

2024

Adams County

Real Estate Market Report

Prepared by:



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2024 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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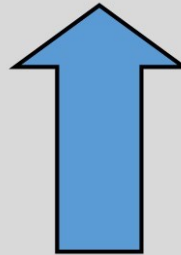
Adams County Housing Market Snapshot

REALTORS® Association of York & Adams Counties
Year End 2024 Market Update for Adams County

Median Sold Price Year to Date

\$320,000

December 2023: \$287,500

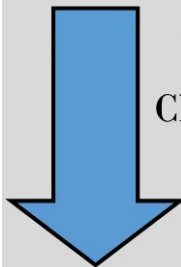


Sales Price
Change Y/Y

+ 11%

Number of
Homes Sold Year to
Date

1,020



Sales #
Change Y/Y
-2%

New Listings

57



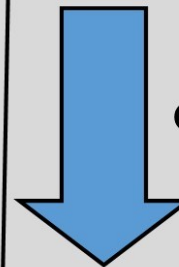
All Active Listings

155

December 2023: 147

Number of
Pending Home
Sales

98



Pending #
Change Y/Y
-9%

% of List Price
Received

100%

SOLD

Days on Market

11

Months Supply
of Inventory

1.86 months

For a report by School District please visit

www.RAYAC.com/statistics/



Statistics Source Bright MLS

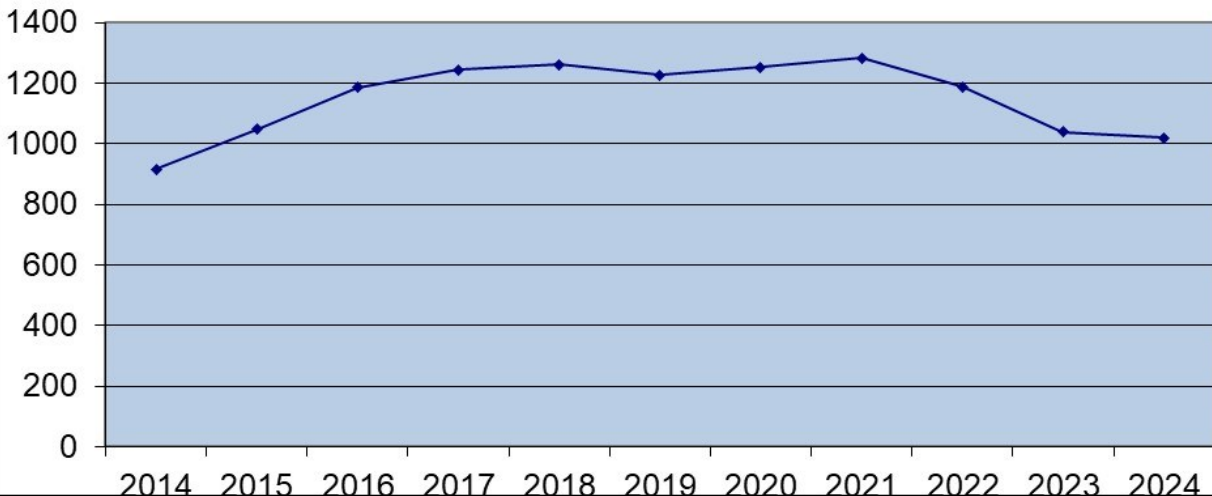
Adams County Housing Market: Number of Homes Sold

In 2024 Realtors® sold 1,020 homes in Adams County. This reflects a 2% decrease in the number of homes sold compared to 2023.

The total dollar volume sold in 2024 was over \$341 million. This reflects a 4% increase in total dollar volume from 2023 sales.

<u>School District</u>	<u>2024 Sold</u>	<u>2023 Sold</u>	<u>2019 Sold</u>	<u>2014 Sold</u>	<u>% Change over 1 Year</u>	<u>% Change over 5 Years</u>	<u>% Change over 10 Years</u>
Bermudian Springs	110	115	140	110	-4%	-21%	0%
Conewago Valley	237	256	339	254	-7%	-30%	-7%
Fairfield	84	86	114	80	-2%	-26%	5%
Gettysburg	349	328	320	218	6%	9%	60%
Littlestown	153	157	214	169	-3%	-29%	-9%
Upper Adams	87	96	100	85	-9%	-13%	2%
Total Adams County	1020	1038	1227	916	-2%	-17%	11%

**Adams County Number of Homes Sold
2014-2024**

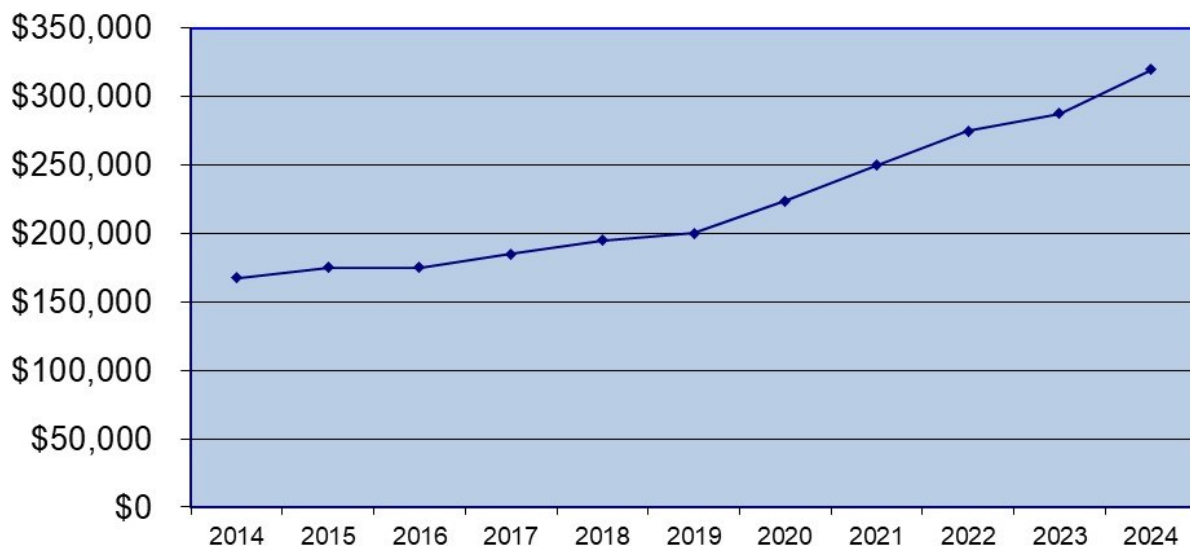


Adams County Housing Market: Median Home Sale Price

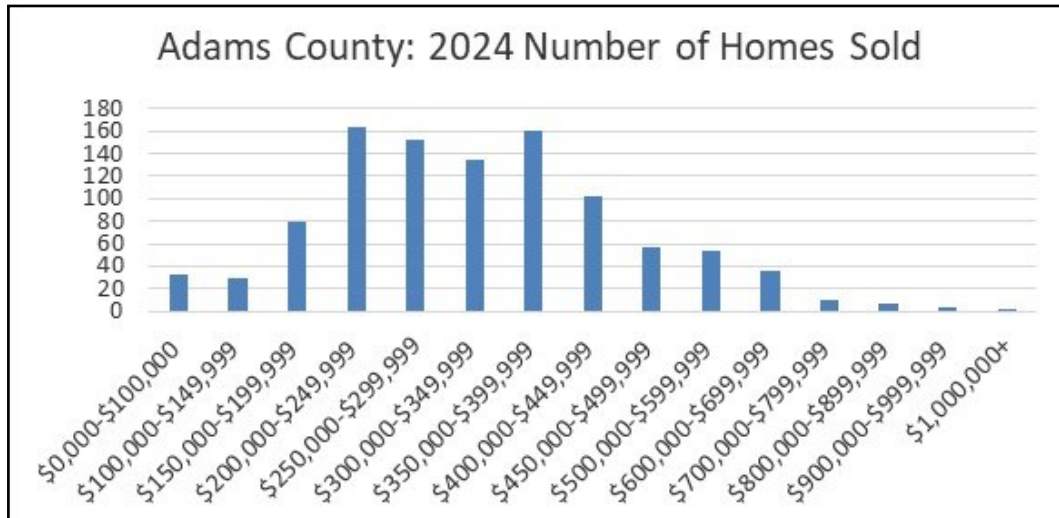
In Adams County the median home sale price was \$320,000 this reflects a 11% increase over 2023 sales. The 2024 median home sale price in Adams County is the highest median home sale price in Adams County history. The median sold price in Adams County increased 60% in five years and increased 91% over the past 10 years.

