

2025

Adams County

Real Estate Market Report

Prepared by:



901 Smile Way
York, PA 17404
Phone: (717) 843-7891
Fax: (717) 854-0720
www.rayac.com
www.OpenThisWeek.com
Find us on Facebook and Instagram

2025 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.



901 Smile Way
York, PA 17404
Phone: (717) 843-7891
Fax: (717) 854-0720
www.rayac.com

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
Coneango Valley School District	13
Fairfield Area School District	15
Gettysburg Area School District	17
Littlestown Area School District	19
Upper Adams School District	21

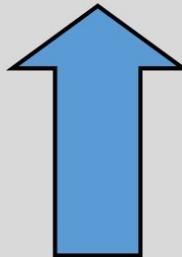
Adams County Housing Market Snapshot

REALTORS® Association of York & Adams Counties Year End 2025 Market Update for Adams County

Median Sold Price Year to Date

\$335,000

December 2024: \$320,000



Sales Price
Change Y/Y
+ 5%

Number of
Homes Sold Year to
Date

1,130

Sales #
Change Y/Y
+11%

New Listings

72



All Active Listings

210

December 2024: 155

Number of
Pending Home
Sales

133

Pending #
Change Y/Y
+35%

% of List Price

Received

100%

SOLD

Days on Market

14

Months Supply
of Inventory

2.27 months

For a report by School District please visit
www.RAYAC.com/statistics/



Statistics Source Bright MLS

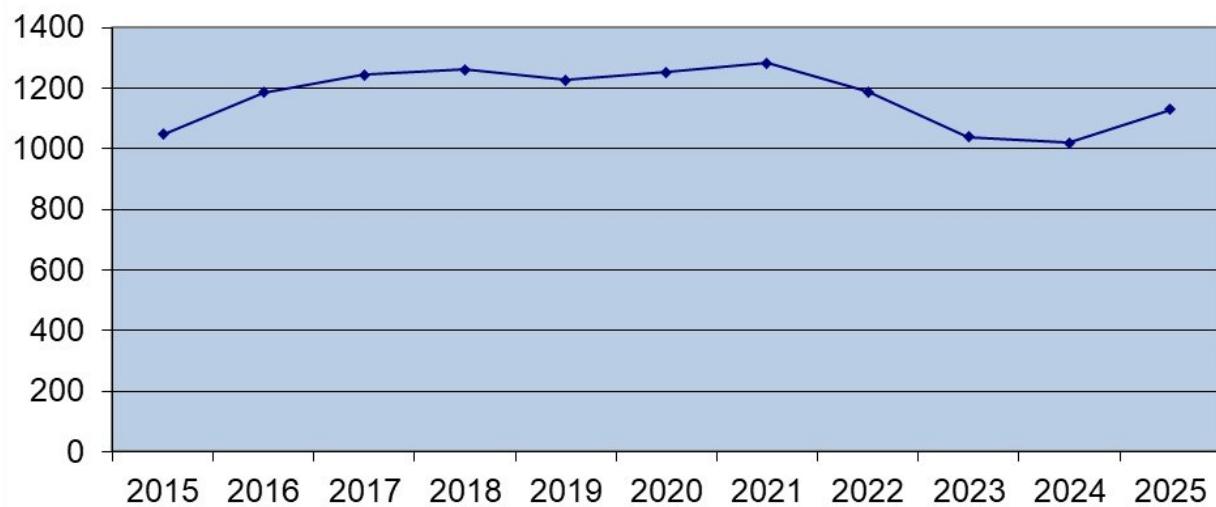
Adams County Housing Market: Number of Homes Sold

In 2025 Realtors® sold 1,130 homes in Adams County. This reflects an 11% increase in the number of homes sold compared to 2024.

The total dollar volume sold in 2025 was over \$412 million. This reflects a 20% increase in total dollar volume from 2024 sales.

