

2022

Adams County

Real Estate Market Report

Prepared by:



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2022 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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Table of Contents

Adams County Housing Market	3
Adams County Months Supply of Inventory	7
Adams County Foreclosure Filings	8
Adams County New Construction Market	9
Adams County School District Map	10
Bermudian Springs School District	11
Conewago Valley School District	13
Fairfield Area School District	15
Gettysburg Area School District	17
Littlestown Area School District	19
Upper Adams School District	21

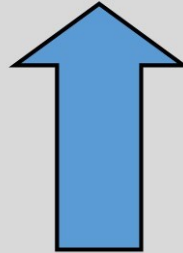
Adams County Housing Market Snapshot

REALTORS® Association of York & Adams Counties
Year End 2022 Market Update for Adams County

Median Sold Price Year to Date

\$275,000

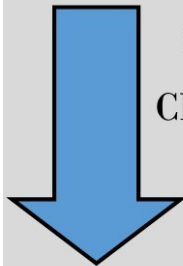
Year to Date 2021: \$250,000



Sales Price
Change Y/Y
+ 10%

Number of
Home Sales

1,188



Sales #
Change Y/Y
- 7%

New Listings

58



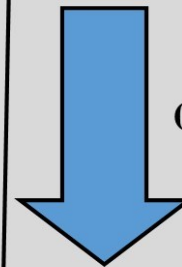
All Active Listings

142

December 2021: 110

Number of
Pending Home
Sales

82



Pending #
Change Y/Y
-35%

% of List Price
Received

98.5%

SOLD

Days on Market

8

Months Supply
of Inventory

1.47 months

For a report by School District please visit

www.RAYAC.com/statistics/



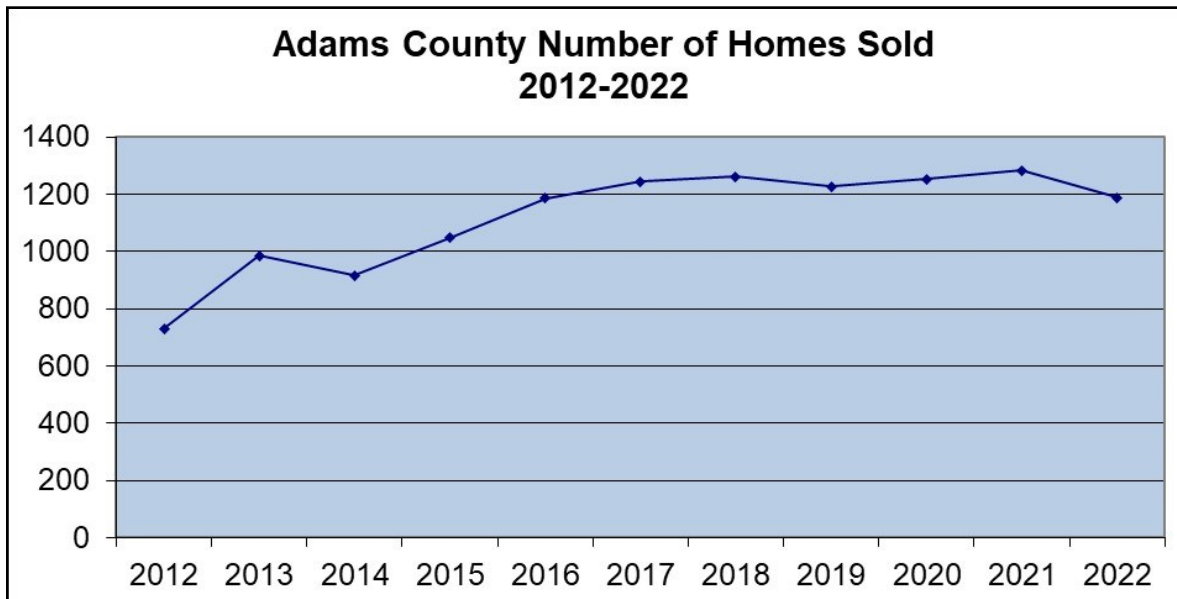
Statistics Source Bright MLS

Adams County Housing Market: Number of Homes Sold

In 2022 Realtors® sold 1,188 homes in Adams County. This reflects a 7% decrease in the number of homes sold compared to 2021.

The total dollar volume sold in 2022 was over \$358 million. This reflects a 1% decrease in total dollar volume from 2021 sales.

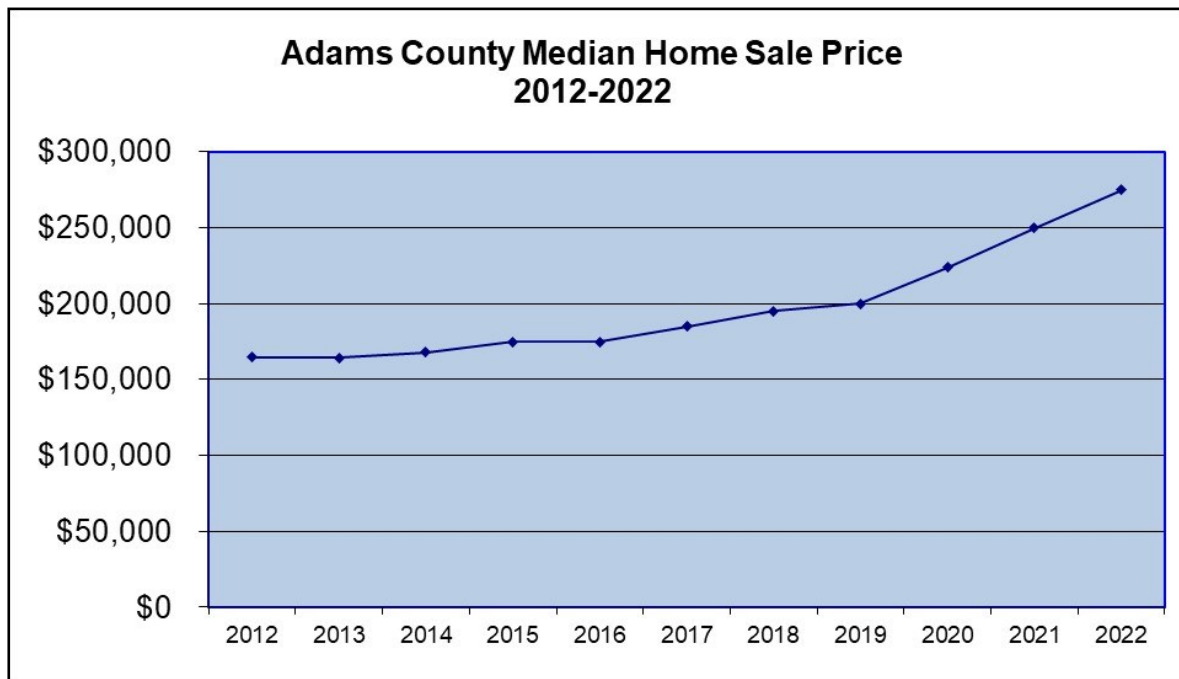
<u>School District</u>	<u>2022 Sold</u>	<u>2021 Sold</u>	<u>2017 Sold</u>	<u>2012 Sold</u>	<u>% Change over 1 Year</u>	<u>% Change over 5 Years</u>	<u>% Change over 10 Years</u>
Bermudian Springs	137	148	152	101	-7%	-10%	36%
Conewago Valley	300	322	327	186	-7%	-8%	61%
Fairfield	110	125	125	67	-12%	-12%	64%
Gettysburg	346	338	308	180	2%	12%	92%
Littlestown	209	238	213	135	-12%	-2%	55%
Upper Adams	86	111	118	62	-23%	-27%	39%
Total Adams County	1188	1282	1243	731	-7%	-4%	63%



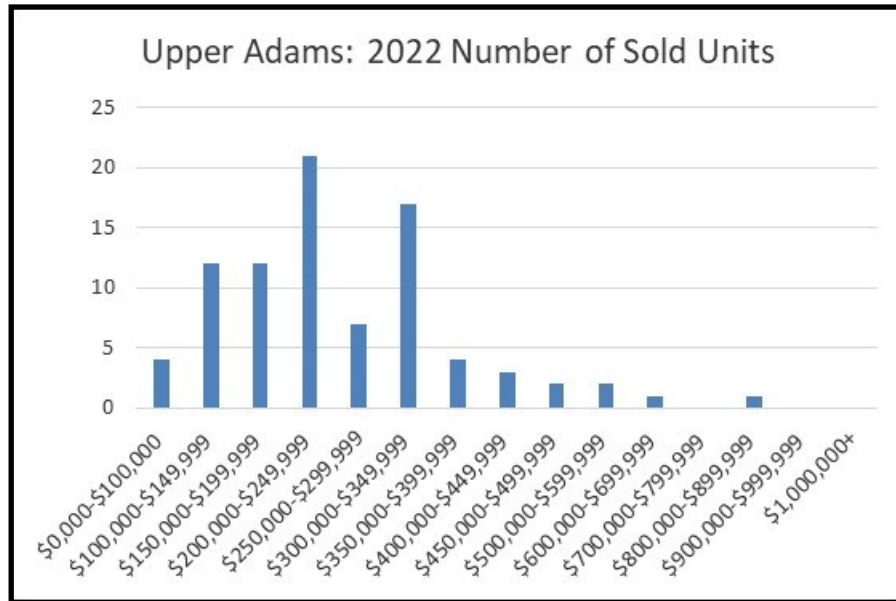
Adams County Housing Market: Median Home Sale Price

In Adams County the median home sale price was \$275,000, this reflects a 10% increase over 2021 sales. The 2022 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 49% in five years and increased 67% over the past 10 years.