	<u>2024</u> <u>Median</u> <u>Sale</u> <u>Price</u>	<u>2023</u> <u>Median</u> <u>Sale</u> <u>Price</u>	<u>2019</u> <u>Median</u> <u>Sale</u> <u>Price</u>	<u>2014</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	\$306,225	\$285,000	\$209,700	\$168,950	7%	46%	81%
Conewago Valley	\$255,000	\$251,650	\$173,000	\$158,450	1%	47%	61%
Fairfield	\$345,500	\$317,500	\$228,500	\$170,000	9%	51%	103%
Gettysburg	\$377,990	\$349,900	\$219,300	\$183,750	8%	72%	106%
Littlestown	\$300,000	\$280,000	\$202,000	\$174,900	7%	49%	72%
Upper Adams	\$265,000	\$272,450	\$179,900	\$148,900	-3%	47%	78%
Total Adams County	\$320,000	\$287,500	\$200,000	\$167,750	11%	60%	91%

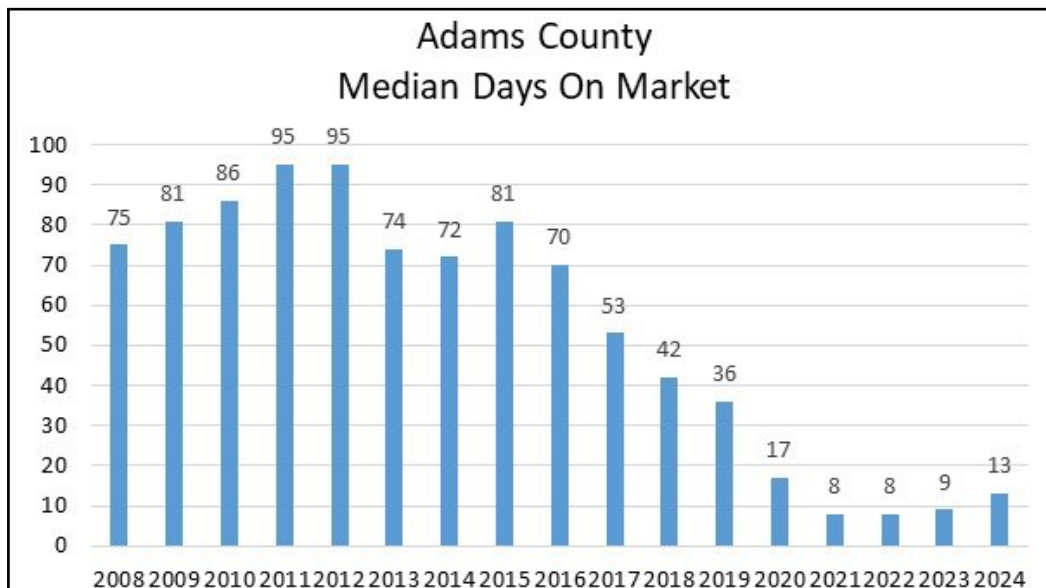
**Adams County Median Home Sale Price
2014-2024**



Adams County Housing Market by Price Range



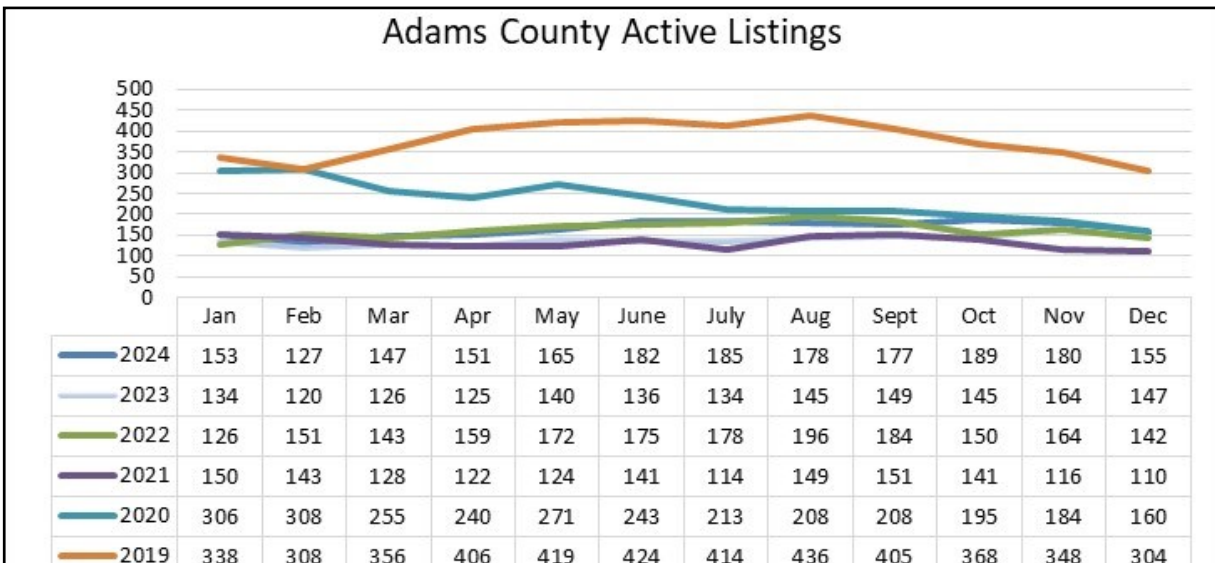
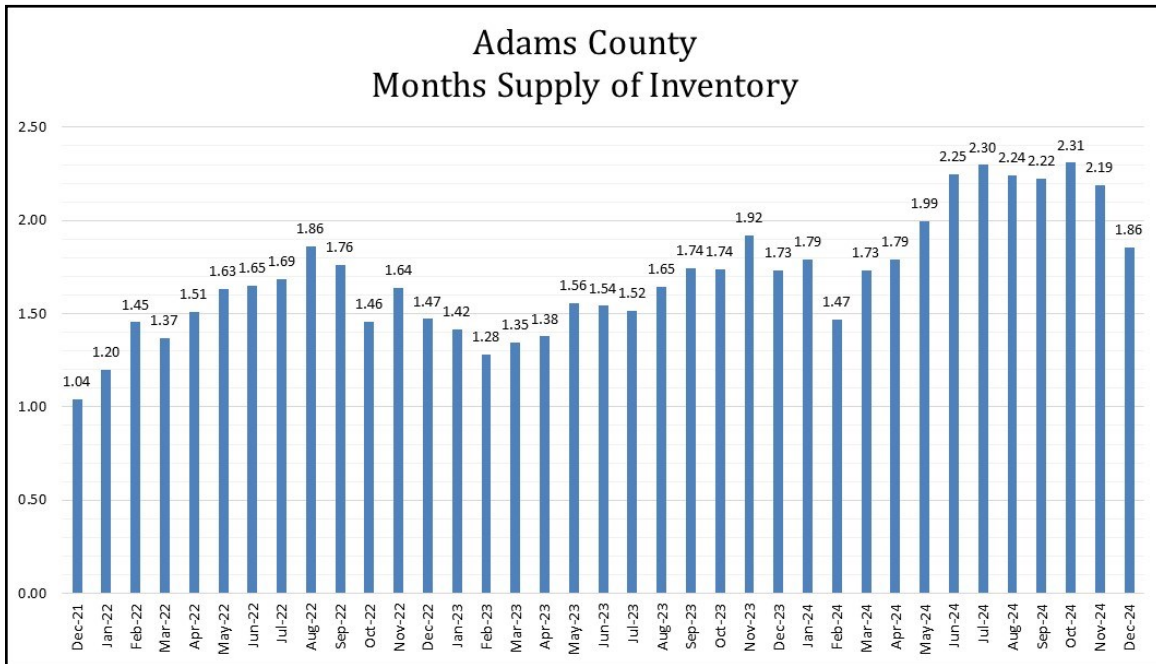
In 2024, 3% of the homes sold were under \$100,000. Homes purchased between \$100,000-\$199,999 were 11% of the market. Homes purchased between \$200,000-\$299,999 were 31% of the market and 55% of the homes sold were priced over \$300,000.



The median days on market for Adams County in 2024 was 13 days.
A balanced market is considered 60 days on Market.

Adams County: Months Supply of Inventory

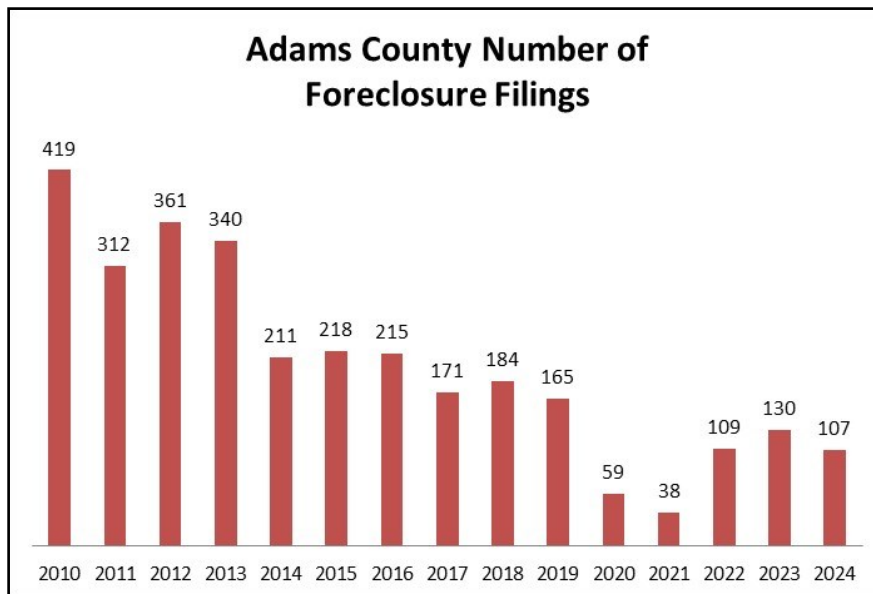
The months supply of inventory indicates how many months it would take for all the current homes for sale on the market to sell, given a monthly sales volume. Six months supply of inventory is considered a balanced market. The lower the number indicates there are more buyers than sellers in the market.