<u>School District</u>	<u>2025 Sold</u>	<u>2024 Sold</u>	<u>2020 Sold</u>	<u>2015 Sold</u>	<u>% Change over 1 Year</u>	<u>% Change over 5 Years</u>	<u>% Change over 10 Years</u>
Bermudian Springs	129	110	154	139	17%	-16%	-7%
Conewago Valley	304	237	317	275	28%	-4%	11%
Fairfield	112	84	126	95	33%	-11%	18%
Gettysburg	313	349	326	260	-10%	-4%	20%
Littlestown	174	153	215	184	14%	-19%	-5%
Upper Adams	98	87	115	94	13%	-15%	4%
Total Adams County	1130	1020	1253	1047	11%	-10%	8%

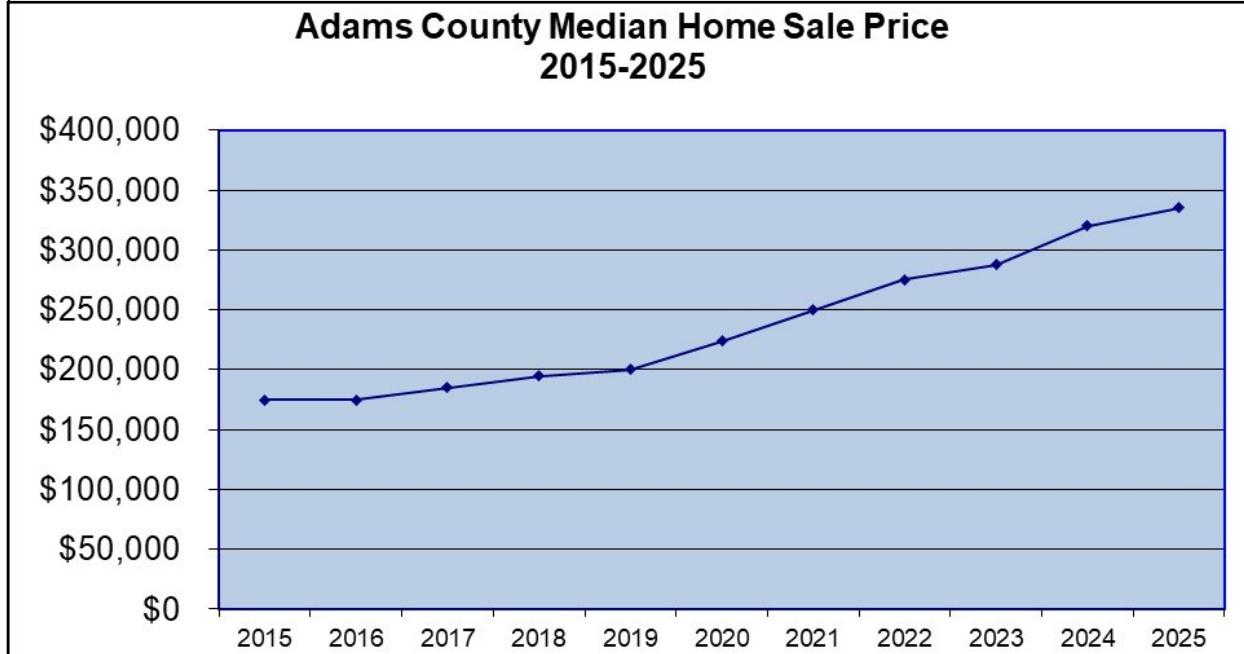
**Adams County Number of Homes Sold
2015-2025**



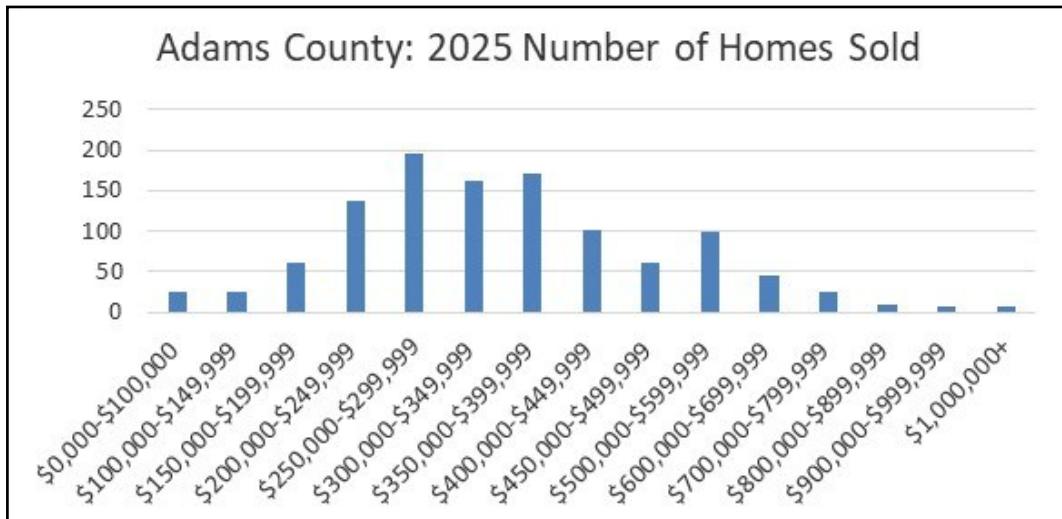
Adams County Housing Market: Median Home Sale Price

In Adams County the median home sale price was \$335,000 this reflects a 5% increase over 2024 sales. The 2025 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 50% in five years and increased 91% over the past 10 years.