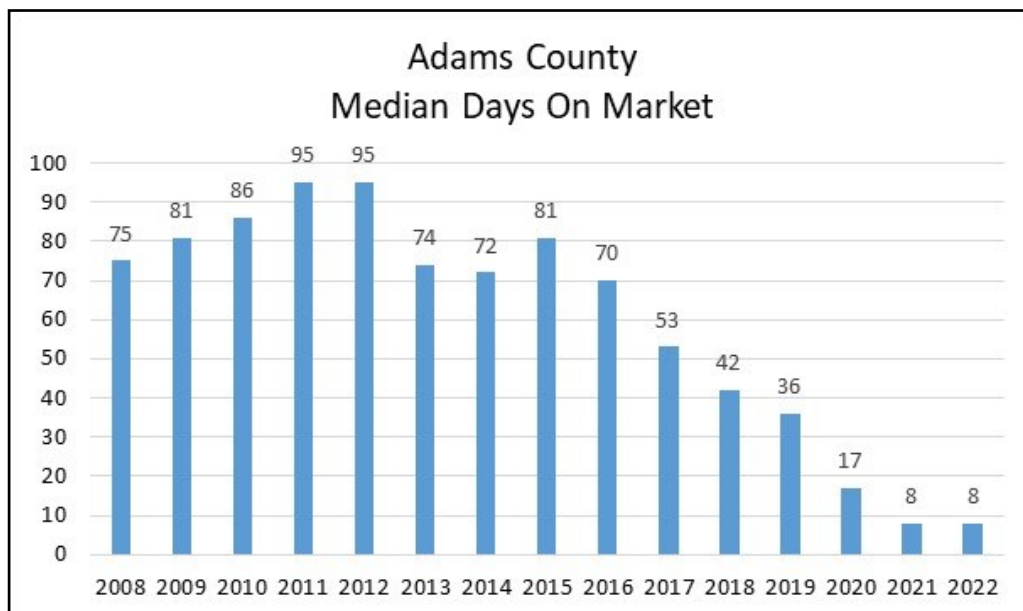
	<u>2022</u> <u>Median</u> <u>Sale Price</u>	<u>2021</u> <u>Median</u> <u>Sale Price</u>	<u>2017</u> <u>Median</u> <u>Sale Price</u>	<u>2012</u> <u>Median</u> <u>Sale Price</u>	<u>%</u> <u>Change</u> <u>over 1</u> <u>Year</u>	<u>%</u> <u>Change</u> <u>over 5</u> <u>Years</u>	<u>%</u> <u>Change</u> <u>over 10</u> <u>Years</u>
Bermudian Springs	\$290,000	\$242,500	\$176,000	\$150,000	20%	65%	93%
Conewago Valley	\$230,000	\$222,950	\$160,000	\$148,695	3%	44%	55%
Fairfield	\$280,000	\$275,000	\$207,450	\$180,000	2%	35%	56%
Gettysburg	\$307,495	\$276,600	\$220,000	\$189,900	11%	40%	62%
Littlestown	\$270,000	\$251,425	\$189,950	\$165,000	7%	42%	64%
Upper Adams	\$235,500	\$219,900	\$164,900	\$143,250	7%	43%	64%
Total Adams County	\$275,000	\$250,000	\$184,900	\$164,900	10%	49%	67%



Adams County Housing Market by Price Range



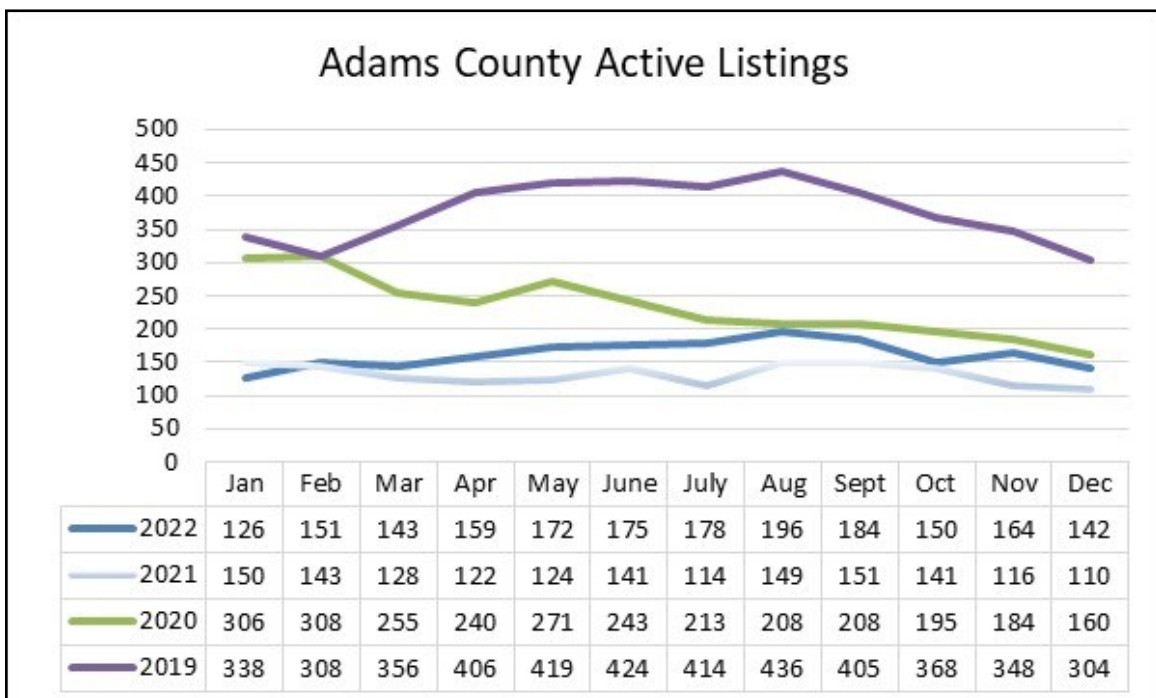
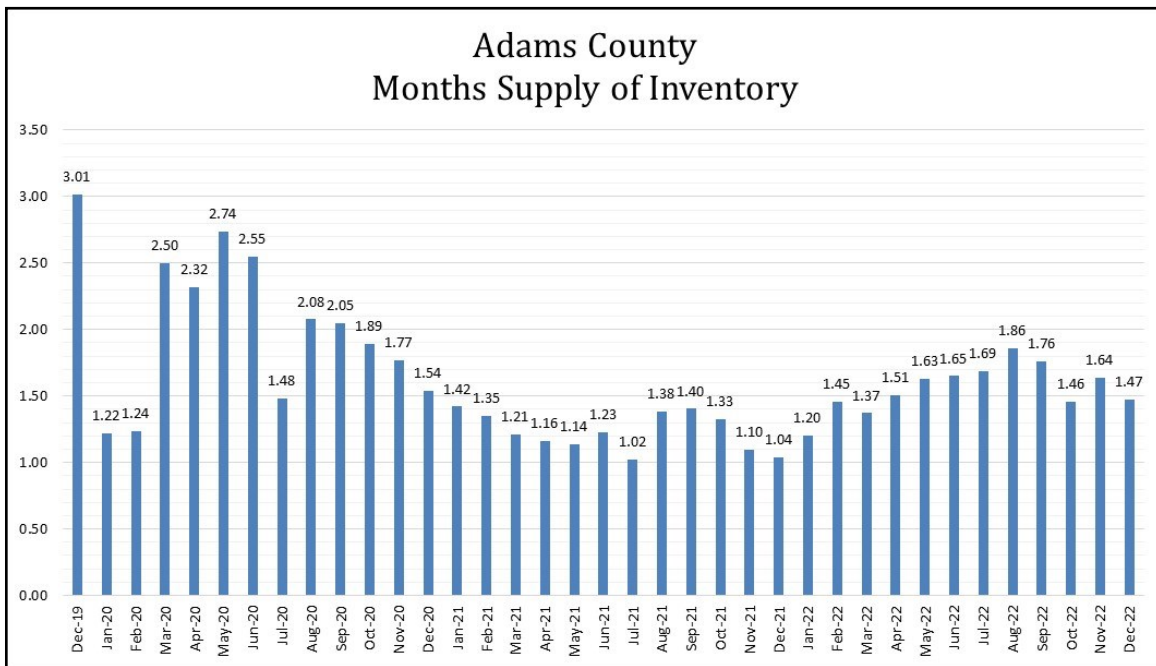
In 2022, 4% of the homes sold were under \$100,000. Homes purchased between \$100,000-\$200,000 were 21% of the market. Homes purchased between \$200,001-\$300,000 were 32% of the market and 43% of the homes sold were priced over \$300,000.