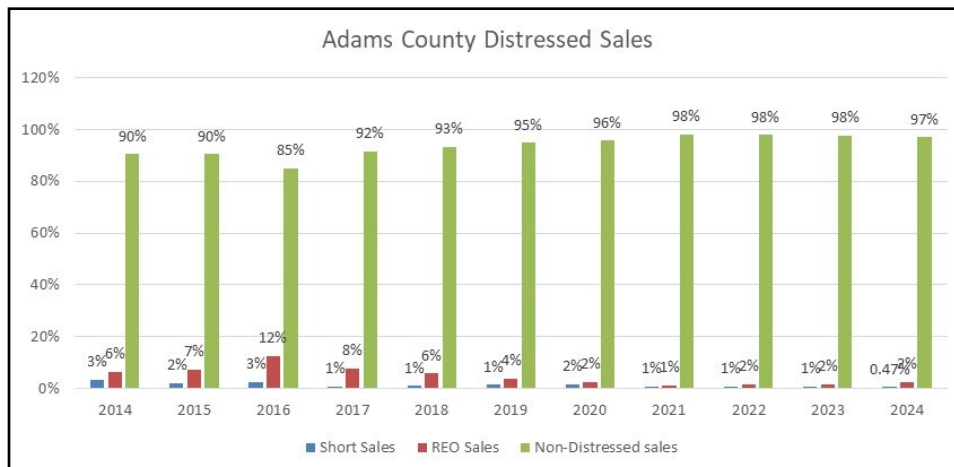
Adams County: Buyer Financing

Adams County Buyer Financing						
	2024	2023	2022	2021	2020	2019
Cash	29%	29%	25%	22%	20%	20%
Conventional	51%	50%	53%	50%	47%	44%
FHA	11%	11%	11%	13%	16%	18%
VA	7%	7%	6%	9%	7%	8%
USDA	1%	2%	4%	6%	9%	9%
Other	1%	1%	1%	1%	1%	1%

Adams County: Foreclosure Filings



Source: Prothonotary of Adams County



Adams County: New Construction

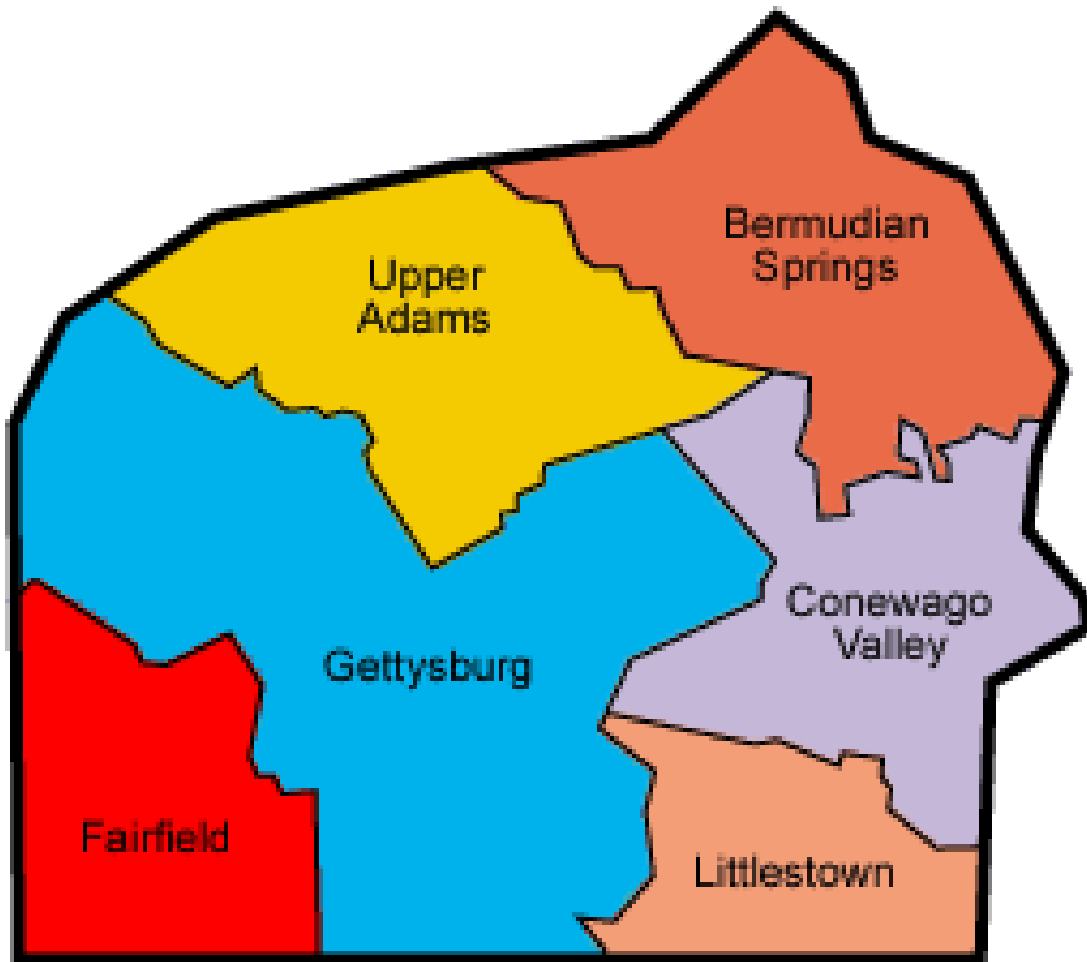
The RAYAC Multi-List System only captures a part of the new home construction market. Only transactions which involved a real estate agent are recorded.

Adams County Number of New Home Sales by School District						
	2024	2023	2022	2021	2020	2019
Bermudian Springs	11	8	15	8	9	10
Conewago Valley	8	15	31	33	10	21
Fairfield	4	5	2	2	4	5
Gettysburg	90	71	69	12	10	12
Littlestown	5	8	13	5	3	4
Upper Adams	0	1	2	5	1	1
Total Adams County	118	108	132	65	37	53

Single Family Detached				
Year	Number Sold	Median Sold Price	Median Finished Sq FT	\$/Sq Ft
2024	93	\$ 400,000	1813	\$ 221
2023	87	\$ 399,990	1973	\$ 203
2022	117	\$ 420,000	2039	\$ 206
2021	52	\$ 365,000	2053	\$ 178
2020	23	\$ 299,900	2040	\$ 147
2019	30	\$ 321,600	2000	\$ 161

Condominium and Town Home				
Year	Number Sold	Median Sold Price	Median Finished Sq FT	\$/Sq Ft
2024	25	\$ 339,990	1942	\$ 175
2023	21	\$ 385,803	1594	\$ 242
2022	15	\$ 383,180	1664	\$ 230
2021	13	\$ 328,490	1945	\$ 169
2020	14	\$ 238,950	1765	\$ 135
2019	23	\$ 202,000	1749	\$ 115