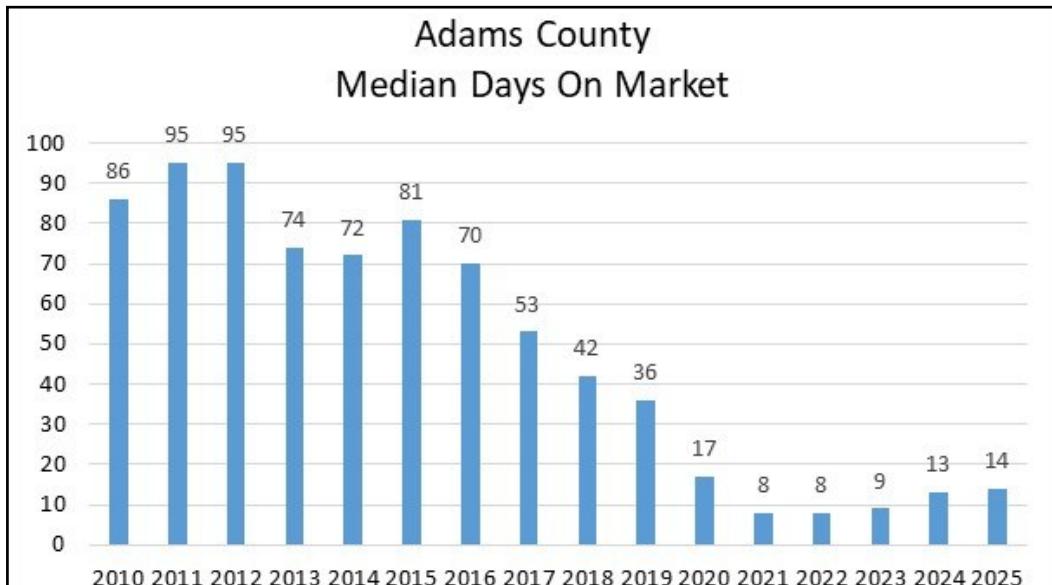
	<u>2025</u> <u>Median</u> <u>Sale</u> <u>Price</u>	<u>2024</u> <u>Median</u> <u>Sale</u> <u>Price</u>	<u>2020</u> <u>Median</u> <u>Sale</u> <u>Price</u>	<u>2015</u> <u>Median</u> <u>Sale</u> <u>Price</u>	<u>%</u> <u>Change</u> <u>over 1</u> <u>Year</u>	<u>%</u> <u>Change</u> <u>over 5</u> <u>Years</u>	<u>%</u> <u>Change</u> <u>over 10</u> <u>Years</u>
Bermudian Springs	\$336,000	\$306,225	\$238,100	\$178,000	10%	41%	89%
Conewago Valley	\$295,000	\$255,000	\$185,900	\$159,900	16%	59%	84%
Fairfield	\$347,000	\$345,500	\$229,950	\$170,000	0%	51%	104%
Gettysburg	\$389,000	\$377,990	\$252,150	\$204,950	3%	54%	90%
Littlestown	\$325,000	\$300,000	\$224,900	\$180,950	8%	45%	80%
Upper Adams	\$275,000	\$265,000	\$209,900	\$149,450	4%	31%	84%
Total Adams County	\$335,000	\$320,000	\$224,000	\$175,000	5%	50%	91%



