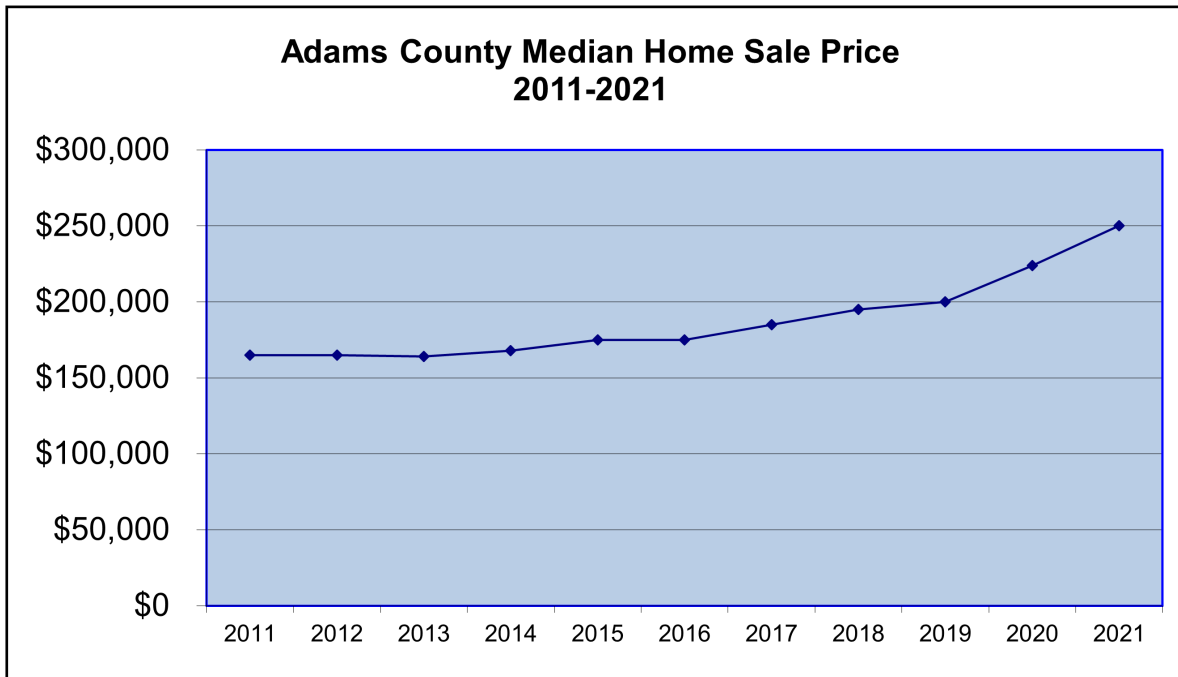
<u>School District</u>	<u>2021 Sold</u>	<u>2020 Sold</u>	<u>2016 Sold</u>	<u>2011 Sold</u>	<u>% Change over 1 Year</u>	<u>% Change over 5 Years</u>	<u>% Change over 10 Years</u>
Bermudian Springs	148	154	149	94	-4%	-1%	57%
Conewago Valley	322	317	319	178	2%	1%	81%
Fairfield	125	126	116	65	-1%	8%	92%
Gettysburg	338	326	284	162	4%	19%	109%
Littlestown	238	215	197	96	11%	21%	148%
Upper Adams	111	115	120	55	-3%	-8%	102%
<b>Total Adams County</b>	<b>1282</b>	<b>1253</b>	<b>1,185</b>	<b>650</b>	<b>2%</b>	<b>8%</b>	<b>97%</b>



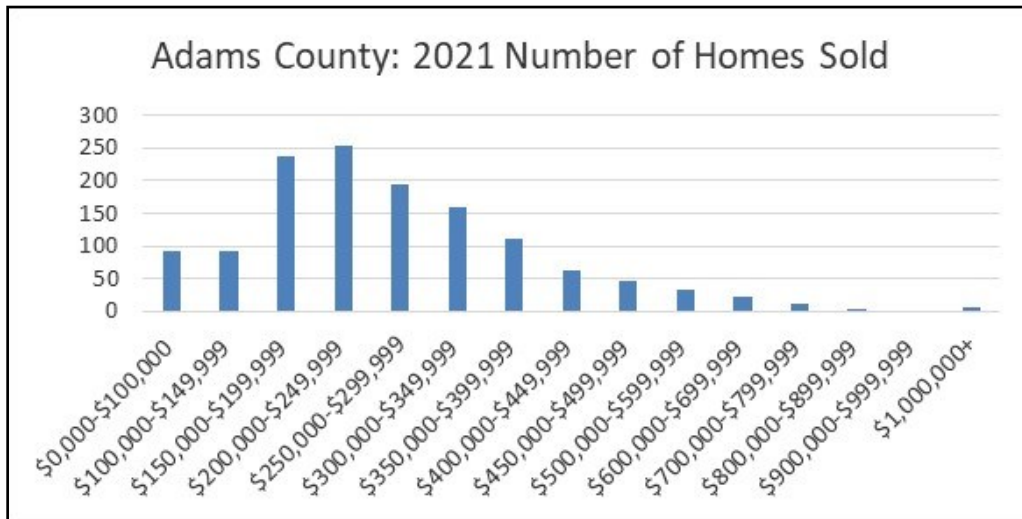
# Adams County Housing Market: Median Home Sale Price

In Adams County the median home sale price was \$250,000, this reflects a 12% increase over 2020 sales. The 2021 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 43% in five years and increased 52% over the past 10 years.

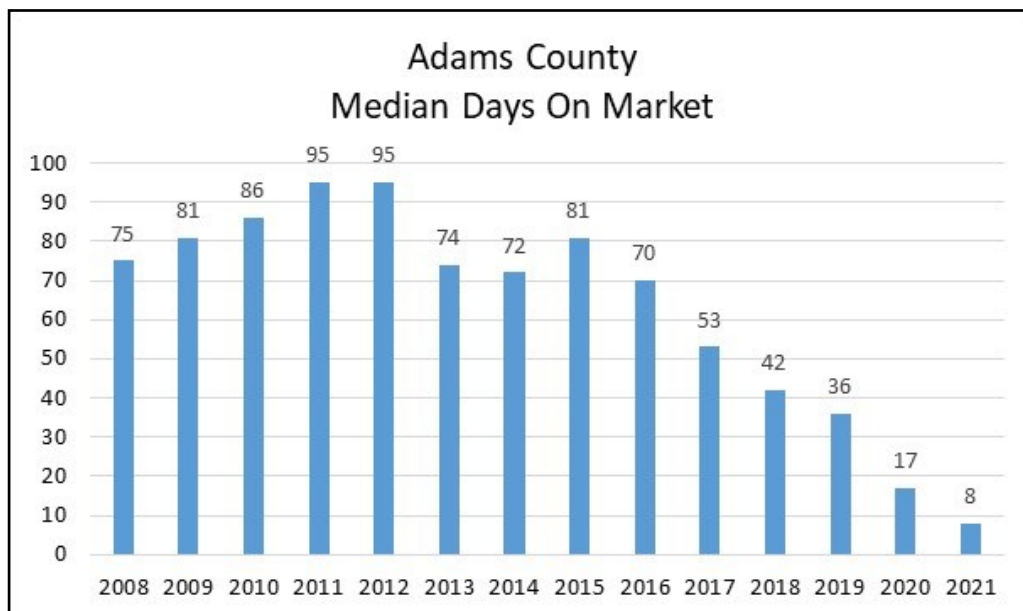
<u>School District</u>	<u>2021</u> <u>Median</u> <u>Sale</u> <u>Price</u>	<u>2020</u> <u>Median</u> <u>Sale</u> <u>Price</u>	<u>2016</u> <u>Median</u> <u>Sale</u> <u>Price</u>	<u>2011</u> <u>Median</u> <u>Sale</u> <u>Price</u>	<u>%</u> <u>Change</u> <u>over 1</u> <u>Year</u>	<u>%</u> <u>Change</u> <u>over 5</u> <u>Years</u>	<u>%</u> <u>Change</u> <u>over 10</u> <u>Years</u>
Bermudian Springs	\$242,500	\$238,100	\$185,000	\$149,950	2%	31%	62%
Conewago Valley	\$222,950	\$185,900	\$157,900	\$156,495	20%	41%	42%
Fairfield	\$275,000	\$229,950	\$185,000	\$185,000	20%	49%	49%
Gettysburg	\$276,600	\$252,150	\$198,500	\$189,900	10%	39%	46%
Littlestown	\$251,425	\$224,900	\$177,000	\$161,500	12%	42%	56%
Upper Adams	\$219,900	\$209,900	\$159,900	\$157,200	5%	38%	40%
<b>Total Adams County</b>	<b>\$250,000</b>	<b>\$224,000</b>	<b>\$175,000</b>	<b>\$165,000</b>	<b>12%</b>	<b>43%</b>	<b>52%</b>



## Adams County Housing Market by Price Range



In 2021, 7% of the homes sold were under \$100,000. Homes purchased between \$100,000-\$200,000 were 25% of the market. Homes purchased between \$200,001-\$300,000 were 34% of the market and 34% of the homes sold were priced over \$300,000.