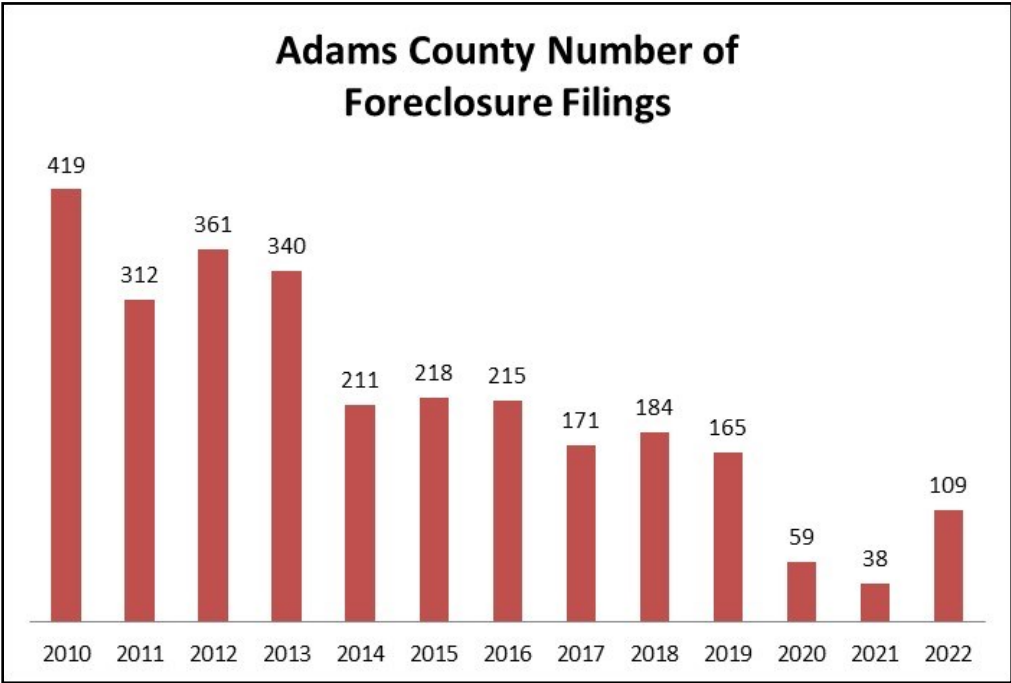
The median days on market for Adams County in 2022 was 8 days, the fastest moving market in Adams County's history for two years in a year.

Adams County: Months Supply of Inventory

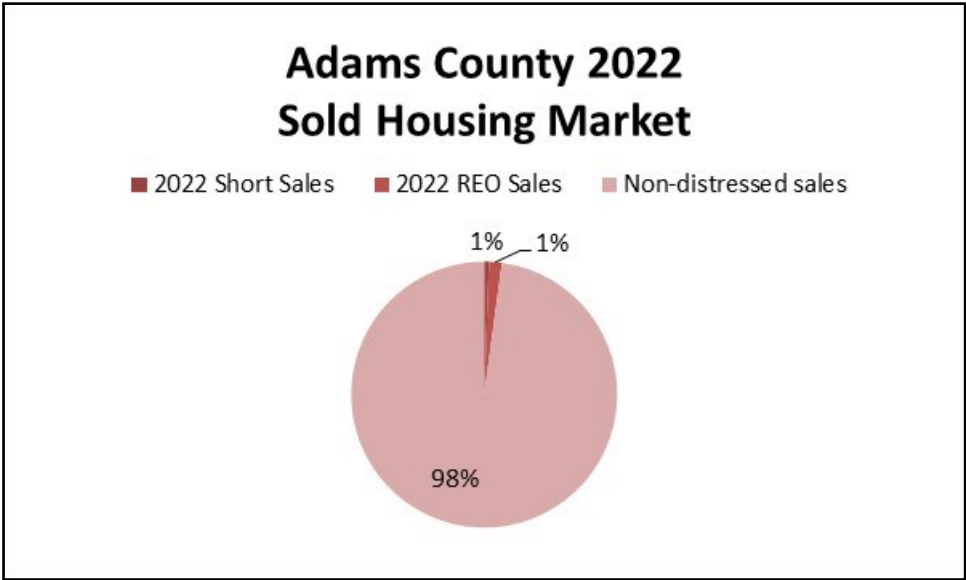
The months supply of inventory indicates how many months it would take for all the current homes for sale on the market to sell, given a monthly sales volume. Six months supply of inventory is considered a balanced market. The lower the number indicates there are more buyers than sellers in the market.



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

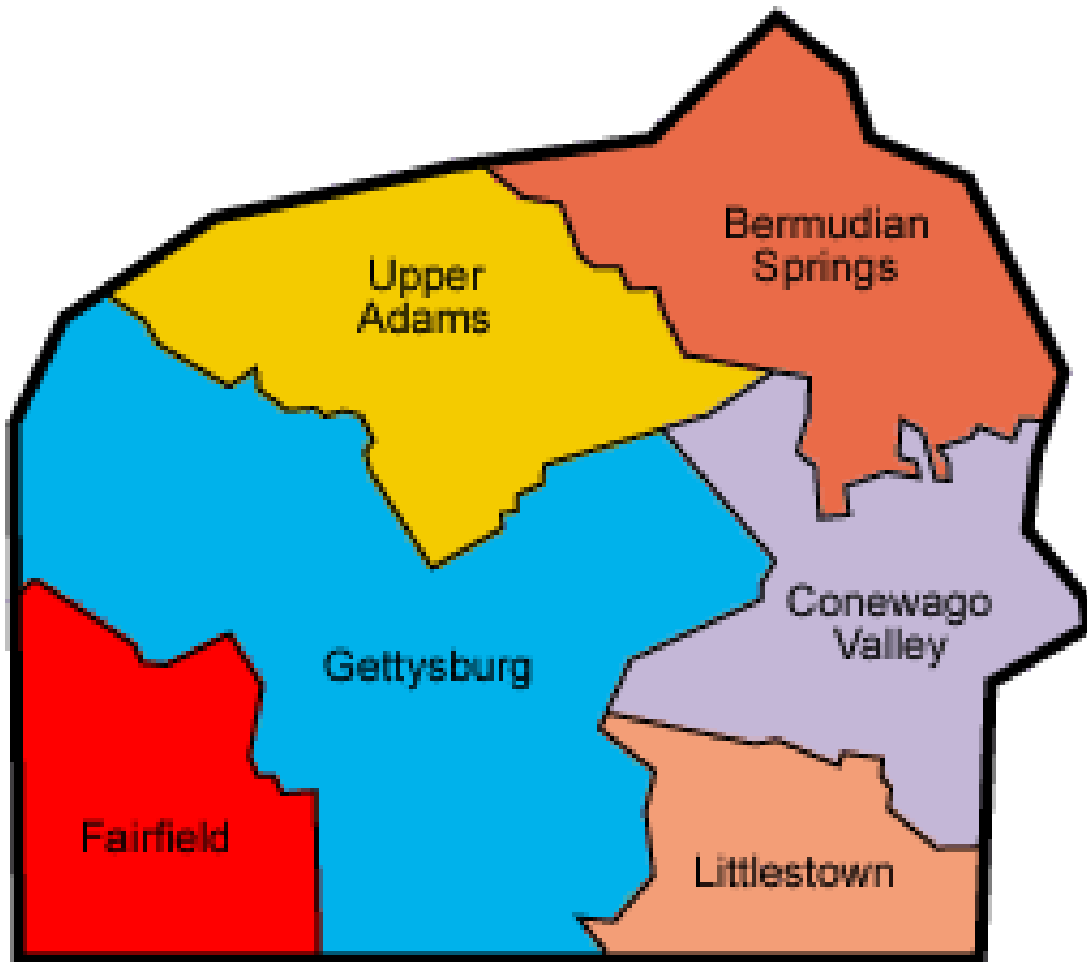
The RAYAC Multi-List System only captures a part of the new home construction market. Only transactions which involved a real estate agent are recorded.

Adams County Number of New Home Sales by School						
	2022	2021	2020	2019	2018	2017
Bermudian Springs	15	8	9	10	6	4
Conewago Valley	31	33	10	21	39	55
Fairfield	2	2	4	5	6	9
Gettysburg	69	12	10	12	19	35
Littlestown	13	5	3	4	7	5
Upper Adams	2	5	1	1	0	4
Total Adams County	132	65	37	53	77	112

Single Family Detached				
Year	Number Sold	Median Sold Price	Median Finished Sq FT	\$/Sq Ft
2022	117	\$ 420,000	2039	\$ 206
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

Condominium and Town Home				
Year	Number Sold	Median Sold Price	Median Finished Sq FT	\$/Sq Ft
2022	15	\$ 383,180	1664	\$ 230
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