Real Estate Activity by School District

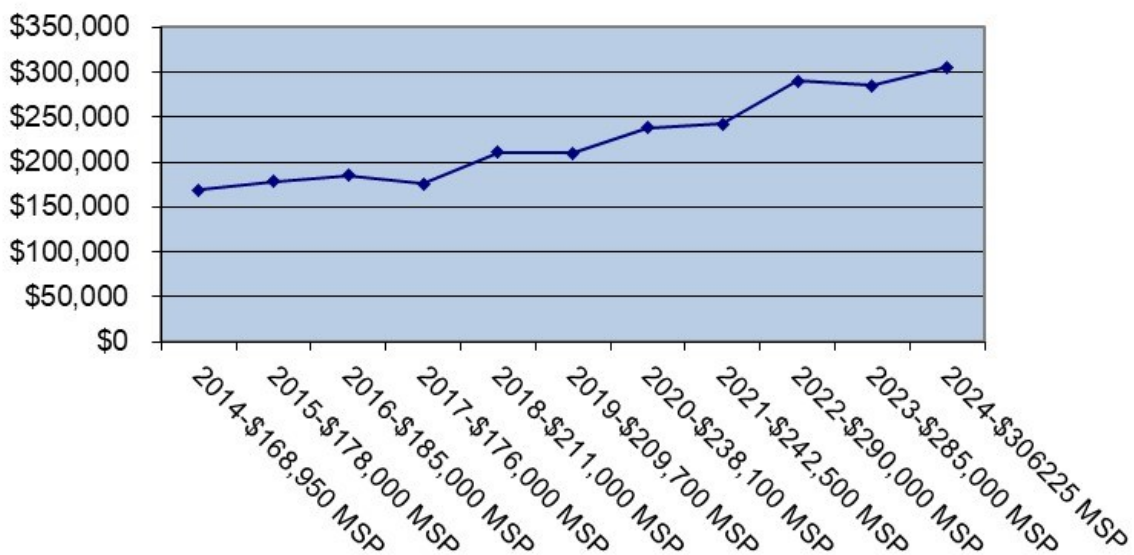


Bermudian Springs School District

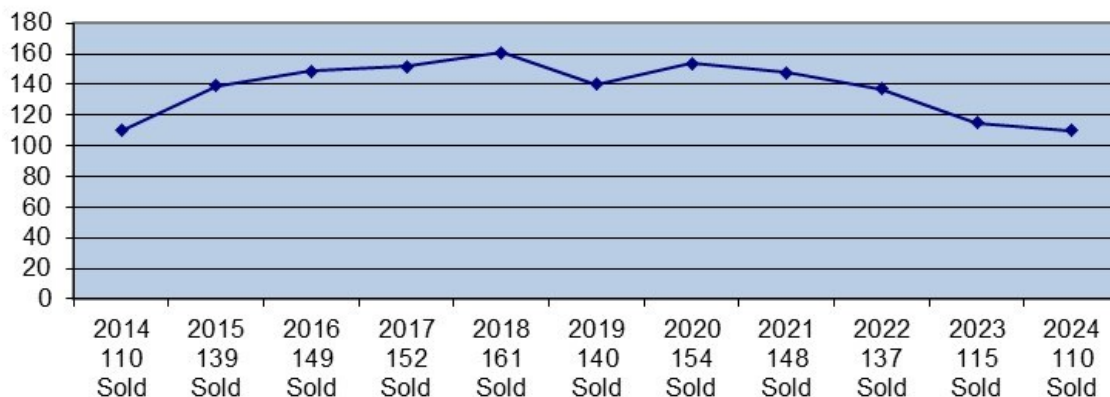
In the Bermudian Springs School District there were 110 homes sold in 2024 for a total dollar volume of \$37 million. The number of homes sold in 2024 decreased by 4% over 2023 sales.

The median home sale price was \$306,225 in 2024. This home sale price reflects a 7% increase over 2023 sales, a 46% increase over 5 years, and a 81% increase over 10 years.

**Bermudian Springs Median Sale Price (MSP)
2014-2024**



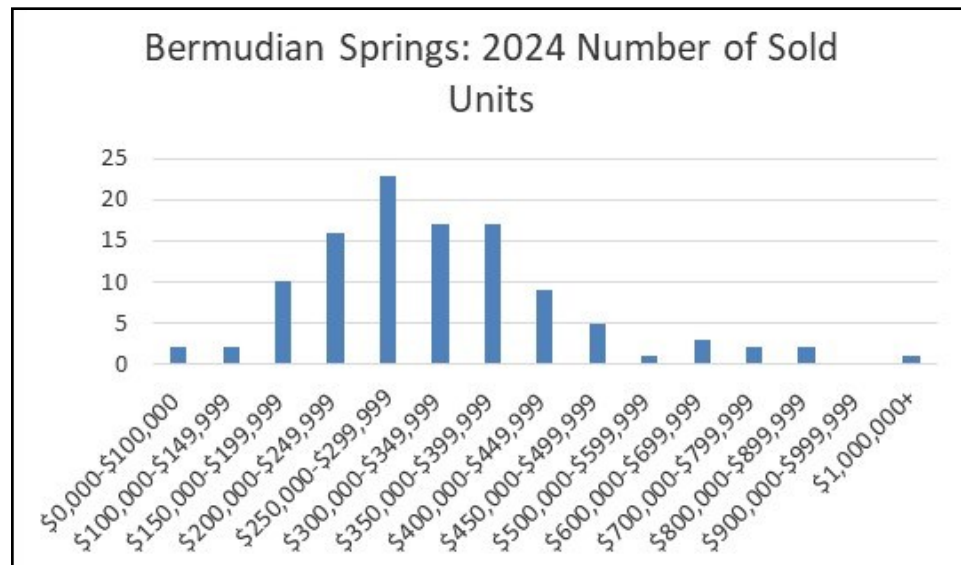
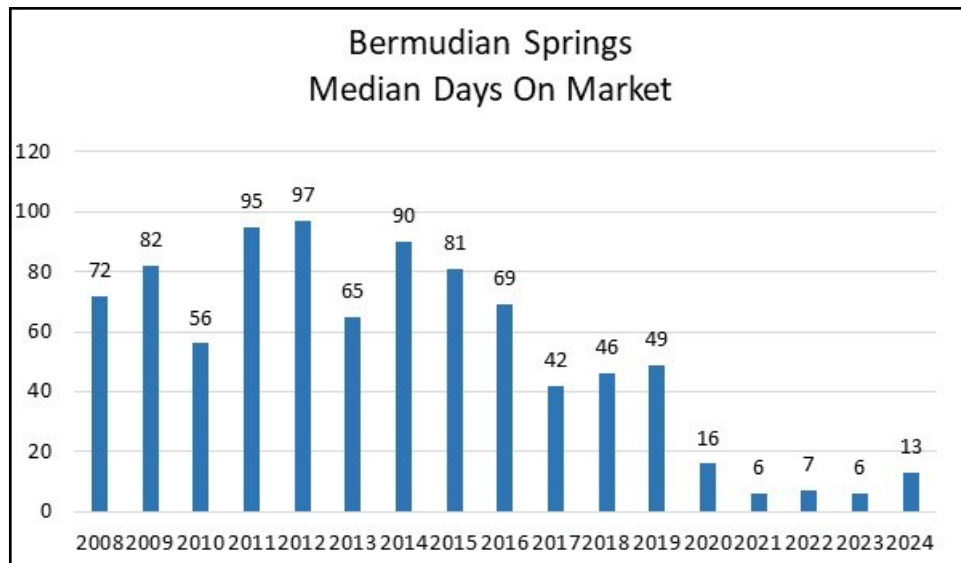
**Bermudian Springs Number of Homes Sold
2014-2024**



Bermudian Springs School District

Type	No. Sold	Median Price	Median Days on Market
Detached	104	\$ 315,000	17
Twin/Semi-Detached	0	\$ -	0
Row/Townhouse	1	\$ 154,000	5
Mobile Home w/ Land	5	\$ 185,000	6
Grand Total	110	\$ 306,225	13

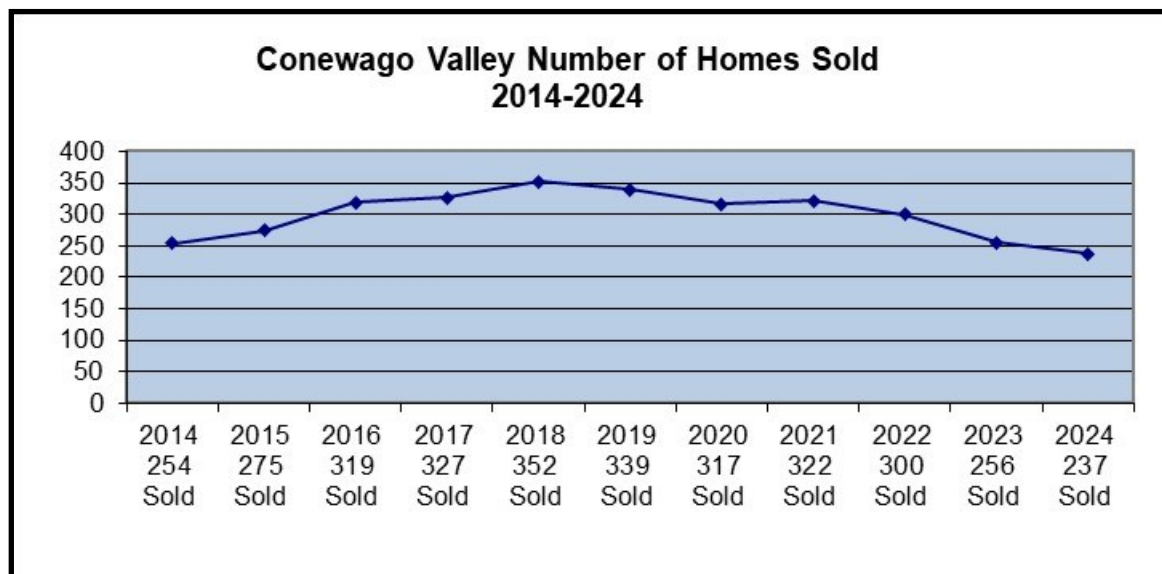
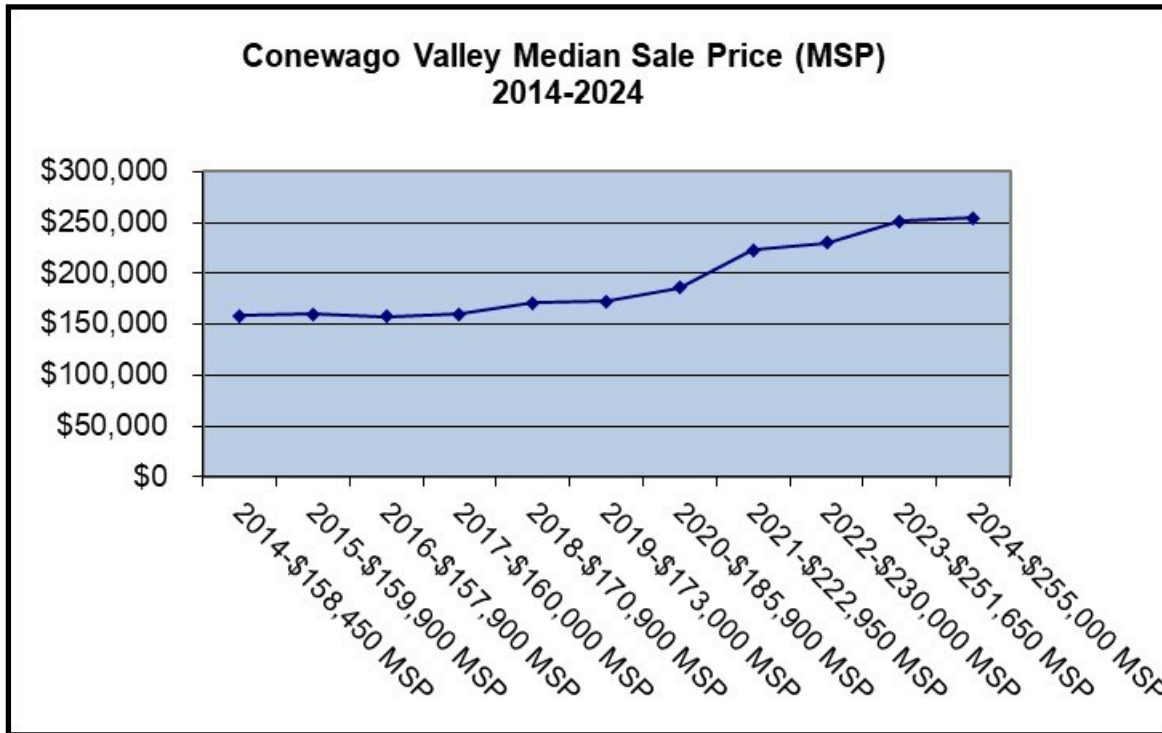
The charts below reflect the median days on market and the number of units sold in in each price range.