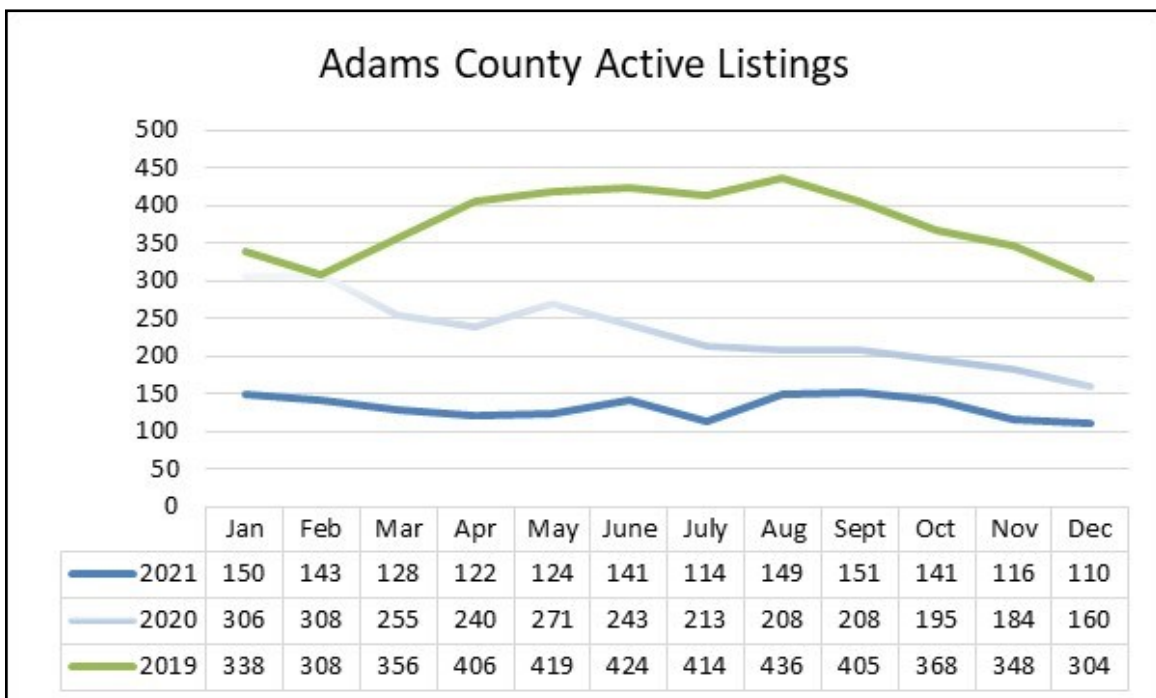
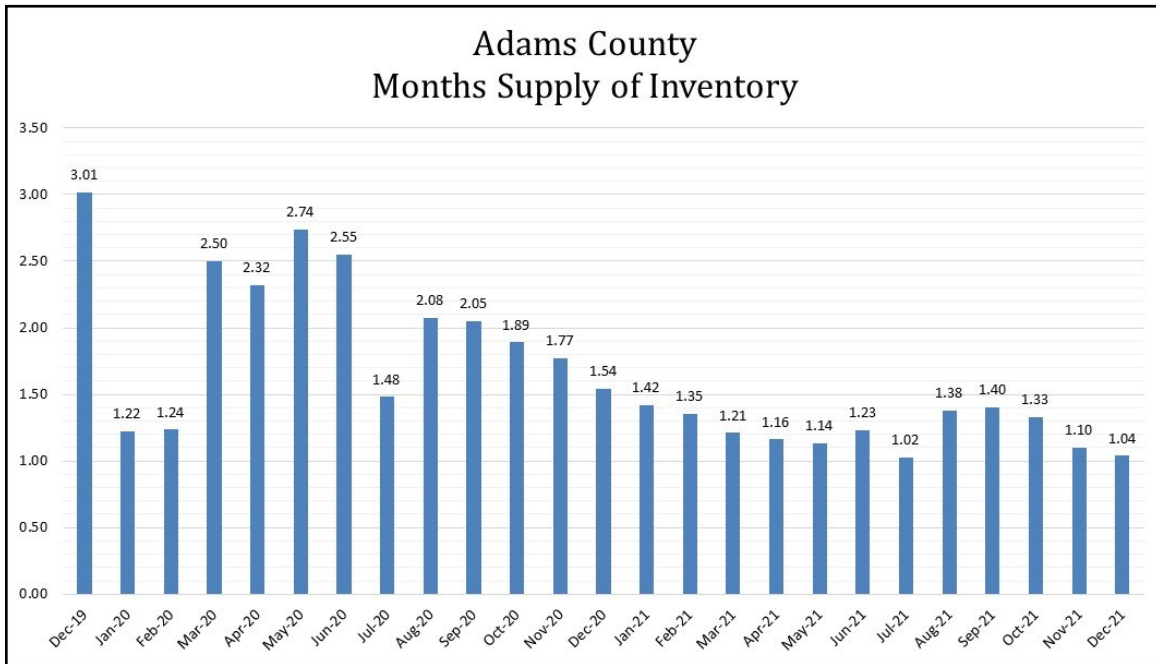


The median days on market for Adams County in 2021 was 8 days, the fastest moving market in Adams County's history. This reflects a 52% decrease on median days on market over 2020 sales.



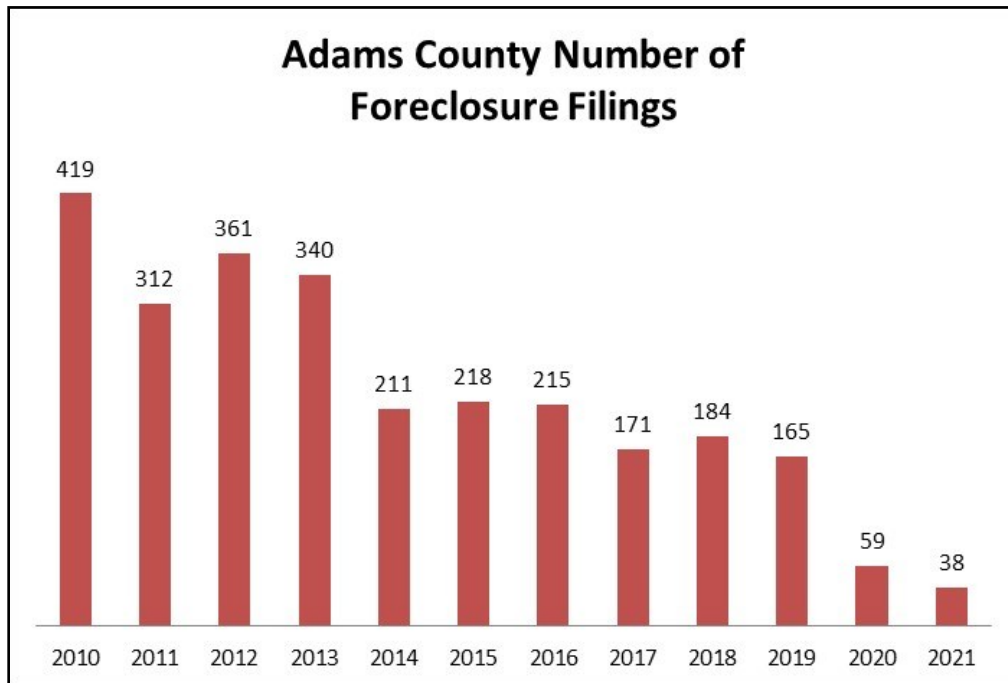
# Adams County: Months Supply of Inventory

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.