Real Estate Activity by School District

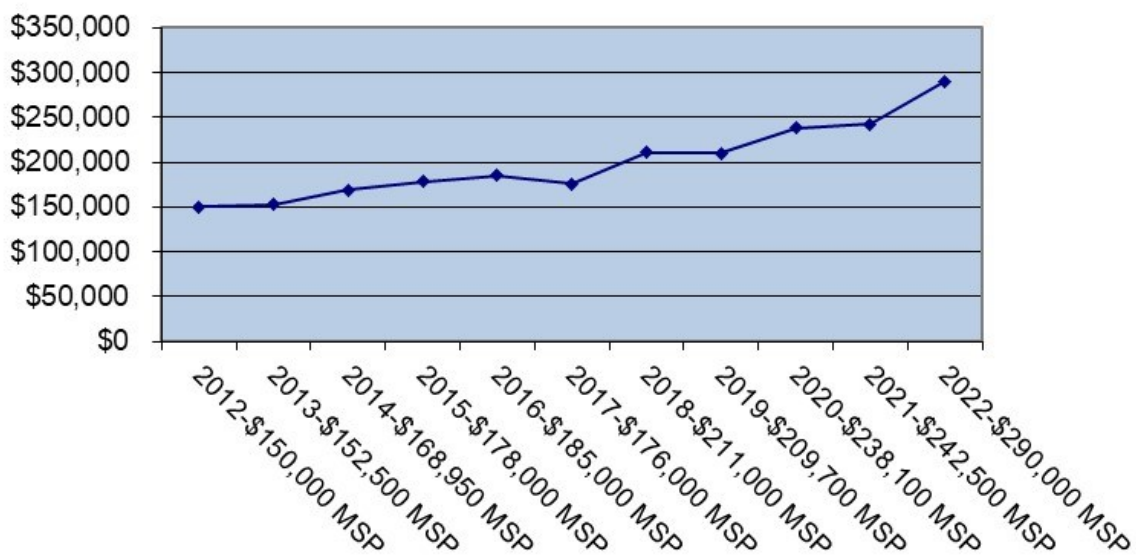


Bermudian Springs School District

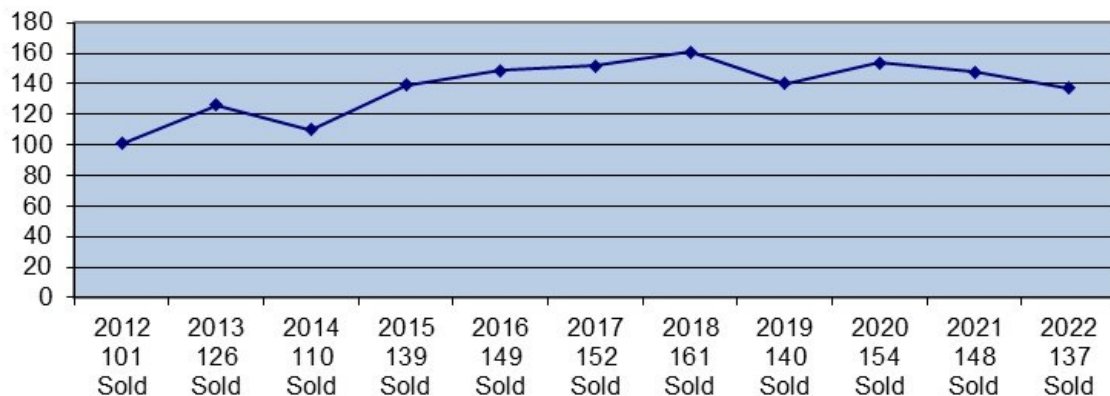
In the Bermudian Springs School District there were 137 homes sold in 2022 for a total dollar volume of \$42.3 million. The number of homes sold in 2022 decreased by 7% over 2021 sales.

The median home sale price was \$290,000 in 2022. This home sale price reflects a 20% increase over 2021 sales, a 65% increase over 5 years, and a 93% increase over 10 years.

**Bermudian Springs Median Sale Price (MSP)
2012-2022**



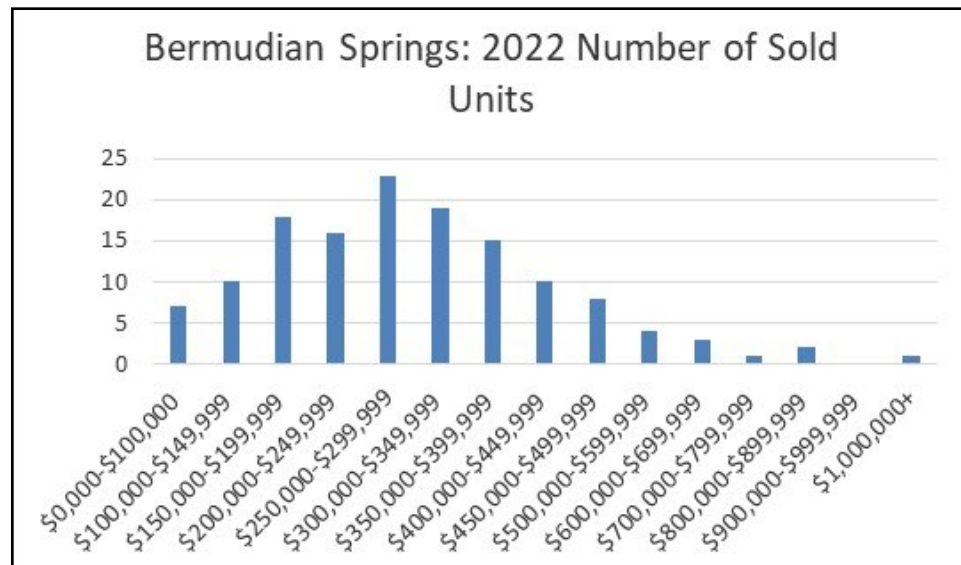
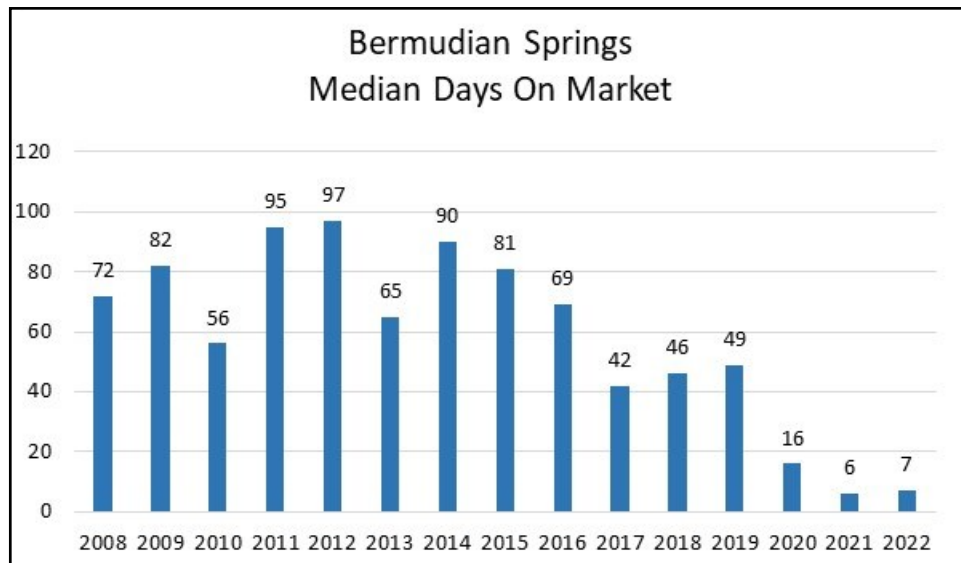
**Bermudian Springs Number of Homes Sold
2012-2022**



Bermudian Springs School District

Type	No. Sold	Median Price	Median Days on Market
Detached	131	\$ 295,000	7
Twin/Semi-Detached	0	\$ -	0
Row/Townhouse	2	\$ 115,250	64
Mobile Home w/ Land	4	\$ 74,950	4
Grand Total	137	\$ 290,000	7

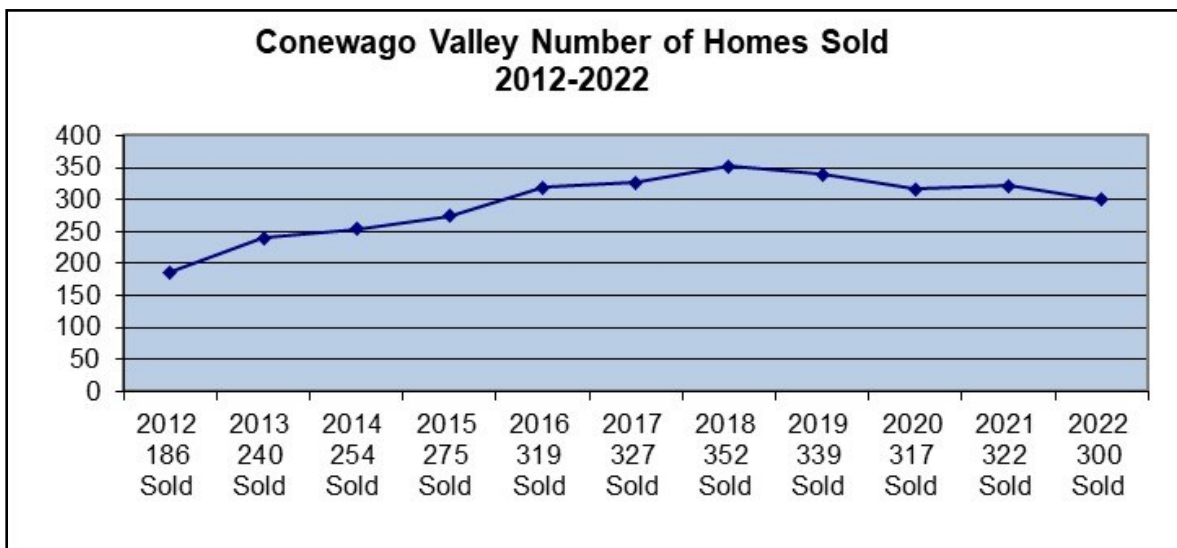
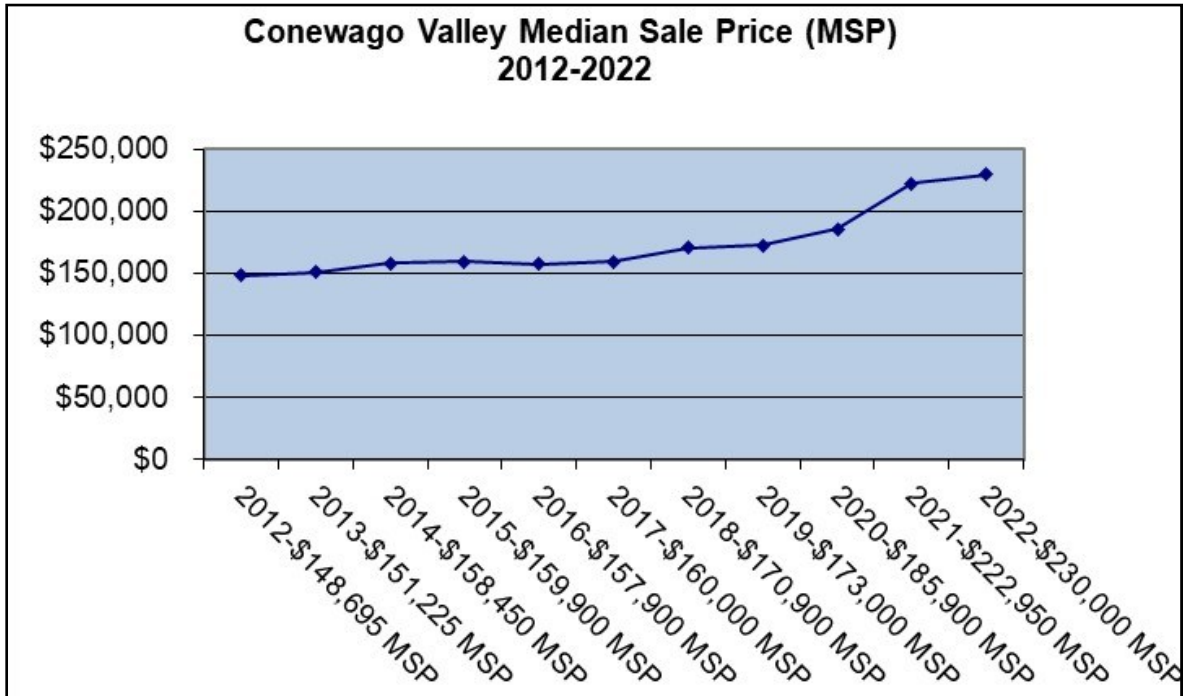
The charts below reflect the median days on market and the number of units sold in in each price range.