Conewago Valley School District

In the Conewago Valley School District there were 237 homes sold in 2024 for a total dollar volume of \$70.4 million. The number of homes sold in 2024 decreased by 4% over 2023 sales.

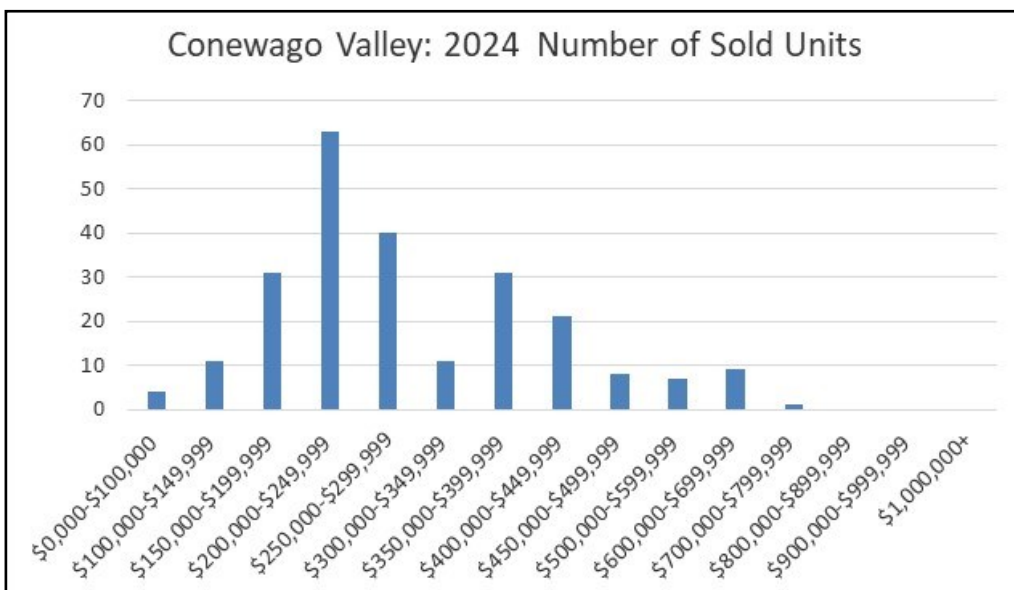
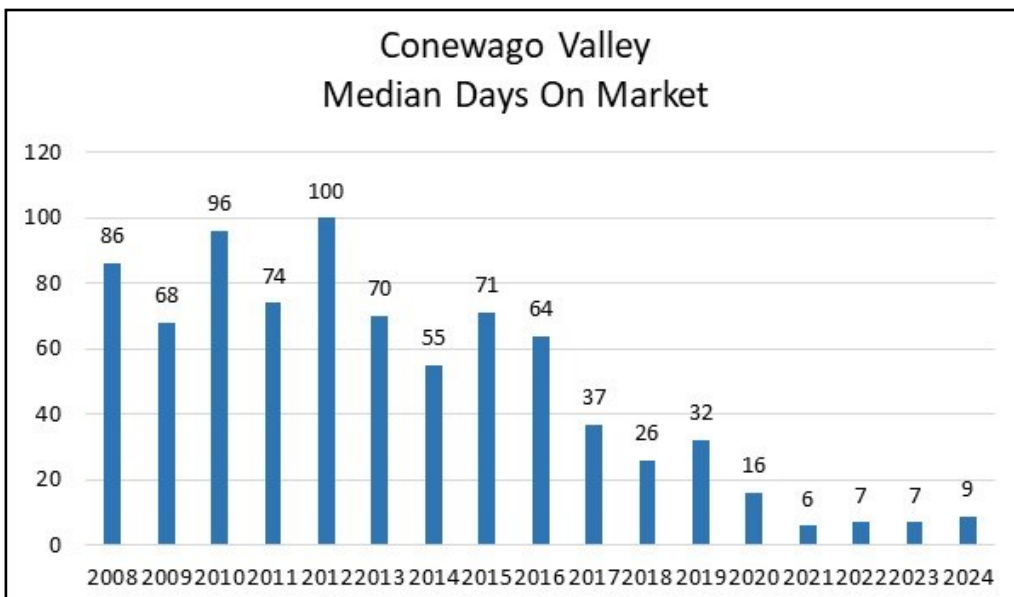
The median home sale price was \$251,650 in 2023. This home sale price reflects a 1% increase compared to 2023 a 47% increase over 5 years, and a 61% increase over 10 years.



Conewago Valley School District

Type	No. Sold	Median Price	Median Days on Market
Detached	174	\$ 295,000	10
Twin/Semi-Detached	34	\$ 247,000	9
Row/Townhouse	21	\$ 220,000	3
Mobile Home w/ Land	8	\$ 102,000	14
Grand Total	237	\$ 255,000	9

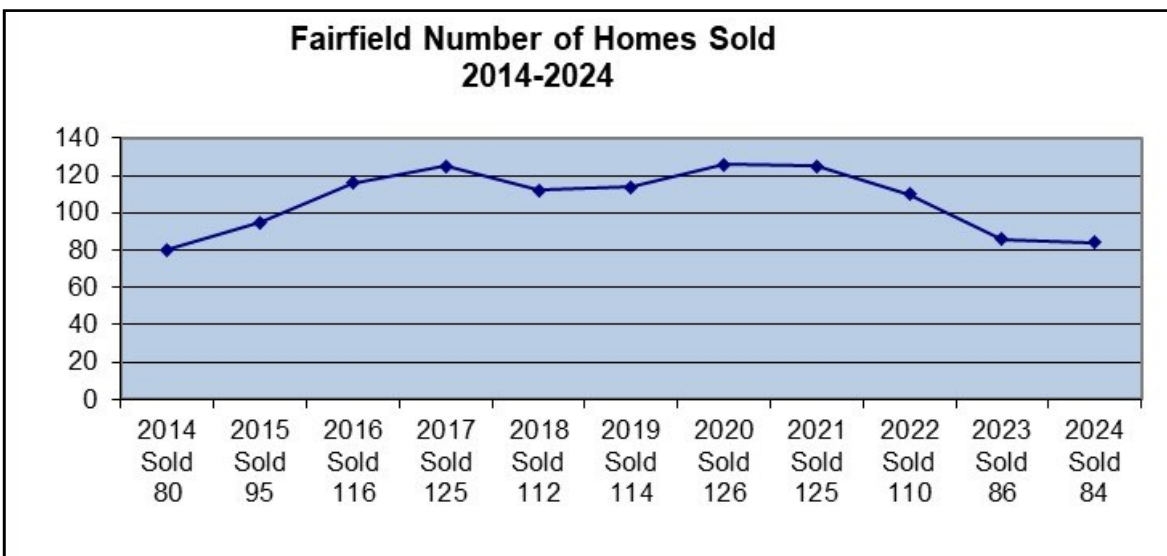
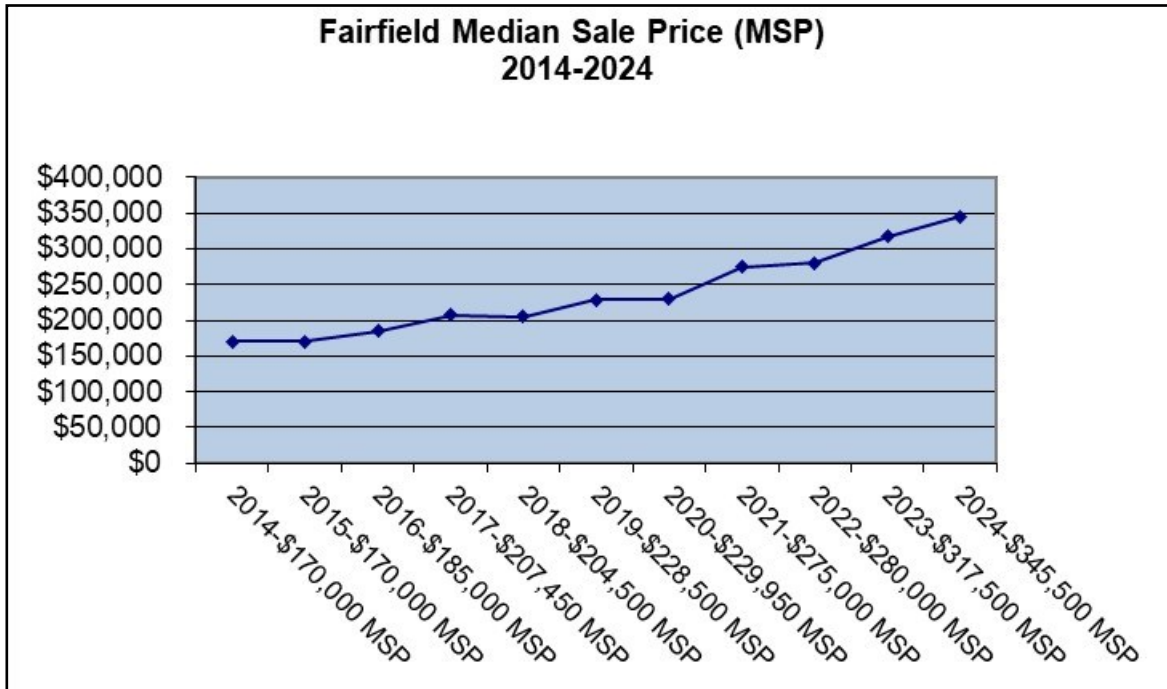
The charts below reflect the median days on market and the number of units sold in in each price range.