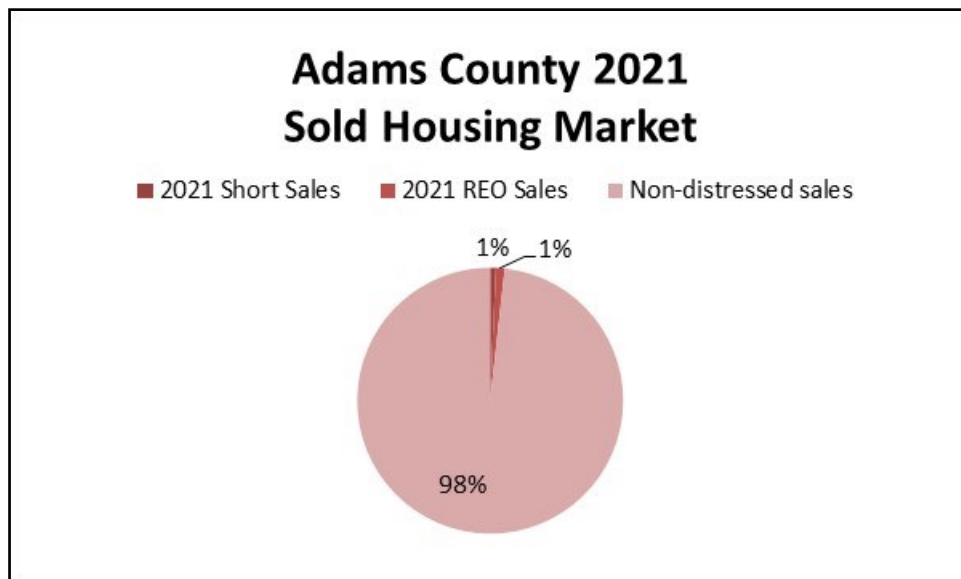




## Adams County: Foreclosure Filings



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

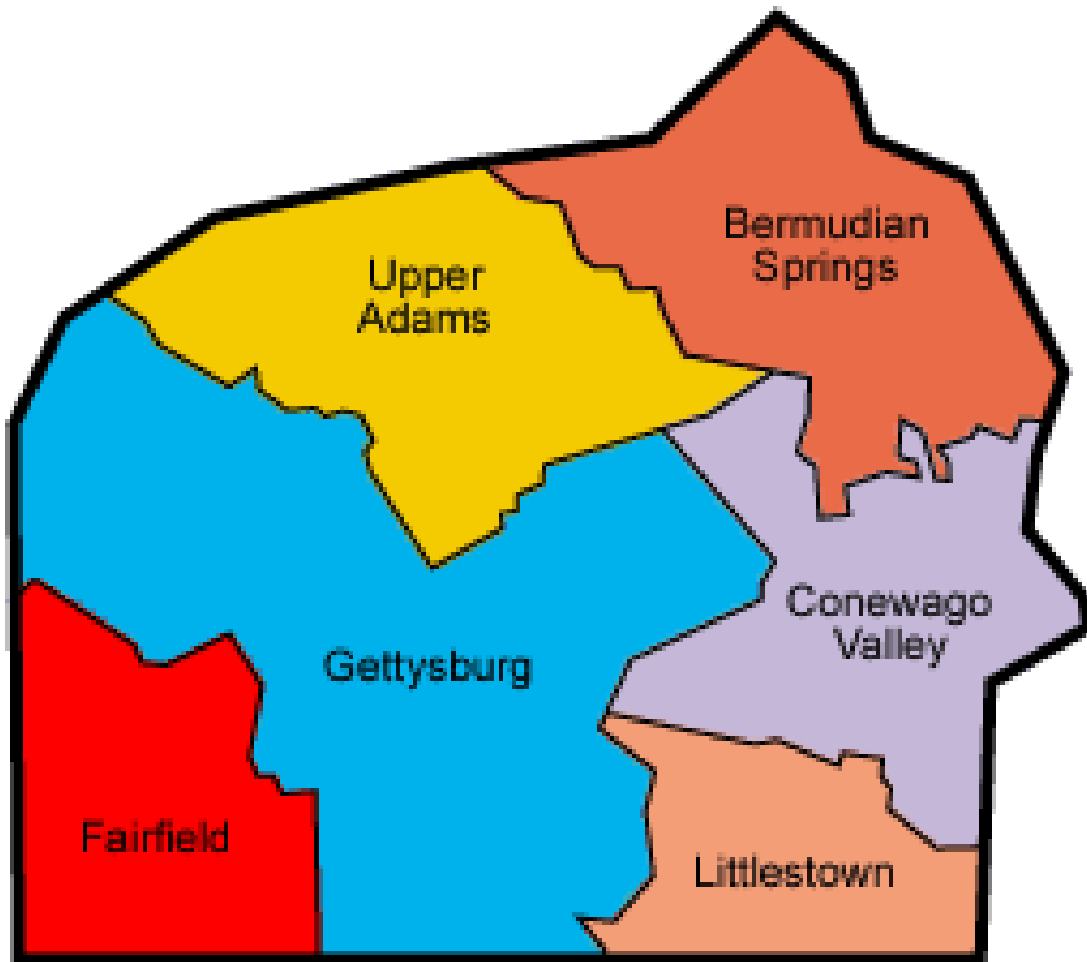
*The RAYAC Multi-List System only captures a part of the new home construction market. Only transactions which involved a real estate agent are recorded.*

Adams County Number of New Home Sales by School						
	2021	2020	2019	2018	2017	2016
Bermudian Springs	8	9	10	6	4	6
Conewago Valley	33	10	21	39	55	45
Fairfield	2	4	5	6	9	4
Gettysburg	12	10	12	19	35	38
Littlestown	5	3	4	7	5	12
Upper Adams	5	1	1	0	4	2
<b>Total Adams County</b>	<b>65</b>	<b>37</b>	<b>53</b>	<b>77</b>	<b>112</b>	<b>107</b>

Single Family Detached				
Year	Number Sold	Median Sold Price	Median Finished Sq FT	\$/Sq Ft
2021	52	\$ 365,000	2053	\$ 178
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

Condominium and Town Home				
Year	Number Sold	Median Sold Price	Median Finished Sq FT	\$/Sq Ft
2021	13	\$ 328,490	1945	\$ 169
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

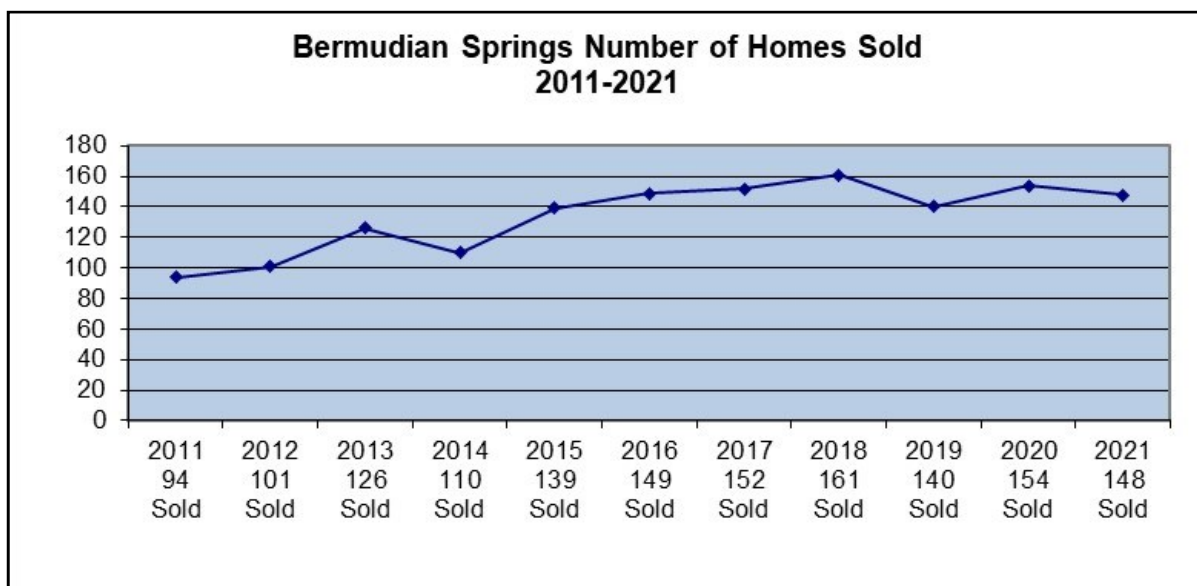
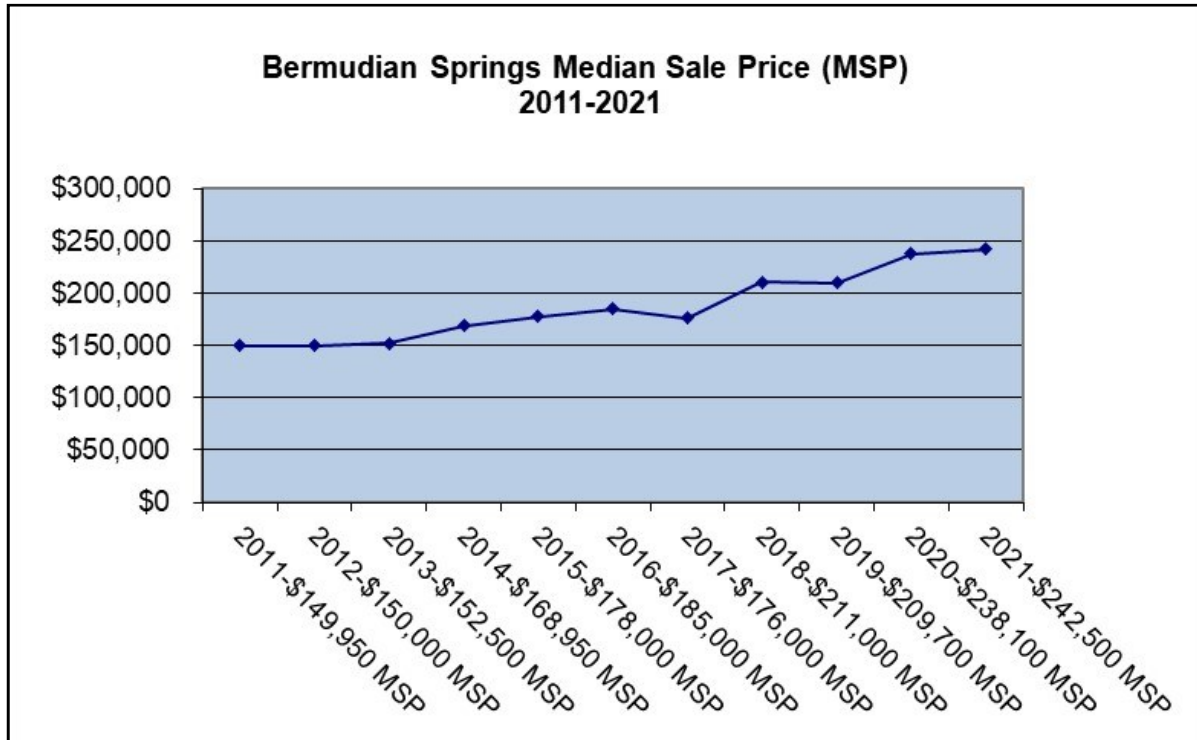
## Real Estate Activity by School District



# Bermudian Springs School District

In the Bermudian Springs School District there were 148 homes sold in 2021 for a total dollar volume of \$40.8 million. The number of homes sold in 2021 decreased by 4% over 2020 sales.