Adams County Housing Market by Price Range



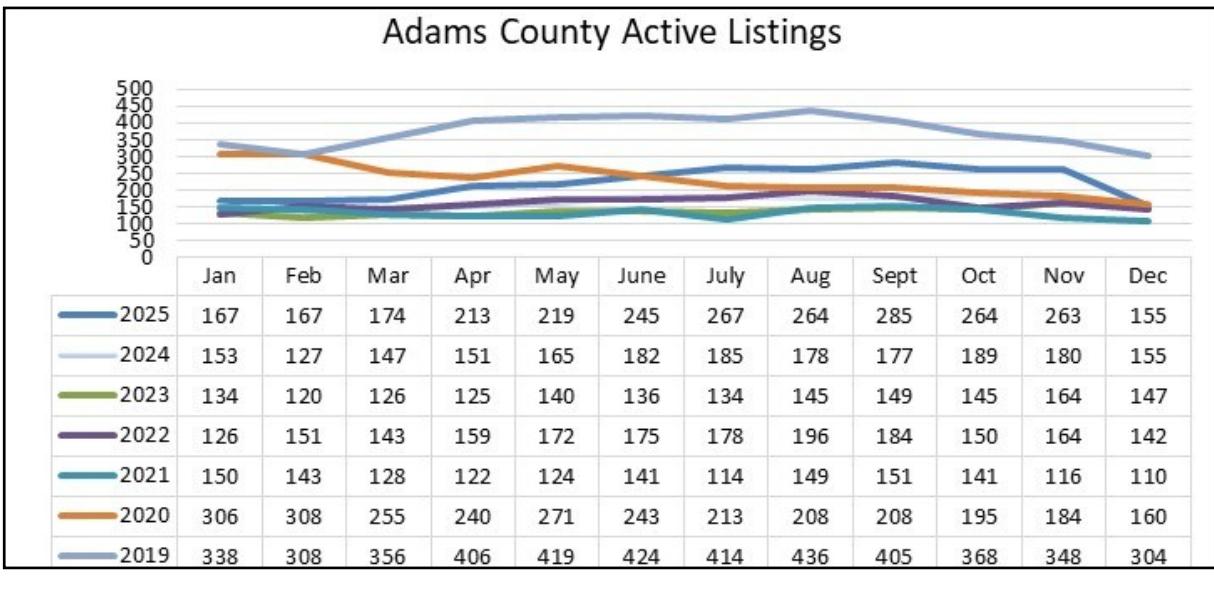
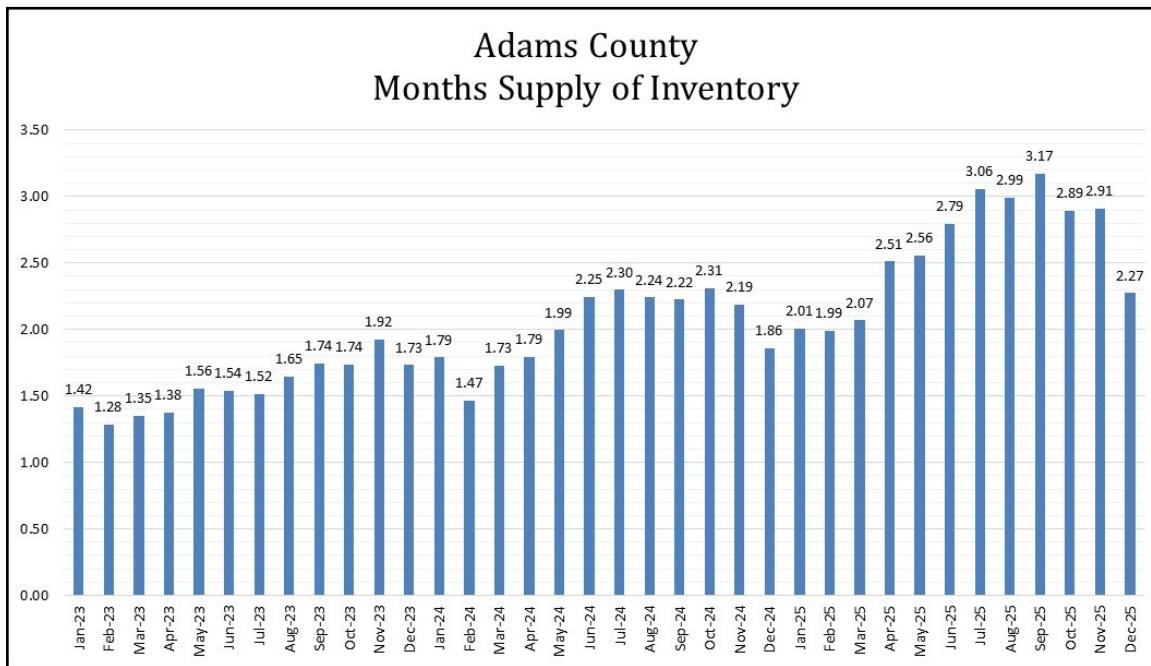
In 2025, 2% of the homes sold were under \$100,000. Homes purchased between \$100,000-\$199,999 were 8% of the market. Homes purchased between \$200,000-\$299,999 were 29% of the market and 61% of the homes sold were priced over \$300,000.