Fairfield Area School District

In the Fairfield Area School District there were 84 homes sold in 2024 for a total dollar volume of \$30.6 million. The number of homes sold in 2024 decreased by 2% over 2023 sales.

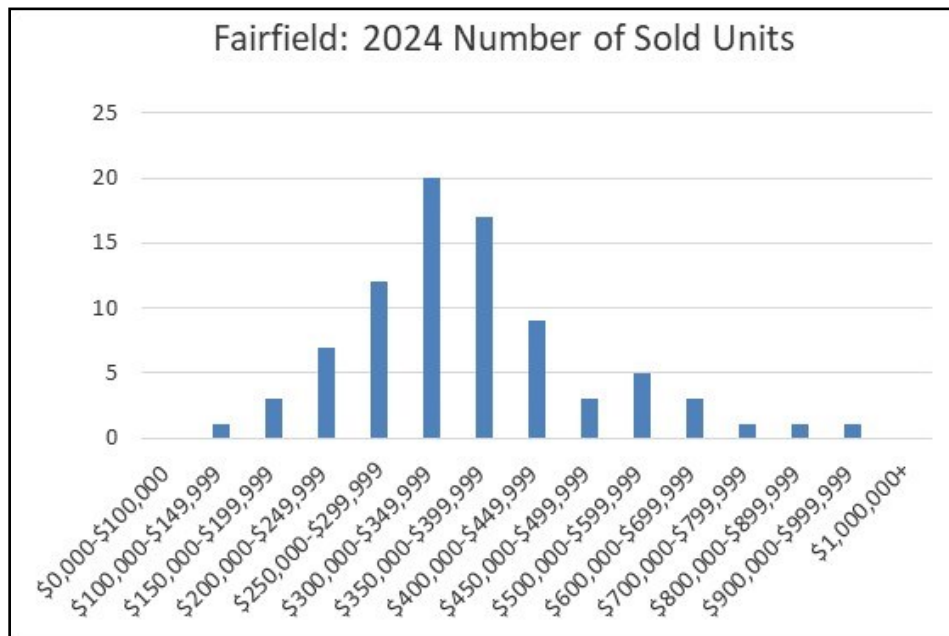
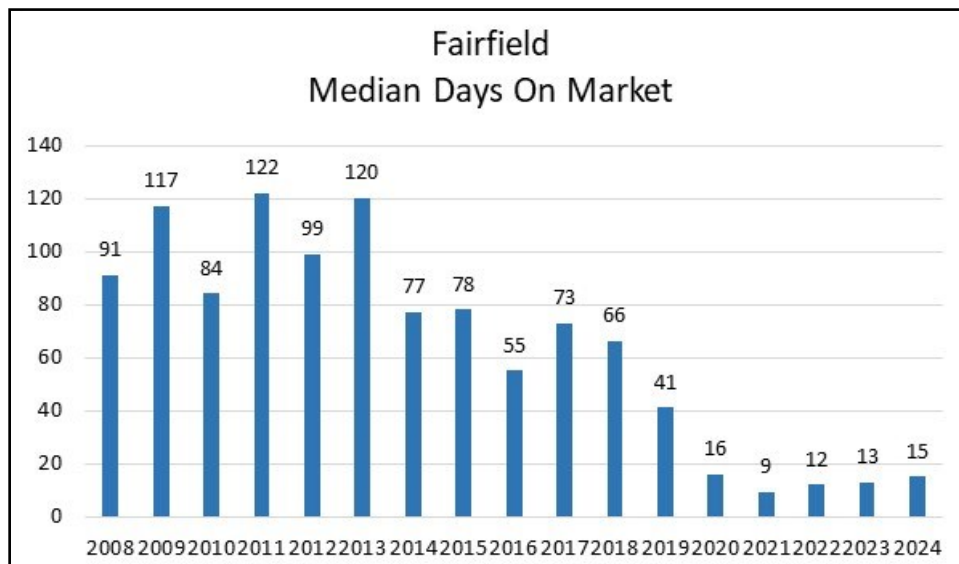
The median home sale price was \$345,500 in 2024. This home sale price reflects a 9% increase compared to 2023 sales, 51% increase over 5 years, and a 103% increase over 10 years.



Fairfield Area School District

Type	No. Sold	Median Price	Median Days on Market
Detached	80	\$ 350,000	15
Twin/Semi-Detached	1	\$ 265,000	3
Row/Townhouse	2	\$ 249,950	32
Mobile Home w/ Land	1	\$ 190,000	11
Grand Total	84	\$ 345,500	15

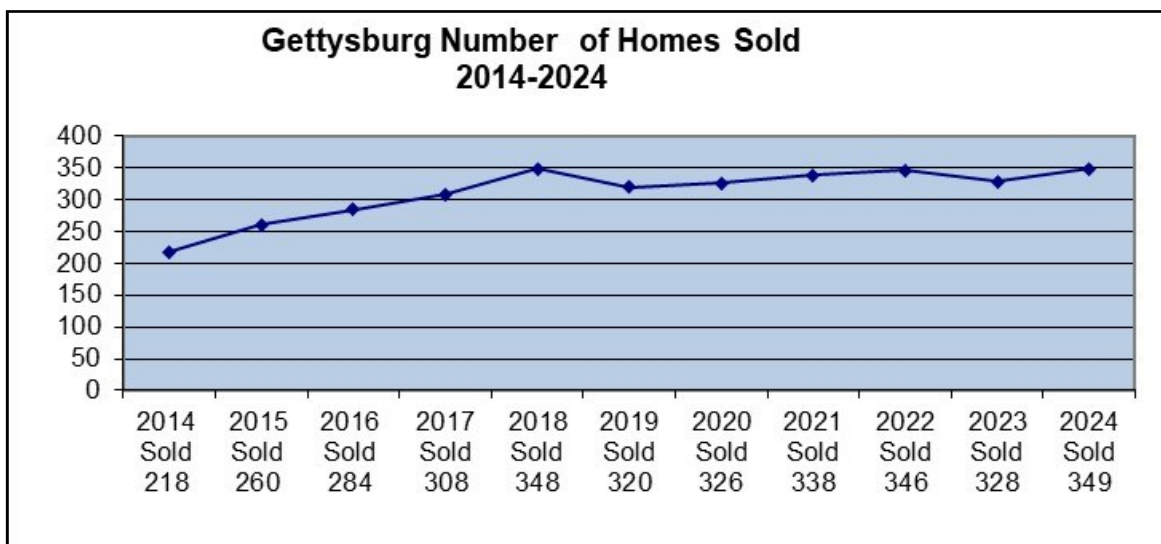
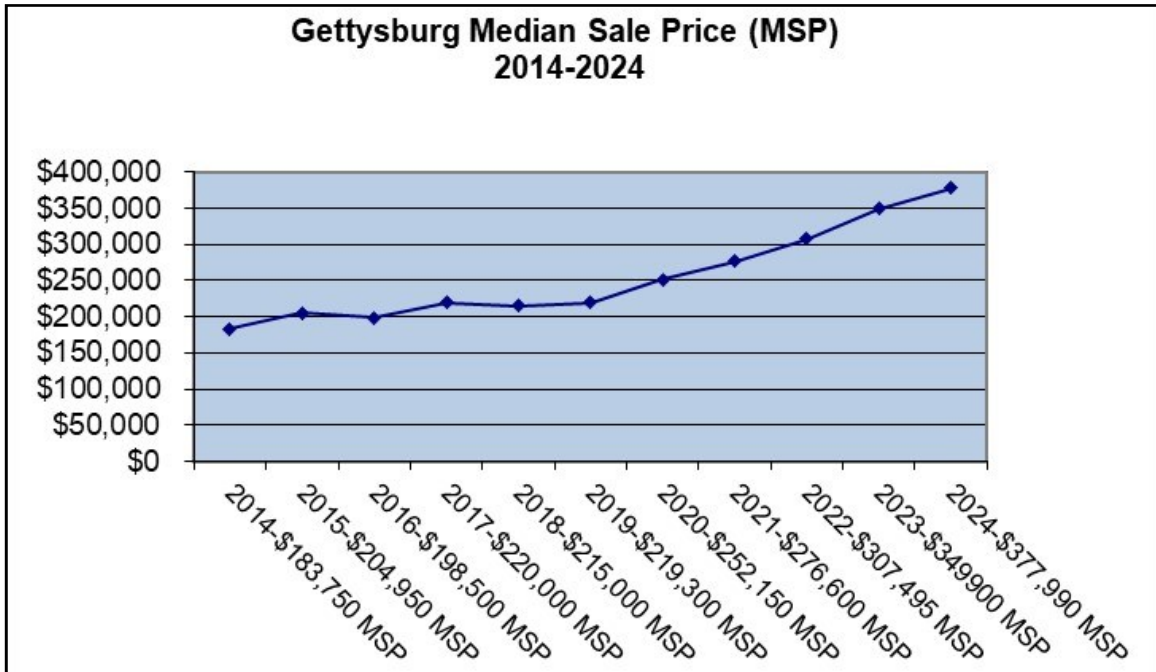
The charts below reflect the median days on market and the number of units sold in in each price range.