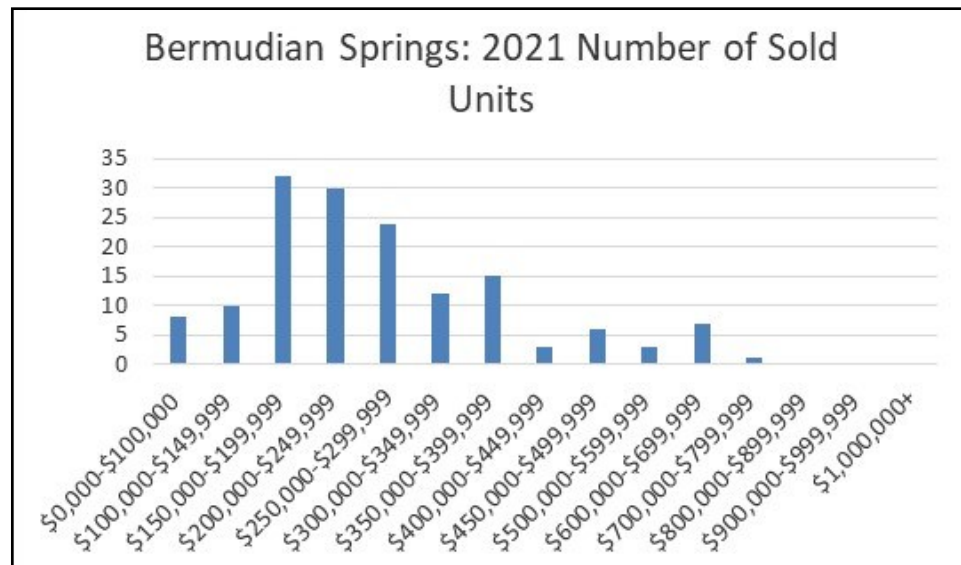
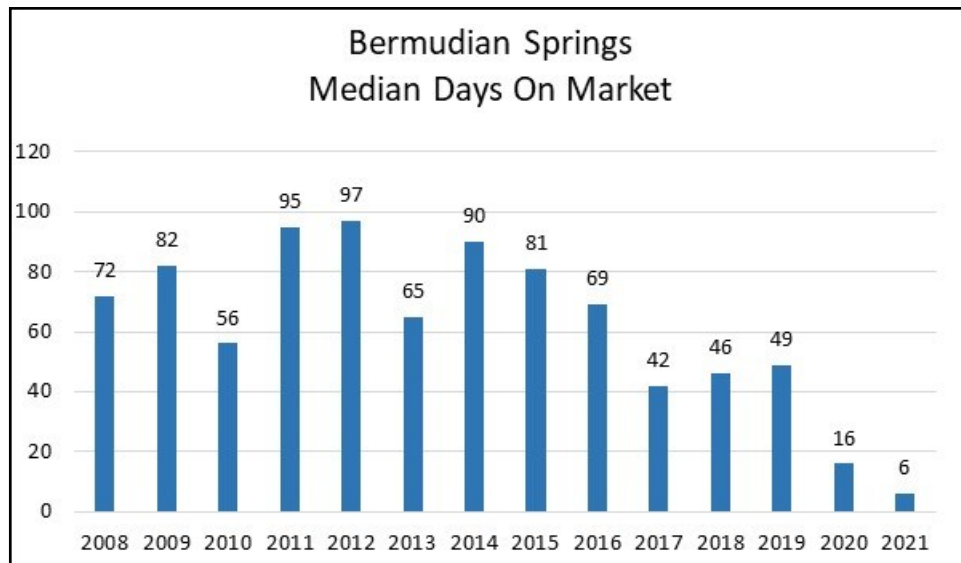
The median home sale price was \$242,500 in 2021. This home sale price reflects a 2% increase over 2020 sales, a 31% increase over 5 years, and a 62% increase over 10 years.



## Bermudian Springs School District

Type	No. Sold	Median Price	Median Days on Market
Detached	143	\$ 248,000	6
Twin/Semi-Detached	1	\$ 90,000	9
Row/Townhouse	2	\$ 135,950	9
Mobile Home w/ Land	2	\$ 128,500	25
<b>Grand Total</b>	<b>148</b>	<b>\$ 242,500</b>	<b>6</b>

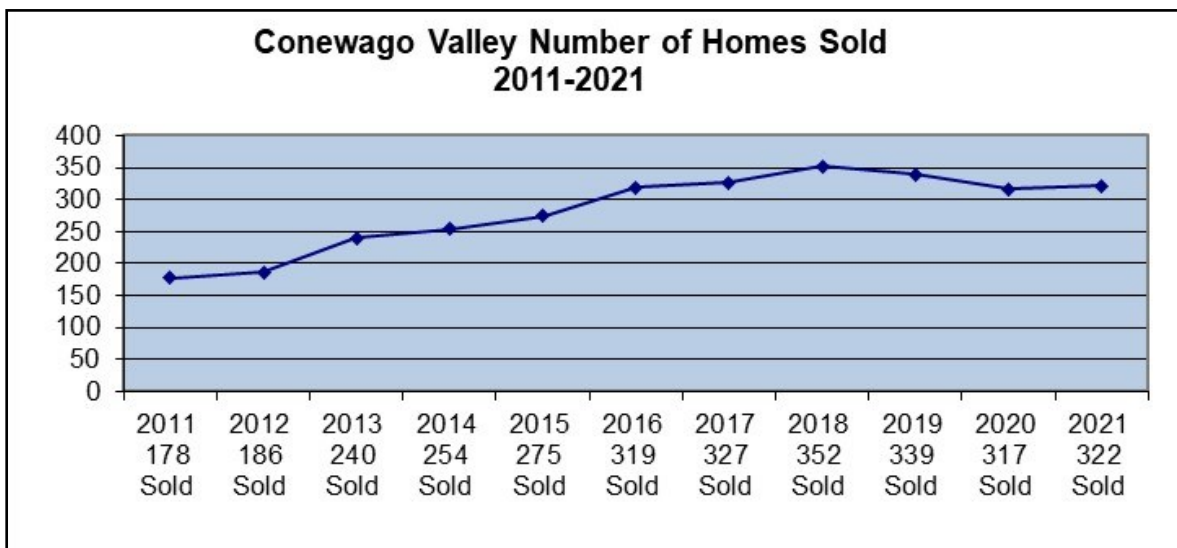
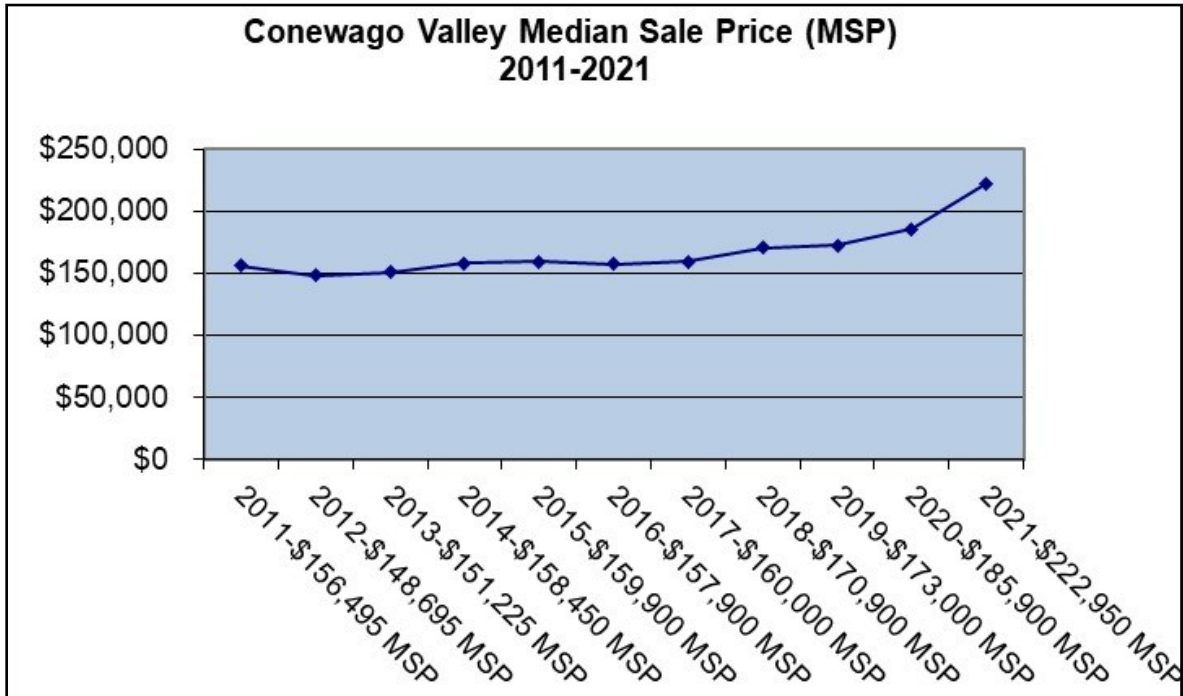
The charts below reflect the median days on market and the number of units sold in in each price range.