Conewago Valley School District

In the Conewago Valley School District there were 300 homes sold in 2022 for a total dollar volume of \$77.1 million. The number of homes sold in 2022 decreased by 7% over 2021 sales.

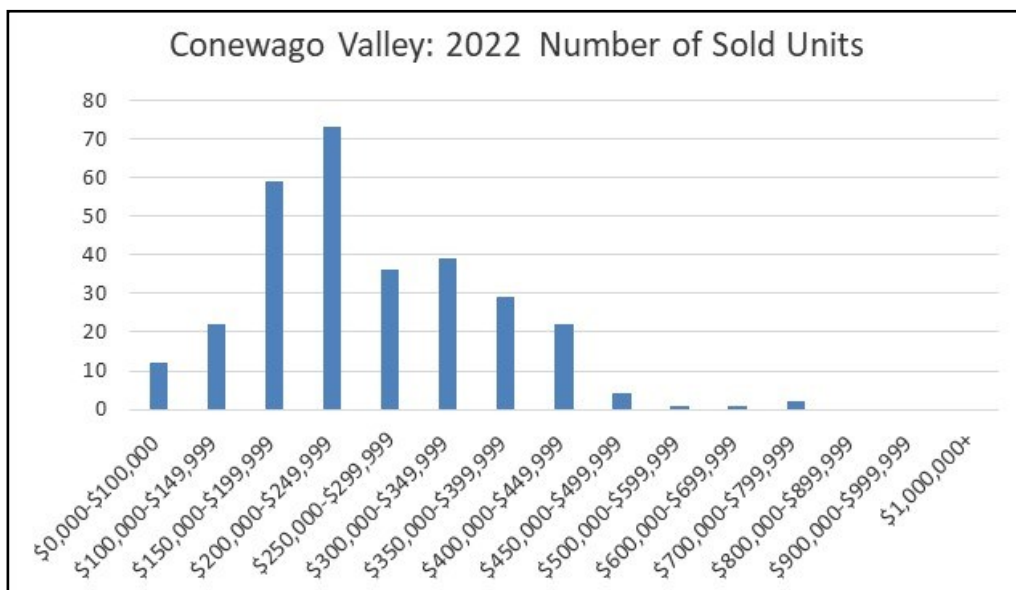
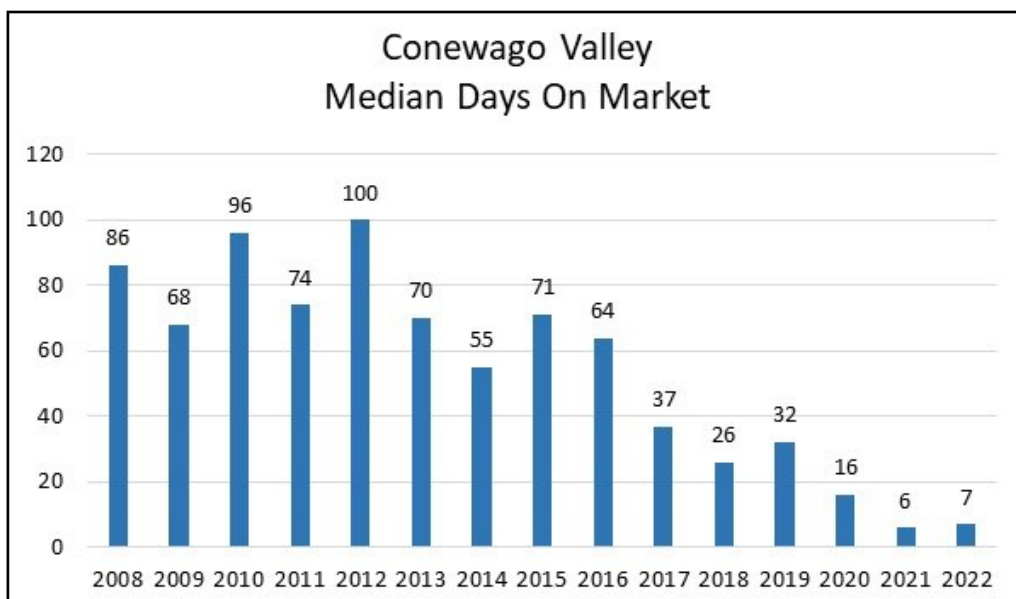
The median home sale price was \$230,000 in 2022. This home sale price reflects a 3% increase compared to 2021 a 44% increase over 5 years, and a 55% increase over 10 years.



Conewago Valley School District

Type	No. Sold	Median Price	Median Days on Market
Detached	226	\$ 273,400	8
Twin/Semi-Detached	45	\$ 210,000	7
Row/Townhouse	17	\$ 205,000	4
Mobile Home w/ Land	12	\$ 83,500	7
Grand Total	300	\$ 230,000	7