Gettysburg Area School District

In the Gettysburg Area School District there were 349 homes sold in 2024 for a total dollar volume of \$130 million. The number of homes sold in 2024 increased by 6% over 2023 sales.

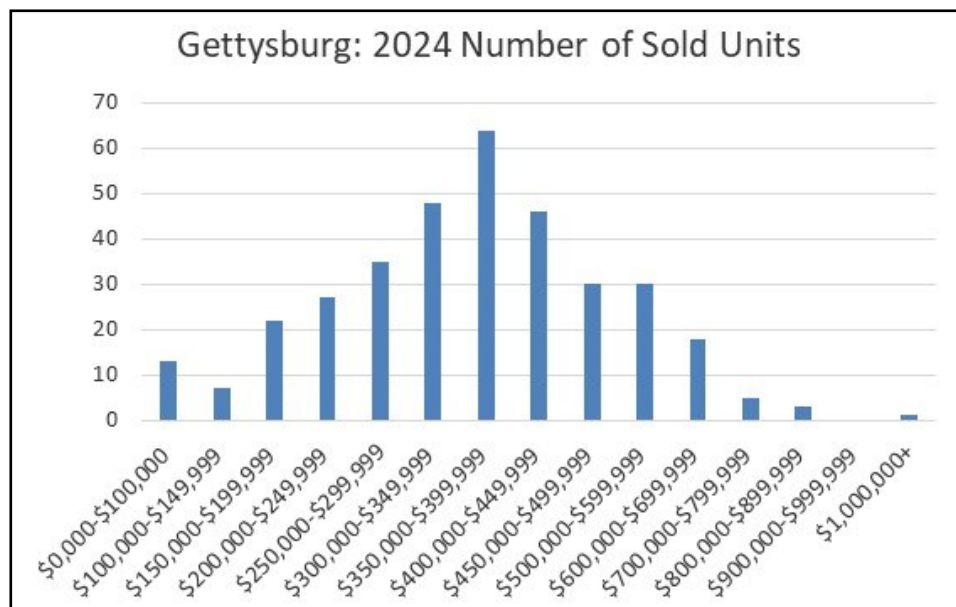
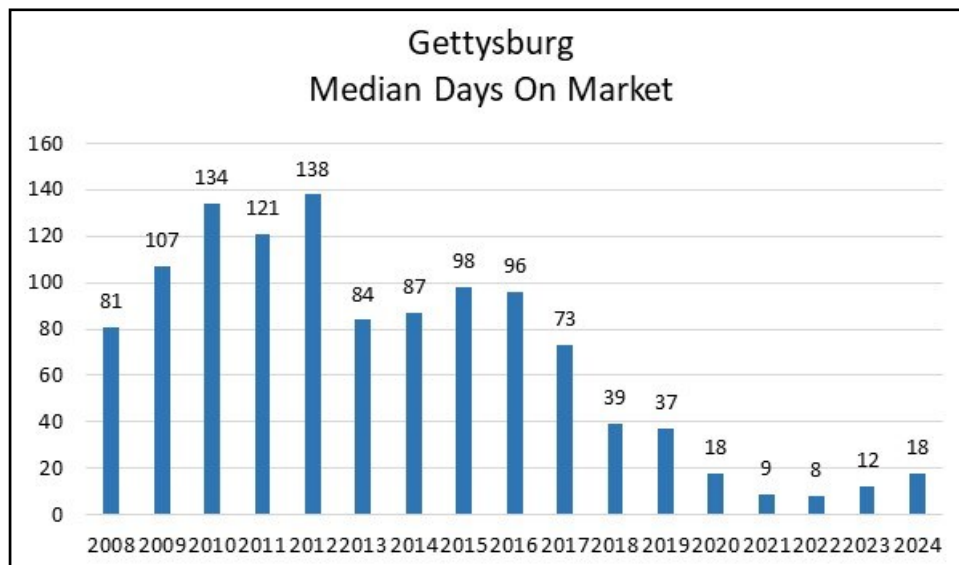
The median home sale price was \$377,990 in 2024. This home sale price reflects a 8% increase over 2023 sales, a 72% increase over 5 years, and a 106% increase over 10 years.



Gettysburg Area School District

Type	No. Sold	Median Price	Median Days on Market
Detached	287	\$ 390,000	21
Twin/Semi-Detached	26	\$ 359,990	24
Row/Townhouse	20	\$ 267,600	16
Mobile Home w/ Land	16	\$ 75,000	7
Grand Total	349	\$ 377,990	18

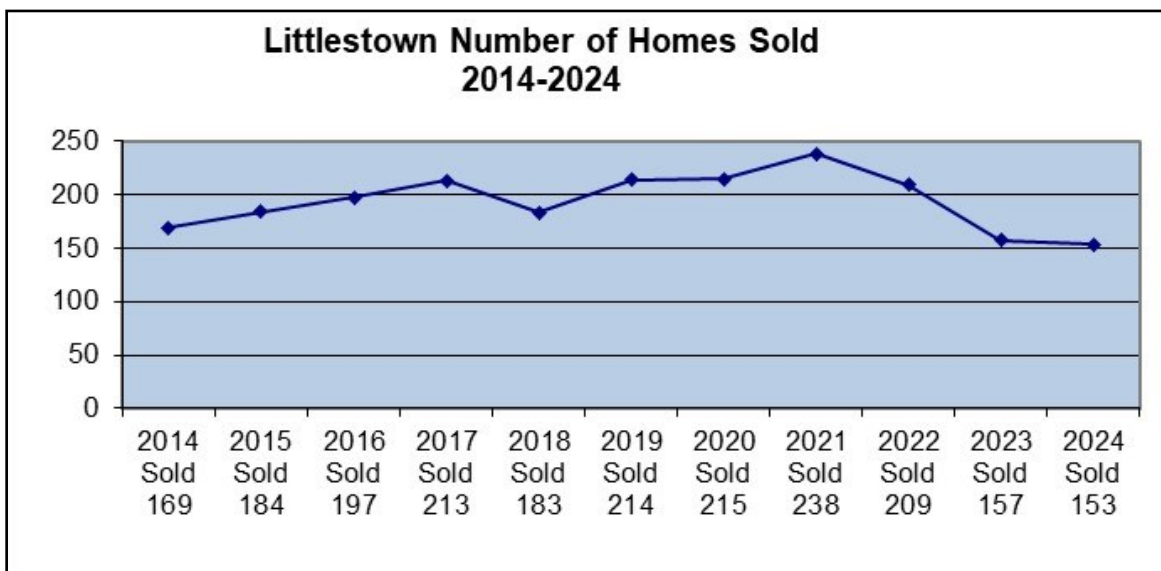
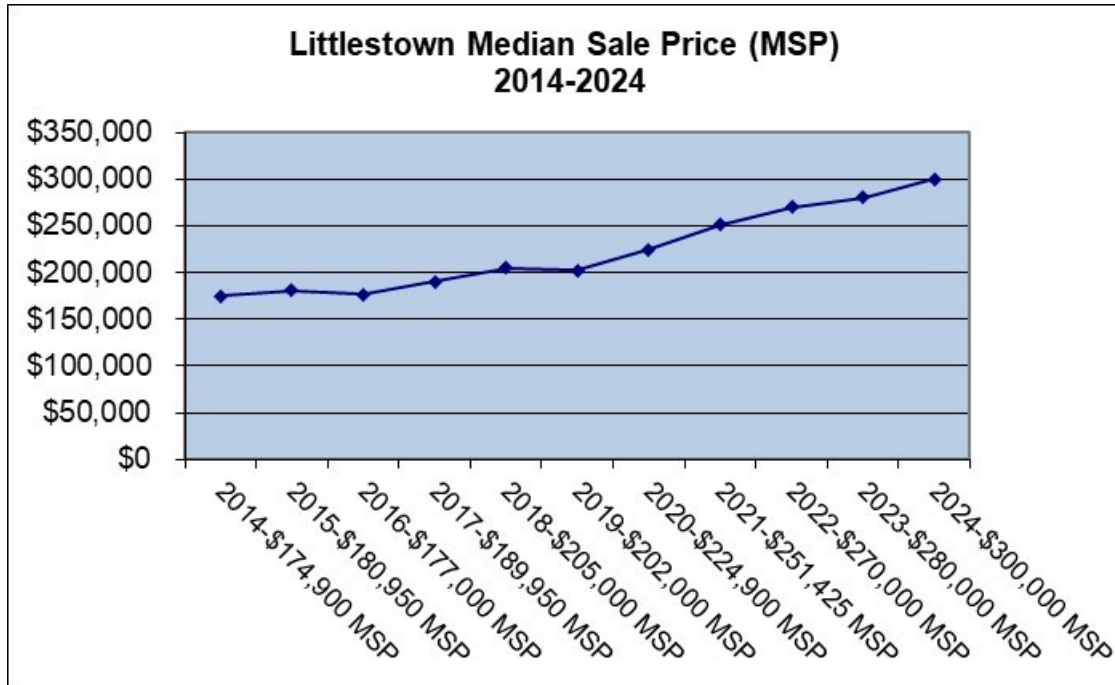
The charts below reflect the median days on market and the number of units sold in in each price range.