# Conewago Valley School District

In the Conewago Valley School District there were 322 homes sold in 2021 for a total dollar volume of \$81.9 million. The number of homes sold in 2021 increased by 2% over 2020 sales.

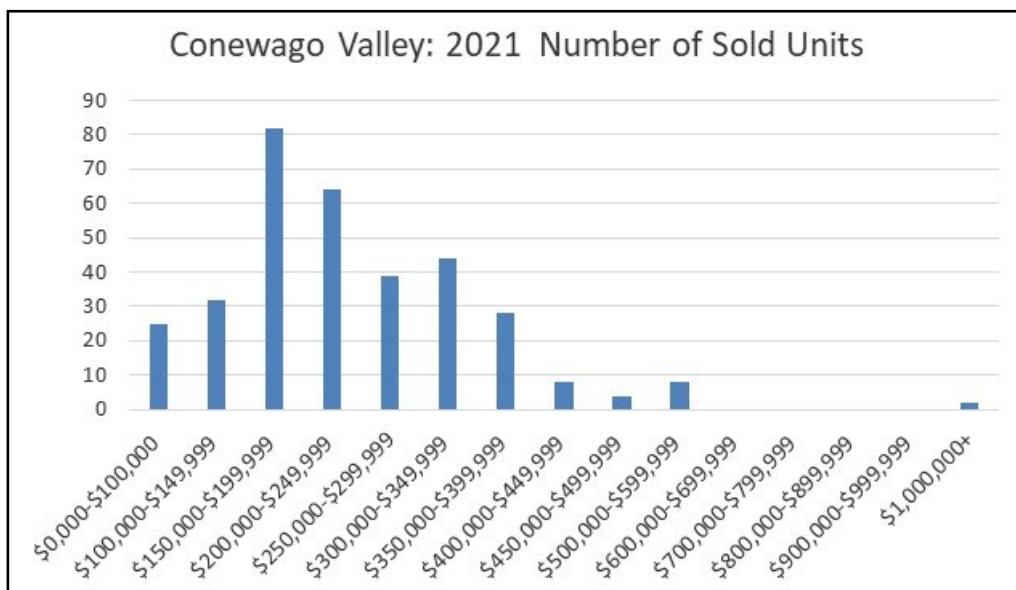
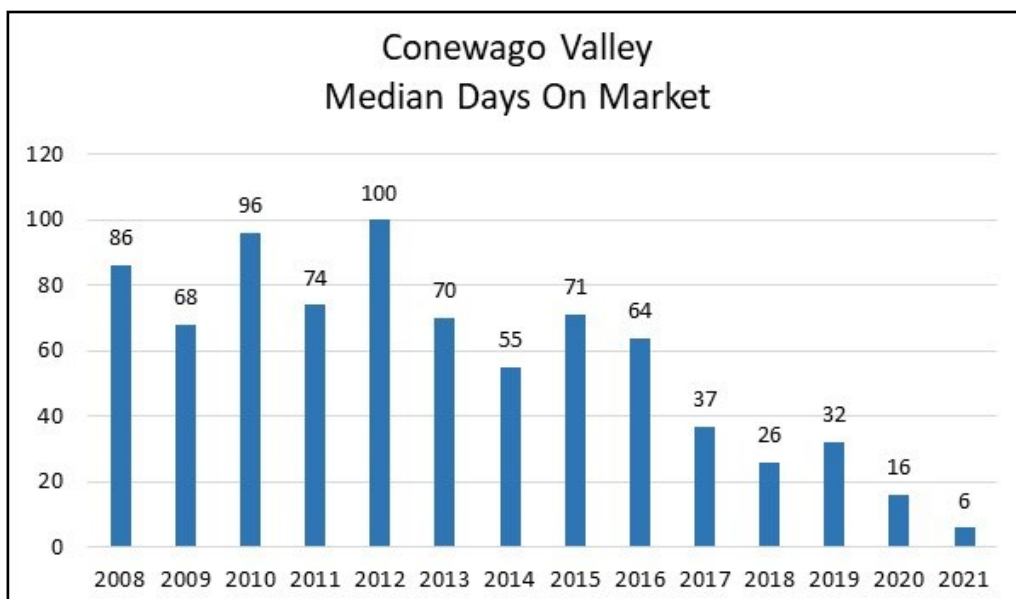
The median home sale price was \$222,950 in 2021. This home sale price reflects a 20% increase compared to 2020, a 41% increase over 5 years, and a 42% increase over 10 years.



# Conewago Valley School District

Type	No. Sold	Median Price	Median Days on Market
Detached	248	\$ 255,000	6
Twin/Semi-Detached	45	\$ 197,000	5
Row/Townhouse	19	\$ 184,500	6
Mobile Home w/ Land	10	\$ 63,500	19
<b>Grand Total</b>	<b>322</b>	<b>\$ 222,950</b>	<b>6</b>

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

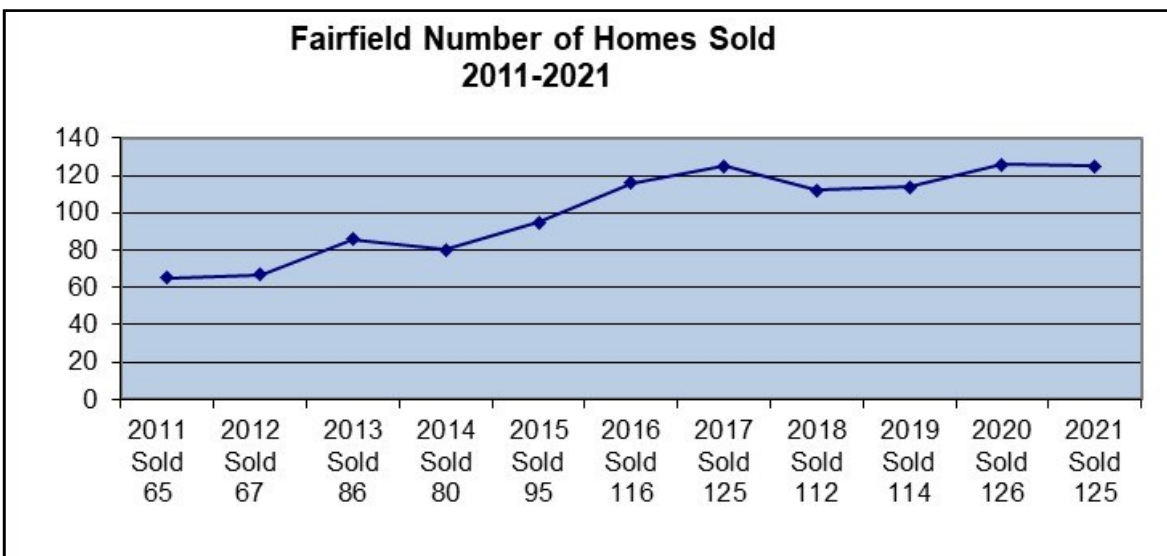
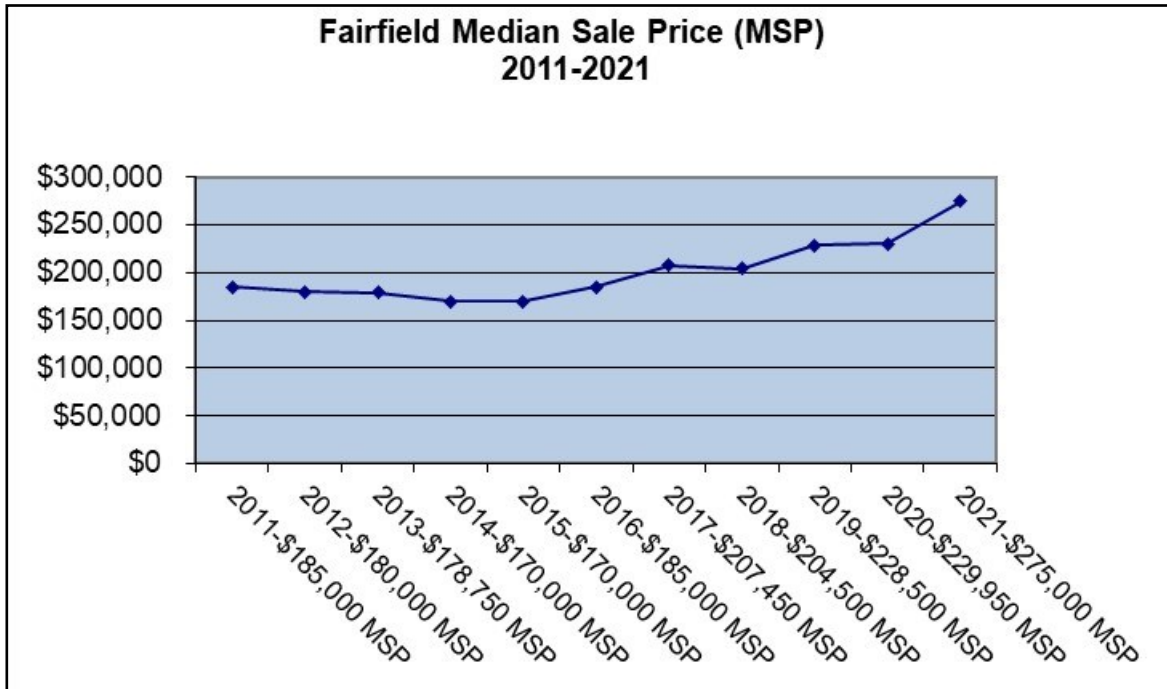