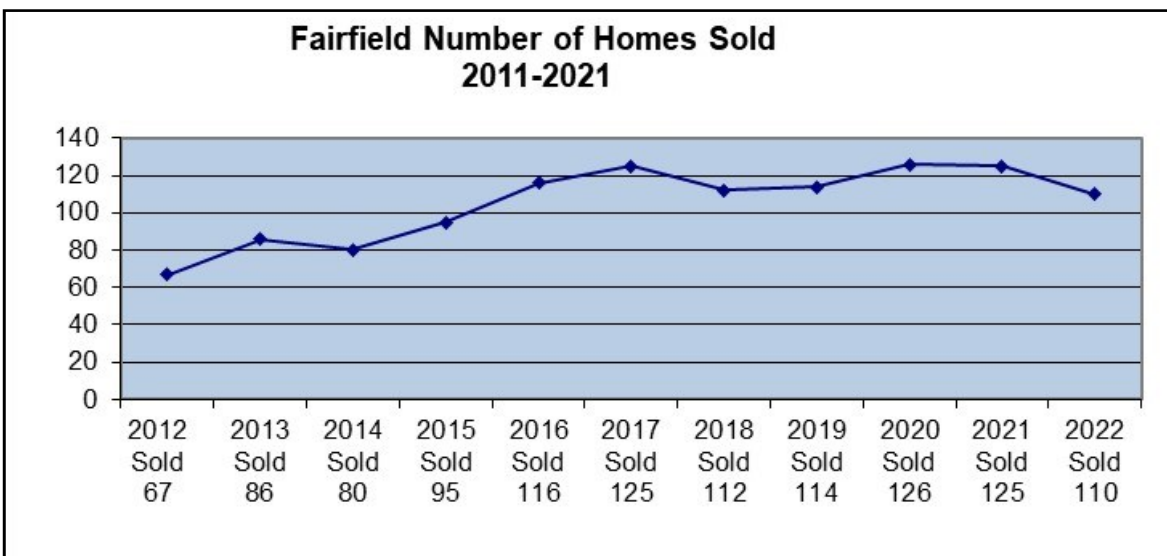
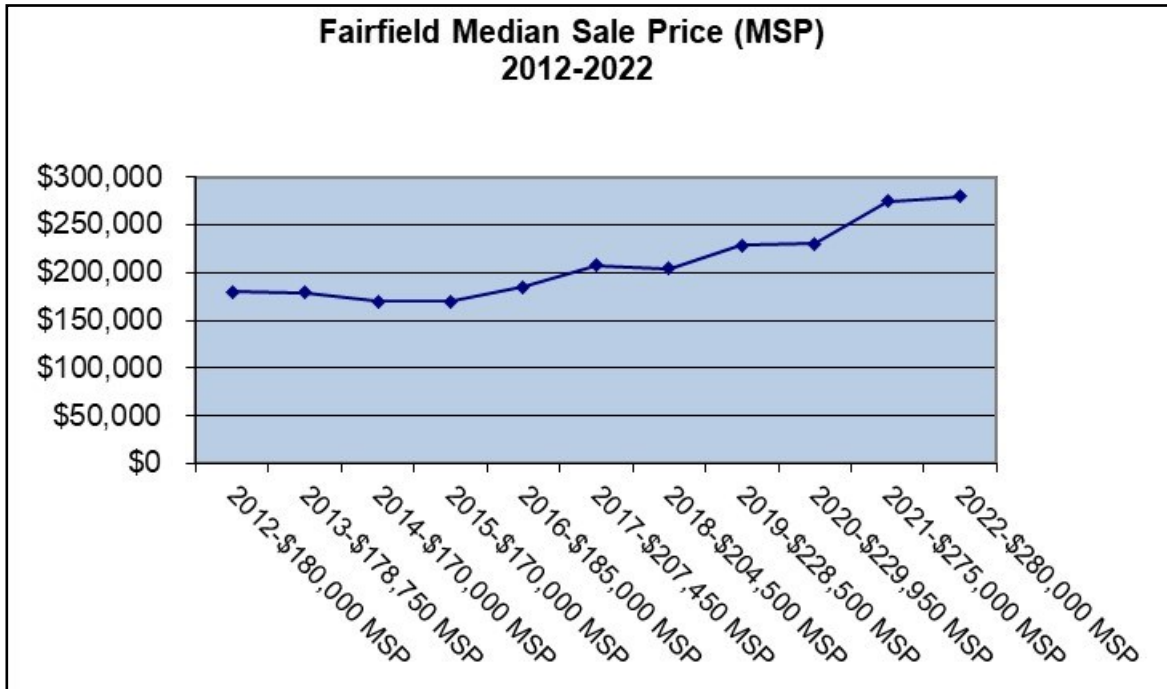
The charts below reflect the median days on market and the number of units sold in each price range.



Fairfield Area School District

In the Fairfield Area School District there were 110 homes sold in 2022 for a total dollar volume of \$31.6 million. The number of homes sold in 2022 decreased by 12% over 2021 sales.

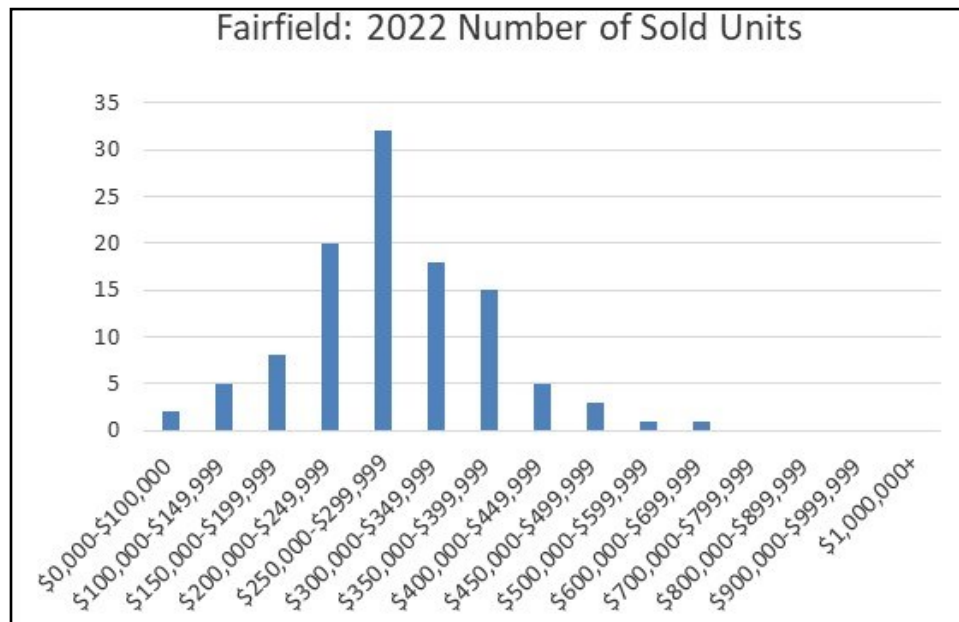
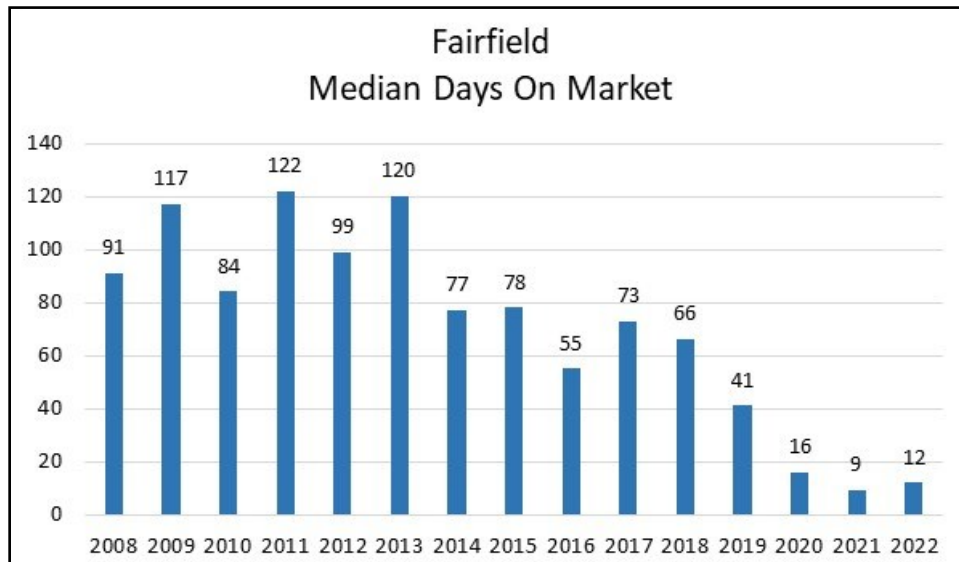
The median home sale price was \$280,000 in 2022. This home sale price reflects a 2% increase compared to 2021 sales, 35% increase over 5 years, and a 56% increase over 10 years.



Fairfield Area School District

Type	No. Sold	Median Price	Median Days on Market
Detached	104	\$ 287,450	12
Twin/Semi-Detached	3	\$ 248,000	8
Row/Townhouse	2	\$ 231,950	10
Mobile Home w/ Land	1	\$ 120,000	11
Grand Total	110	\$ 280,000	12

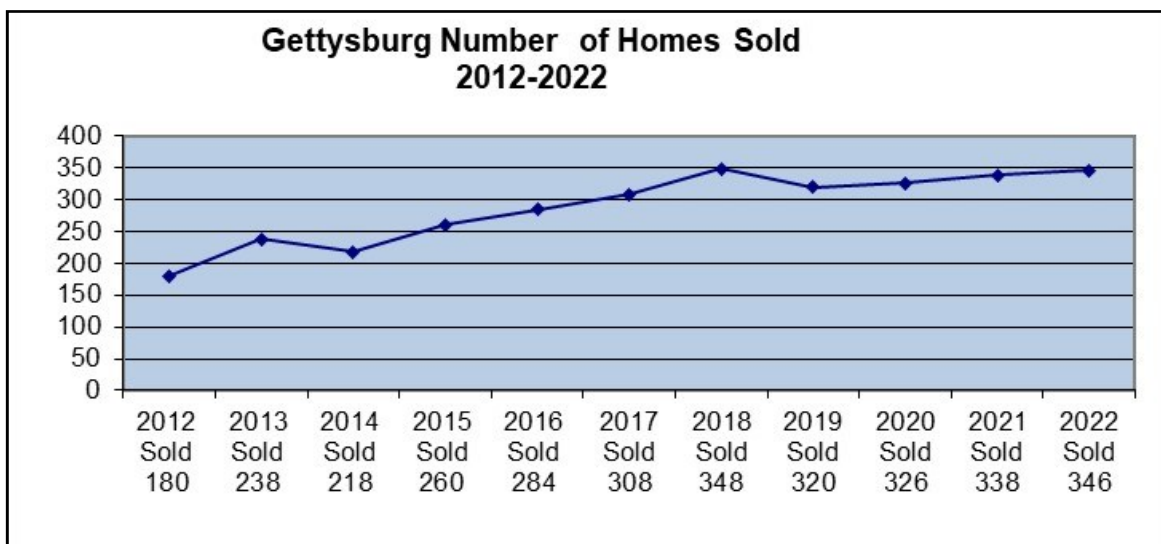
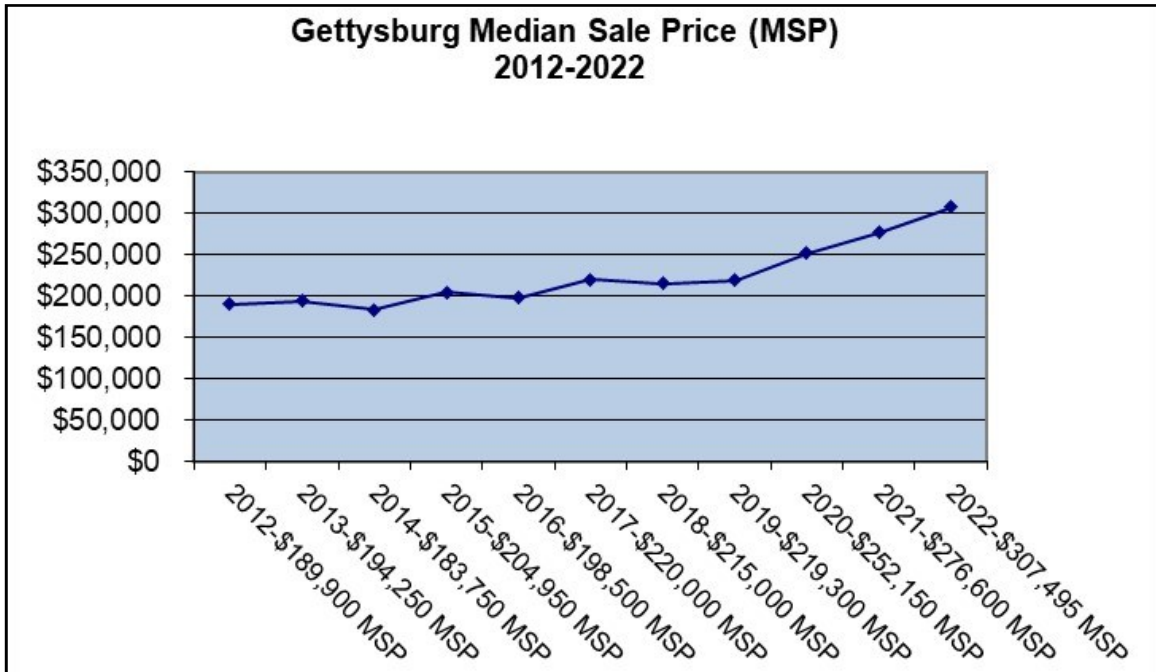
The charts below reflect the median days on market and the number of units sold in in each price range.