Littlestown Area School District

In the Littlestown Area School District there were 153 homes sold in 2024 for a total dollar volume of \$48.9 million. The number of homes sold in 2024 decreased by 3% over 2023 sales.

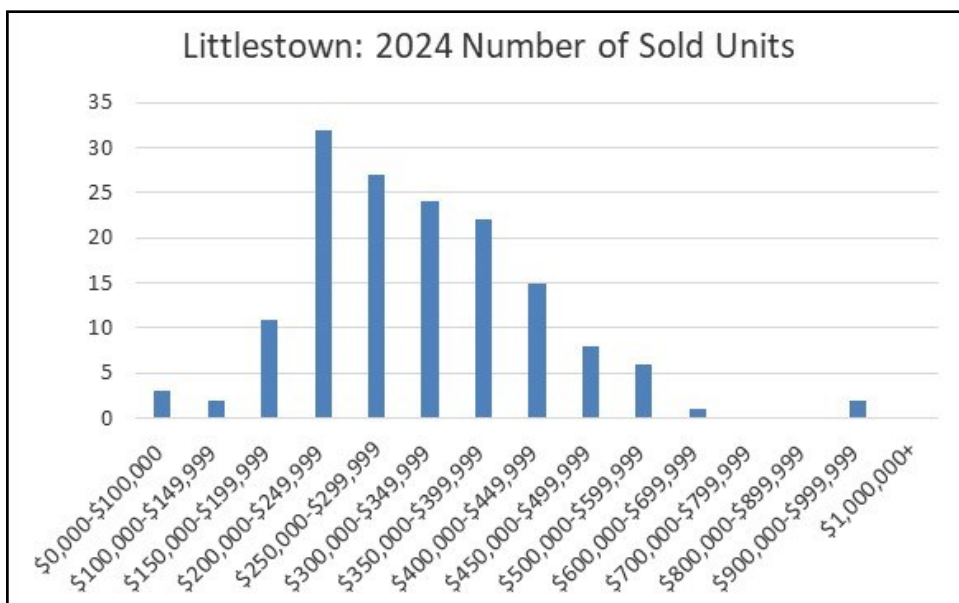
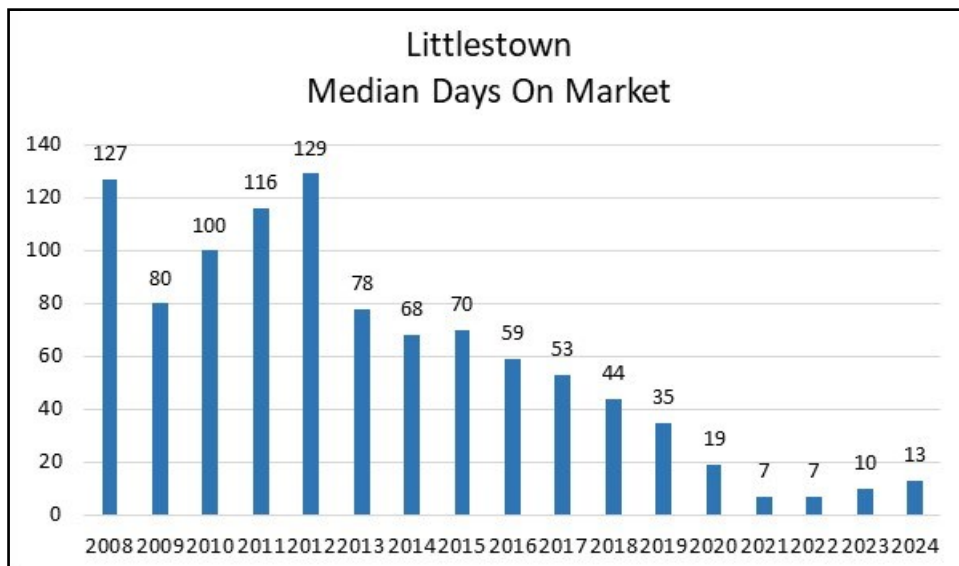
The median home sale price was \$300,000 in 2024. This home sale price reflects a 7% increase compared to 2023 sales, a 49% increase over 5 years and a 72% increase over 10 years.



Littlestown Area School District

Type	No. Sold	Median Price	Median Days on Market
Detached	126	\$ 313,000	10
Twin/Semi-Detached	11	\$ 367,500	53
Row/Townhouse	16	\$ 219,000	20
Mobile Home w/ Land	0	\$ -	0
Grand Total	153	\$ 300,000	13

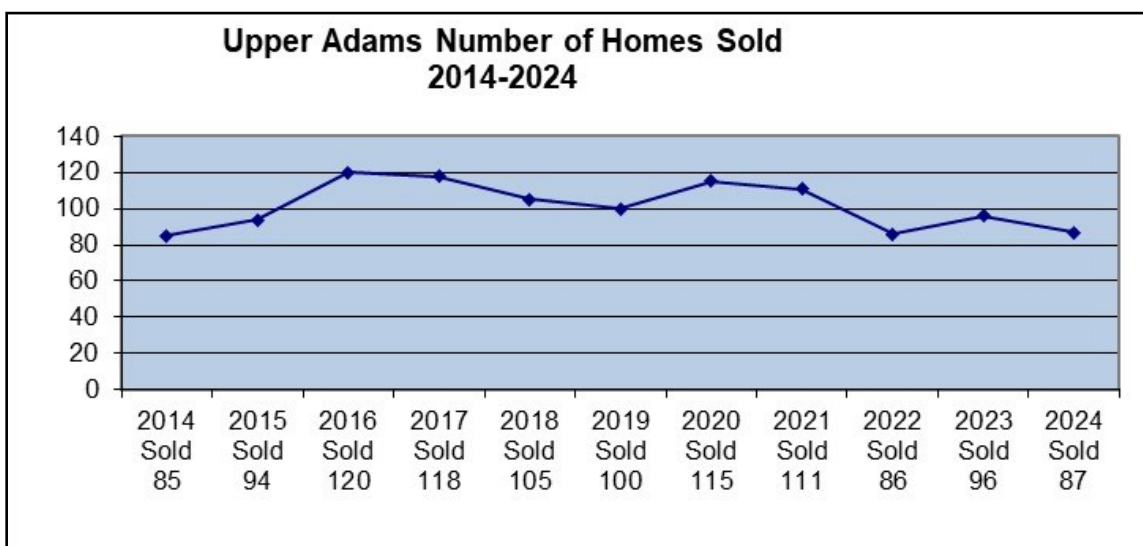
The charts below reflect the median days on market and the number of units sold in in each price range.



Upper Adams School District

In the Upper Adams Area School District there were 87 homes sold in 2024 for a total dollar volume of \$24.1 million. The number of homes sold in 2024 decreased by 9% over 2023 sales.

The median home sale price was \$265,000 in 2024. This home sale price is a 3% decrease compared to 2023 sales, a 47% increase over 5 years, and a 78% increase over 10 years.



Upper Adams School District

Type	No. Sold	Median Price	Median Days on Market
Detached	76	\$ 282,450	14
Twin/Semi-Detached	0	\$ -	0
Row/Townhouse	0	\$ -	0
Mobile Home w/ Land	11	\$ 79,900	10
Grand Total	87	\$ 265,000	13

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