## Fairfield Area School District

In the Fairfield Area School District there were 125 homes sold in 2021 for a total dollar volume of \$41 million. The number of homes sold in 2021 decreased by 1% over 2020 sales.

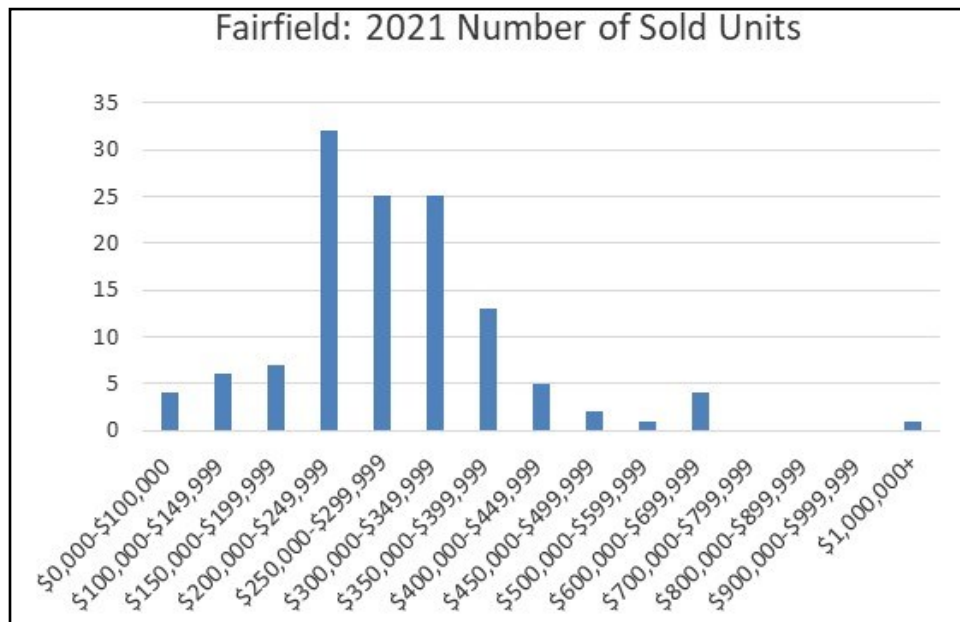
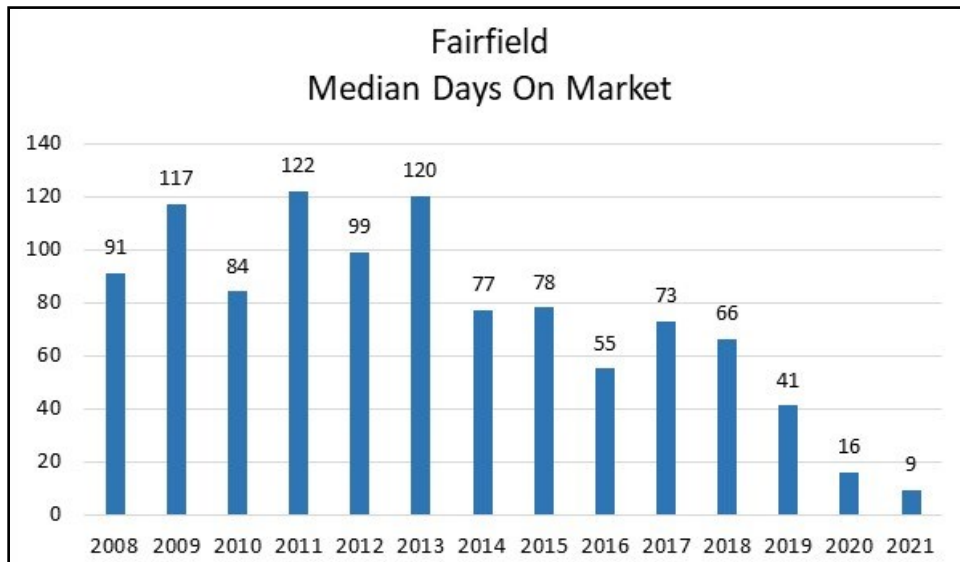
The median home sale price was \$275,000 in 2021. This home sale price reflects a 20% increase compared to 2020 sales, 49% increase over 5 years, and a 49% increase over 10 years.



## Fairfield Area School District

Type	No. Sold	Median Price	Median Days on Market
Detached	116	\$ 283,000	9
Twin/Semi-Detached	1	\$ 225,000	6
Row/Townhouse	4	\$ 225,000	13
Mobile Home w/ Land	4	\$ 140,000	21
<b>Grand Total</b>	<b>125</b>	<b>\$ 275,000</b>	<b>9</b>

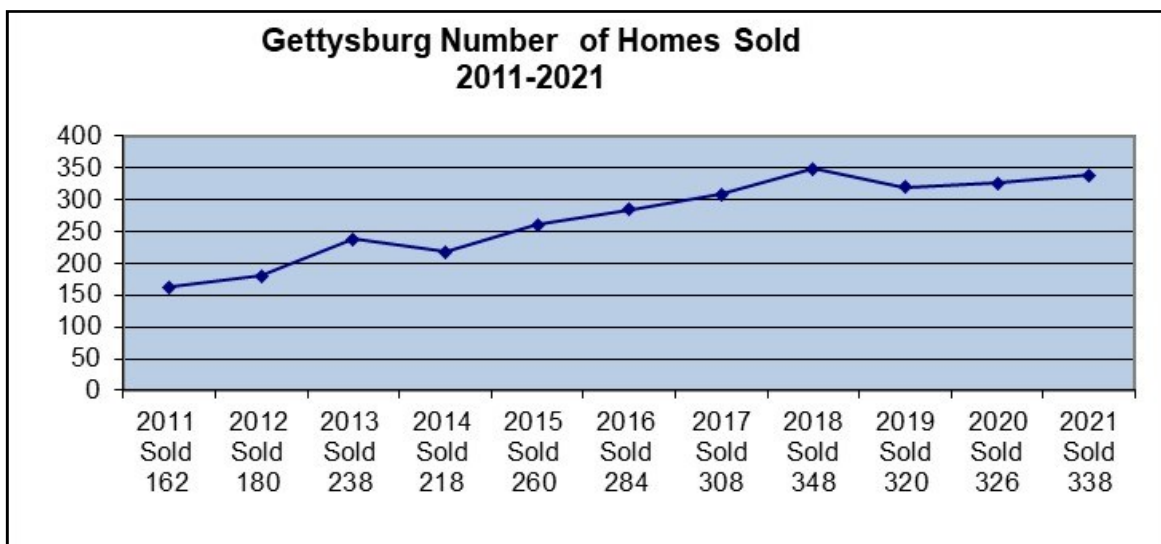
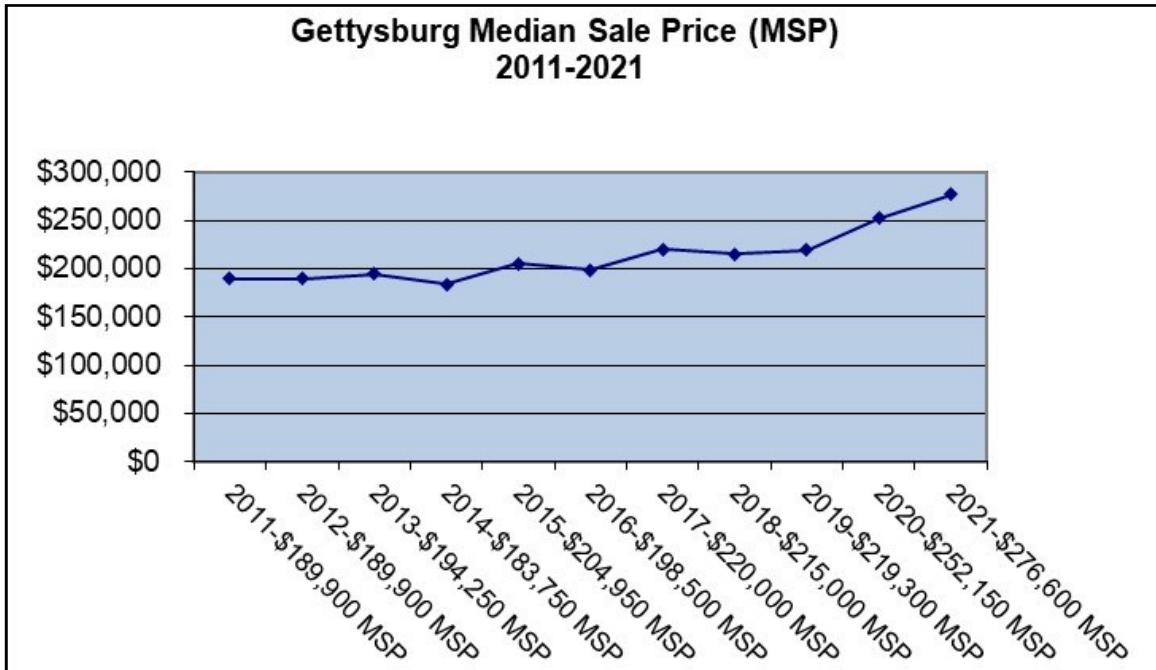
The charts below reflect the median days on market and the number of units sold in in each price range.