Gettysburg Area School District

In the Gettysburg Area School District there were 346 homes sold in 2022 for a total dollar volume of \$121.9 million. The number of homes sold in 2022 increased by 2% over 2021 sales.

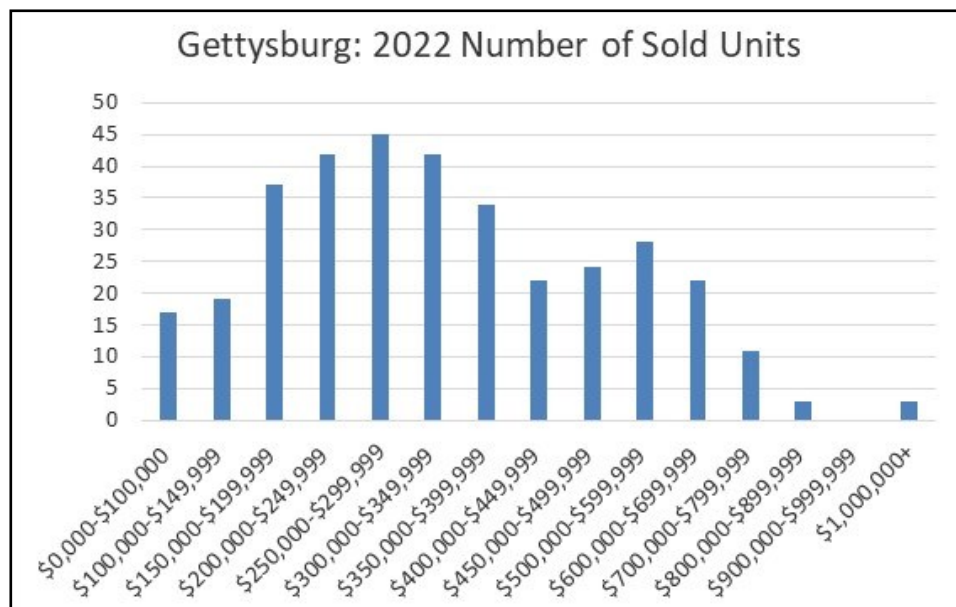
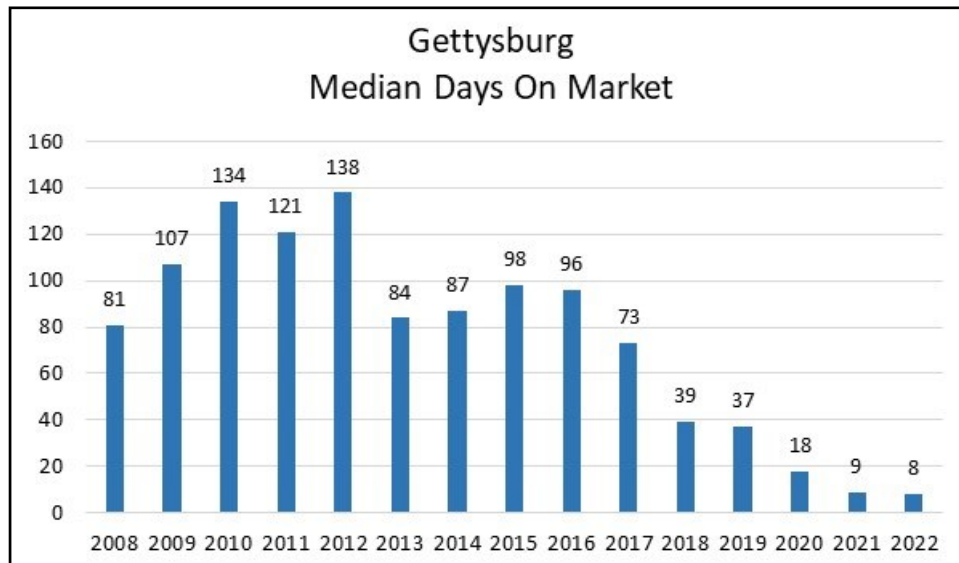
The median home sale price was \$307,495 in 2022. This home sale price reflects a 11% increase over 2021 sales, a 40% increase over 5 years, and a 62% increase over 10 years.



Gettysburg Area School District

Type	No. Sold	Median Price	Median Days on Market
Detached	286	\$ 349,900	8
Twin/Semi-Detached	20	\$ 181,000	7
Row/Townhouse	25	\$ 152,600	5
Mobile Home w/ Land	15	\$ 70,500	16
Grand Total	346	\$ 307,495	8

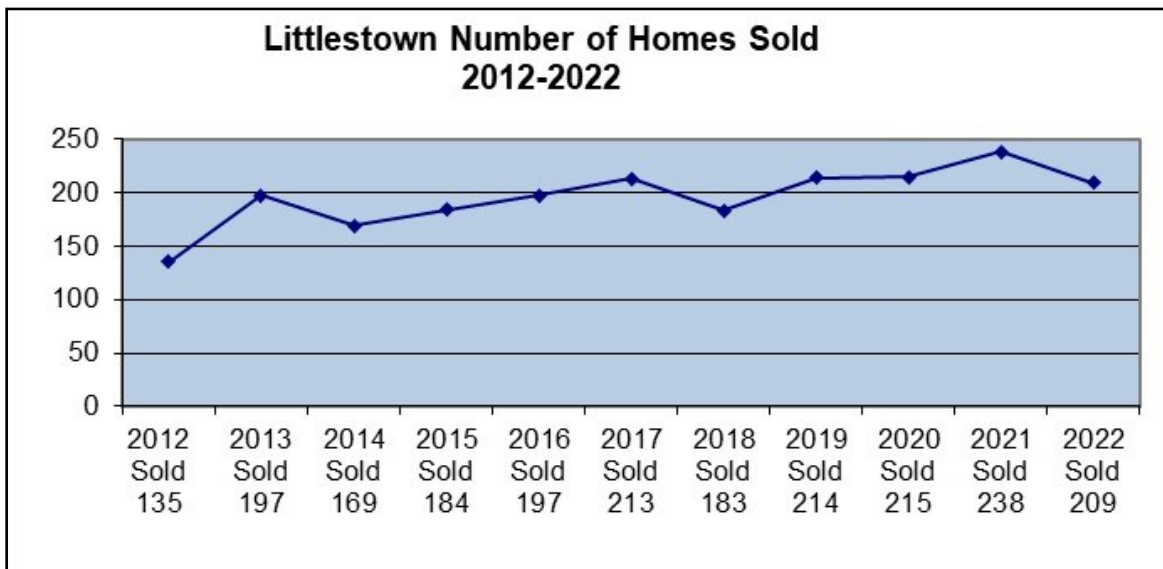
The charts below reflect the median days on market and the number of units sold in each price range.



Littlestown Area School District

In the Littlestown Area School District there were 209 homes sold in 2022 for a total dollar volume of \$66.6 million. The number of homes sold in 2022 decreased by 12% over 2021 sales.