# Gettysburg Area School District

In the Gettysburg Area School District there were 338 homes sold in 2021 for a total dollar volume of \$106 million. The number of homes sold in 2021 increased by 4% over 2020 sales.

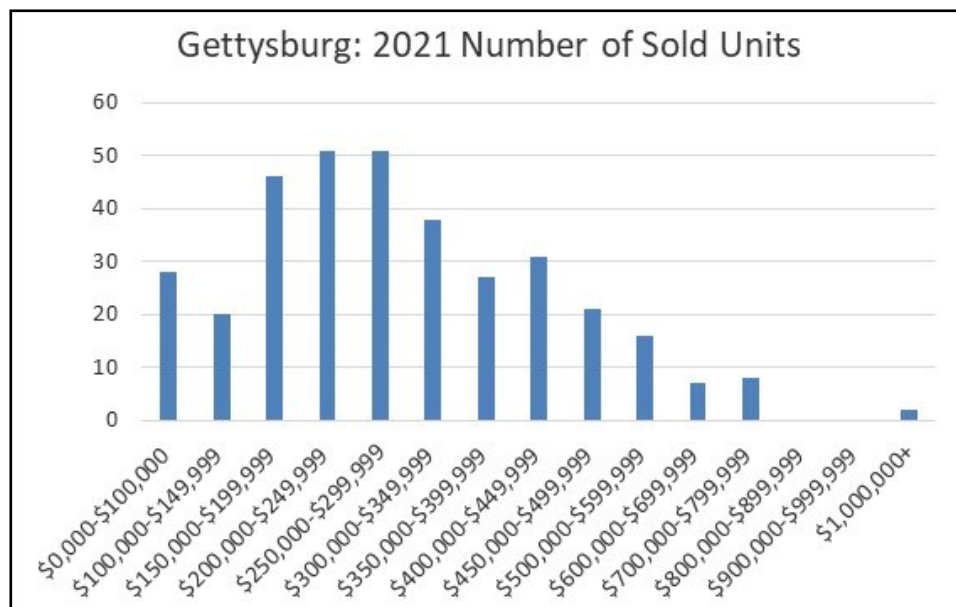
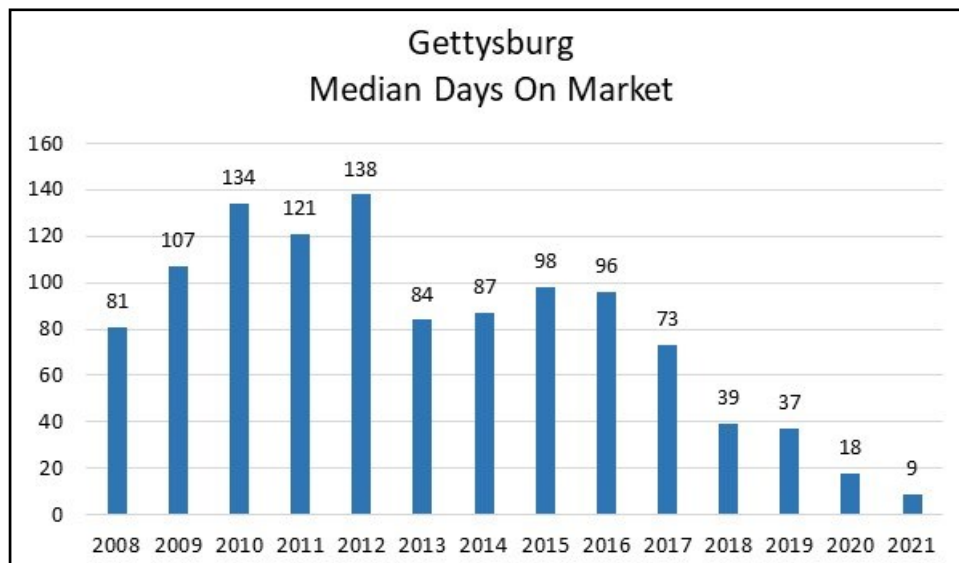
The median home sale price was \$276,600 in 2021. This home sale price reflects a 10% increase over 2020 sales, a 39% increase over 5 years, and a 46% increase over 10 years.



# Gettysburg Area School District

Type	No. Sold	Median Price	Median Days on Market
Detached	279	\$ 305,000	8
Twin/Semi-Detached	15	\$ 180,000	8
Row/Townhouse	28	\$ 218,900	24
Mobile Home w/ Land	16	\$ 57,550	14
<b>Grand Total</b>	<b>338</b>	<b>\$ 276,600</b>	<b>9</b>

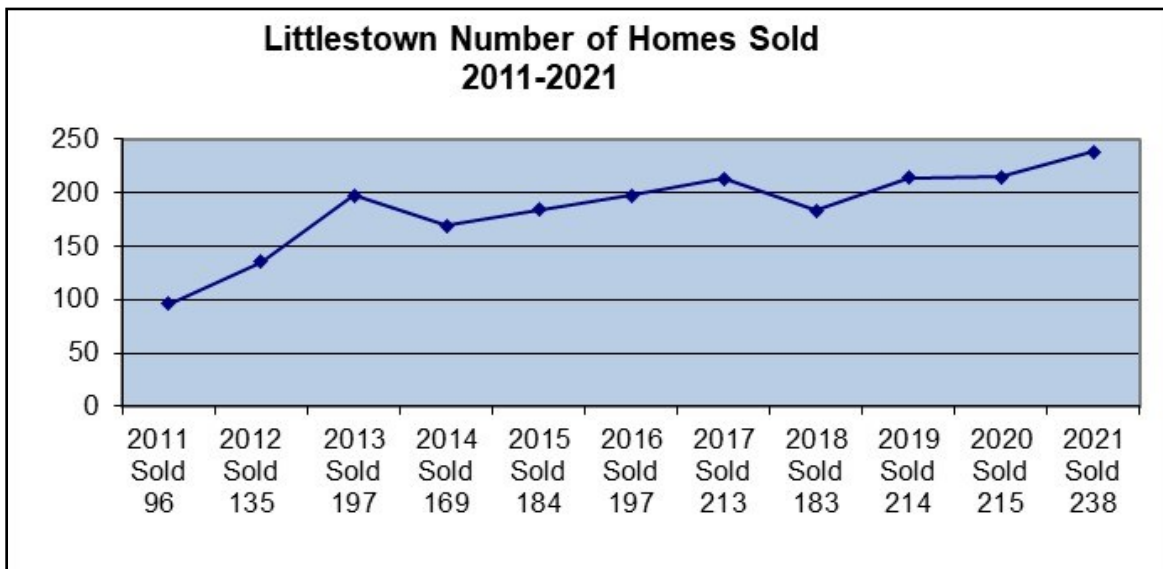
The charts below reflect the median days on market and the number of units sold in each price range.



## Littlestown Area School District

In the Littlestown Area School District there were 238 homes sold in 2021 for a total dollar volume of \$66.1 million. The number of homes sold in 2021 increased by 11% over 2020 sales.

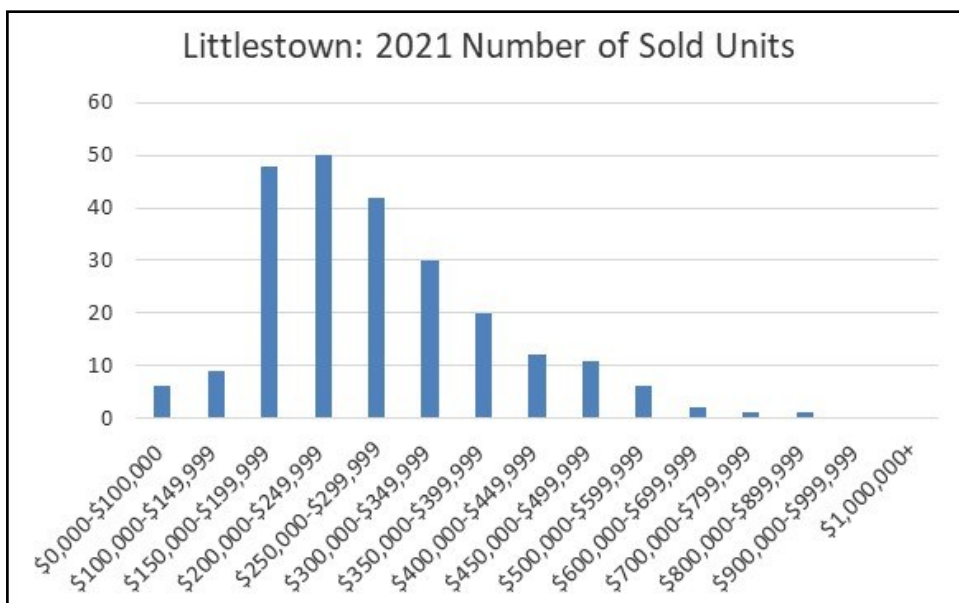
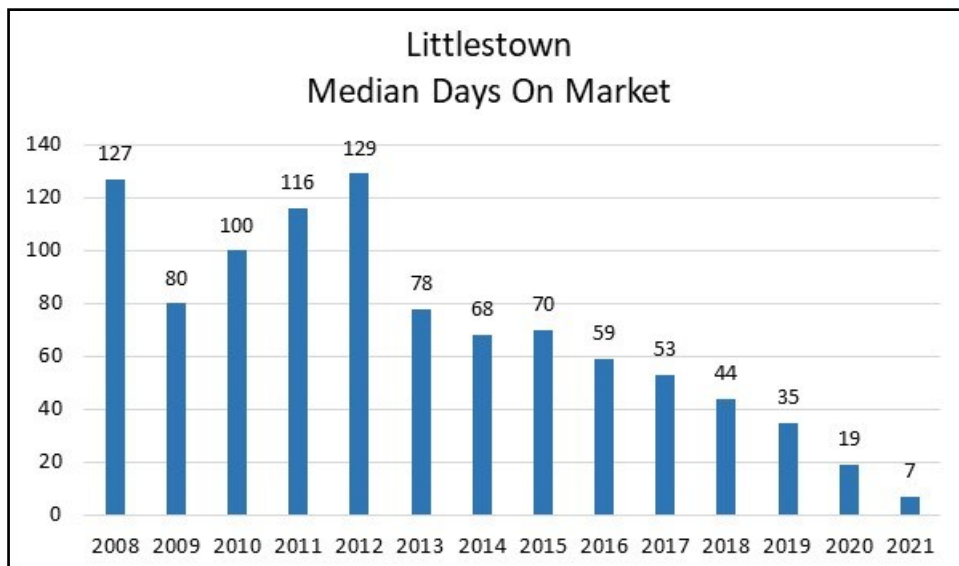
The median home sale price was \$251,425 in 2021. This home sale price reflects a 12% increase compared to 2020 sales, a 42% increase over 5 years and a 56% increase over 10 years.



# Littlestown Area School District

Type	No. Sold	Median Price	Median Days on Market
Detached	192	\$ 267,900	7
Twin/Semi-Detached	24	\$ 218,250	11
Row/Townhouse	18	\$ 158,950	6
Mobile Home w/ Land	4	\$ 80,000	10
<b>Grand Total</b>	<b>238</b>	<b>\$ 251,425</b>	<b>7</b>

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

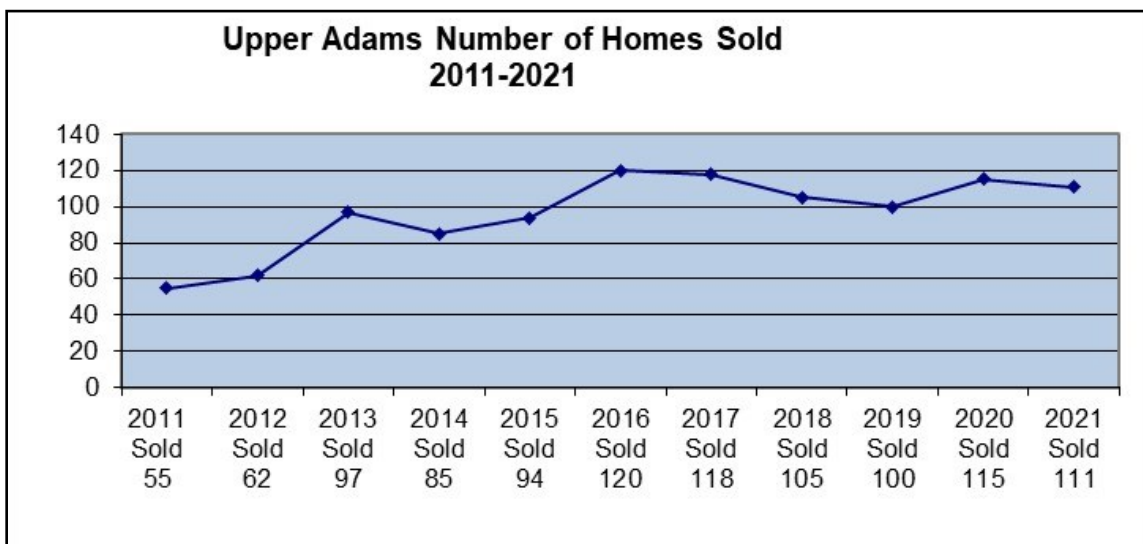
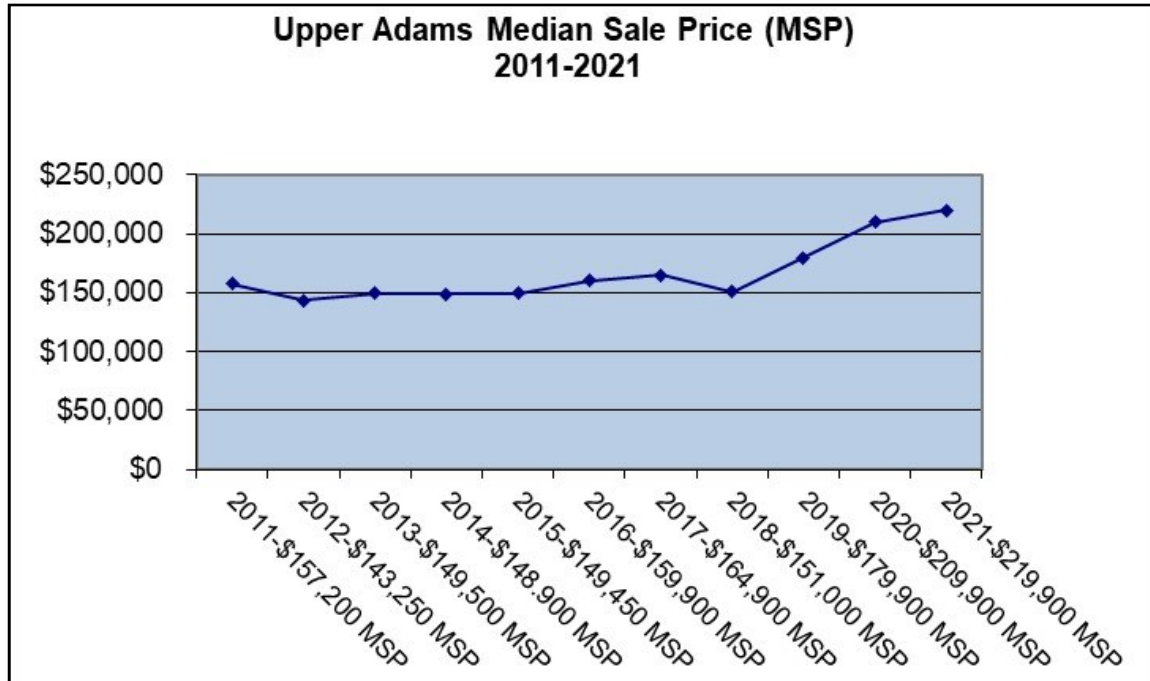




# Upper Adams School District

In the Upper Adams Area School District there were 111 homes sold in 2021 for a total dollar volume of \$26 million. The number of homes sold in 2021 decreased by 3% over 2020 sales.

The median home sale price was \$219,900 in 2021. This home sale price is a 5% increase compared to 2020 sales, a 38% increase over 5 years, and a 40% increase over 10 years.





# Upper Adams School District

Type	No. Sold	Median Price	Median Days on Market
Detached	105	\$ 225,000	12
Twin/Semi-Detached	1	\$ 78,000	6
Row/Townhouse	0	\$ -	0
Mobile Home w/ Land	5	\$ 65,000	18
<b>Grand Total</b>	<b>111</b>	<b>\$ 219,900</b>	<b>12</b>

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