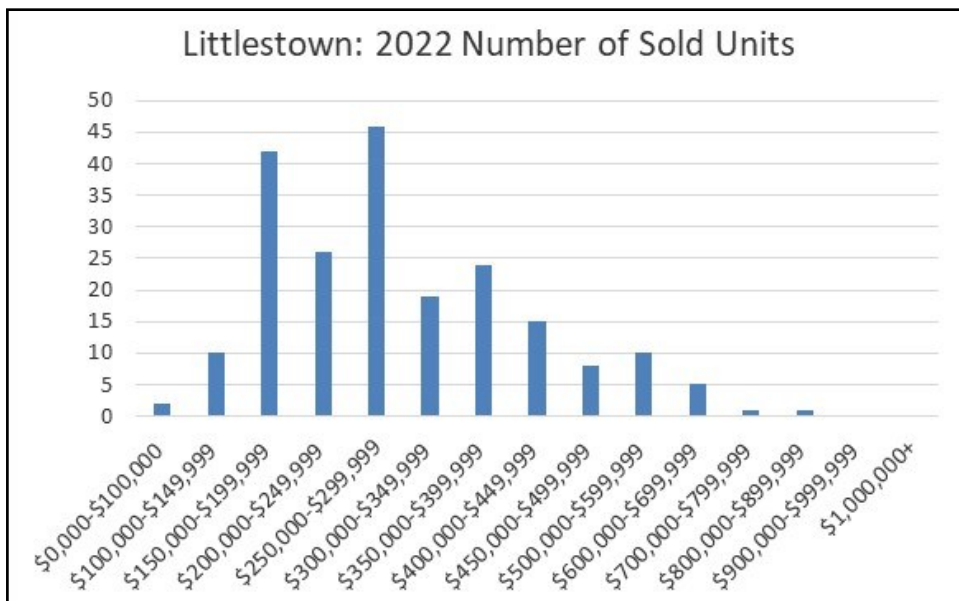
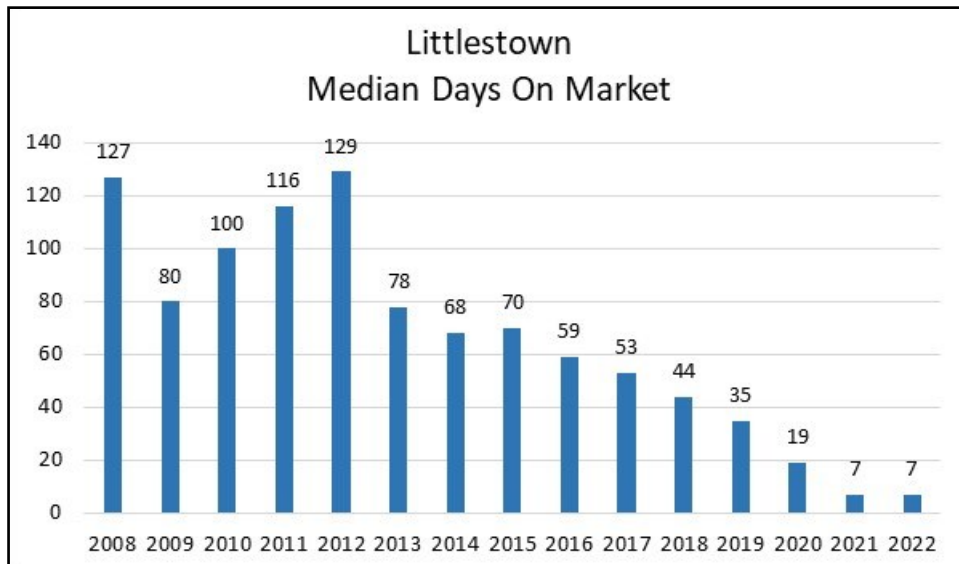
The median home sale price was \$270,000 in 2022. This home sale price reflects a 7% increase compared to 2021 sales, a 42% increase over 5 years and a 64% increase over 10 years.



Littlestown Area School District

Type	No. Sold	Median Price	Median Days on Market
Detached	168	\$ 283,000	9
Twin/Semi-Detached	22	\$ 190,500	5
Row/Townhouse	16	\$ 172,595	4
Mobile Home w/ Land	3	\$ 250,000	5
Grand Total	209	\$ 270,000	7

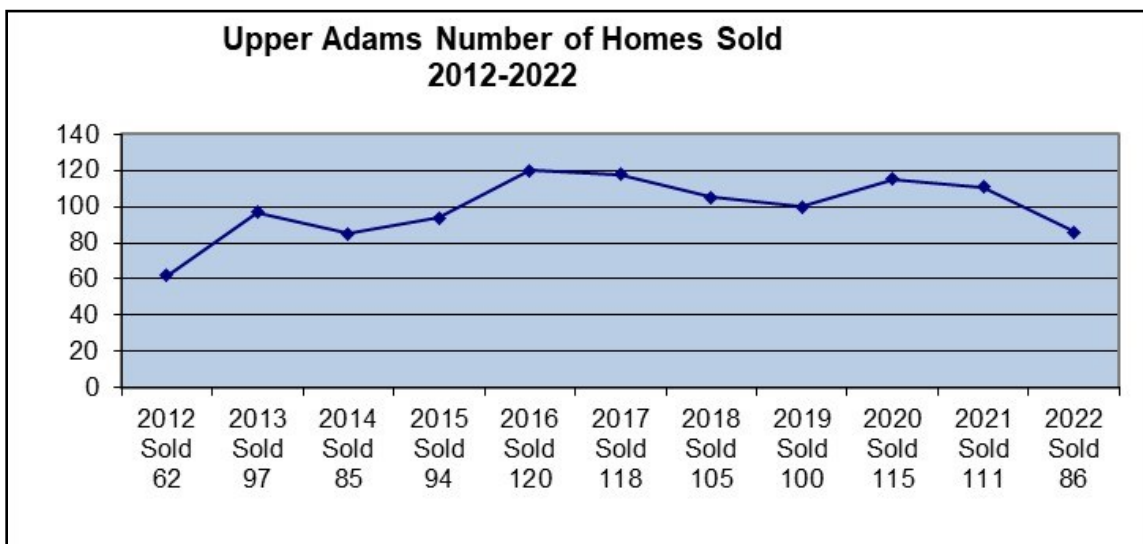
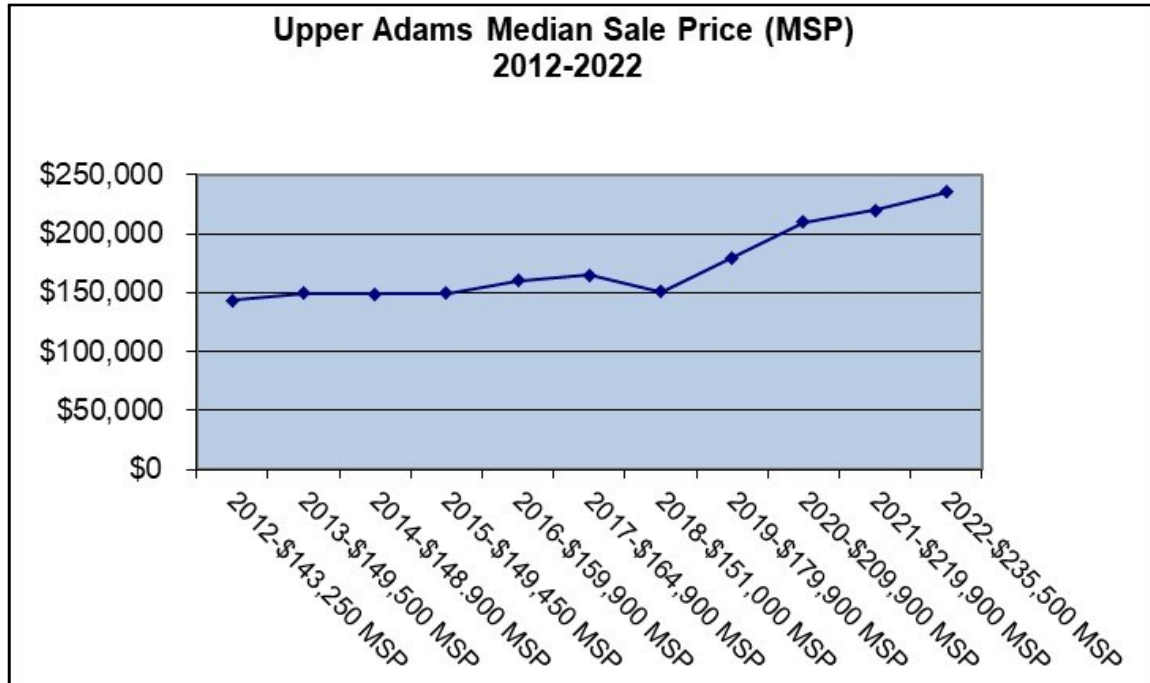
The charts below reflect the median days on market and the number of units sold in in each price range.



Upper Adams School District

In the Upper Adams Area School District there were 86 homes sold in 2022 for a total dollar volume of \$22.2 million. The number of homes sold in 2022 decreased by 23% over 2021 sales.

The median home sale price was \$235,500 in 2022. This home sale price is a 7% increase compared to 2021 sales, a 43% increase over 5 years, and a 64% increase over 10 years.



Upper Adams School District

Type	No. Sold	Median Price	Median Days on Market
Detached	83	\$ 240,000	10
Twin/Semi-Detached	0	\$ -	0
Row/Townhouse	0	\$ -	0
Mobile Home w/ Land	3	\$ 175,000	6
Grand Total	86	\$ 235,500	10

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