The median days on market for Adams County in 2005 was 14 days.
A balanced market is considered 60 days on Market.

Adams County: Months Supply of Inventory

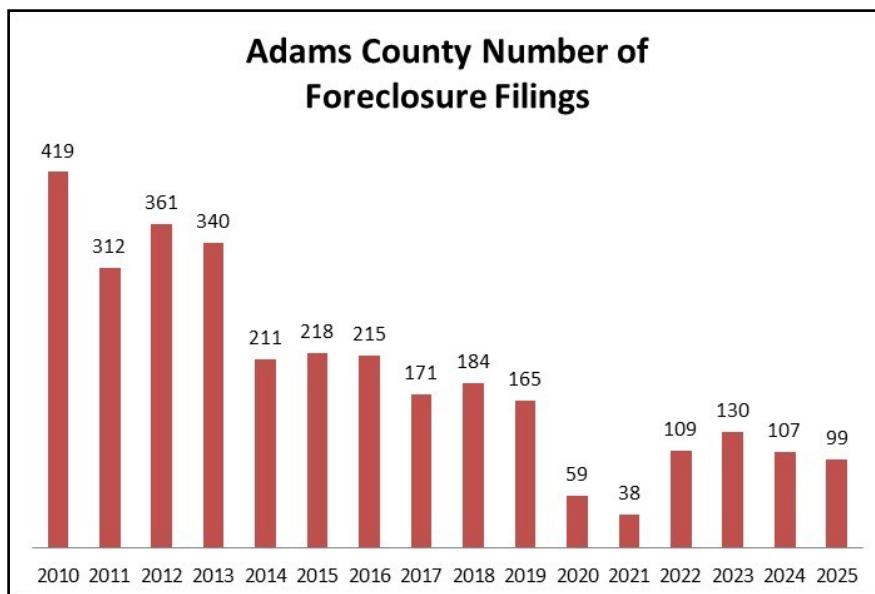
The months supply of inventory indicates how many months it would take for all the current homes for sale on the market to sell, given a monthly sales volume. Six months supply of inventory is considered a balanced market. The lower the number indicates there are more buyers than sellers in the market.



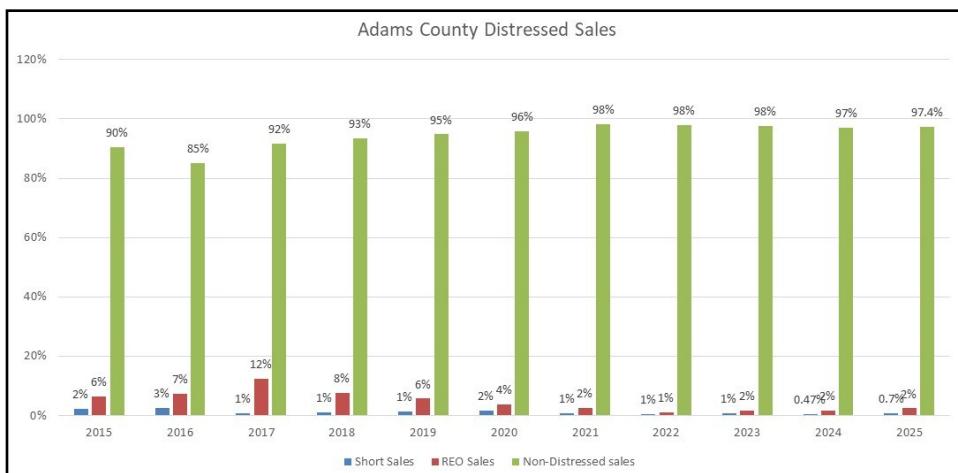
Adams County: Buyer Financing

Adams County Buyer Financing							
	2025	2024	2023	2022	2021	2020	2019
Cash	27%	29%	29%	25%	22%	20%	20%
Conventional	50%	51%	50%	53%	50%	47%	44%
FHA	12%	11%	11%	11%	13%	16%	18%
VA	9%	7%	7%	6%	9%	7%	8%
USDA	1%	1%	2%	4%	6%	9%	9%
Other	1%	1%	1%	1%	1%	1%	1%

Adams County: Foreclosure Filings



Source: Prothonotary of Adams County



Adams County: New Construction

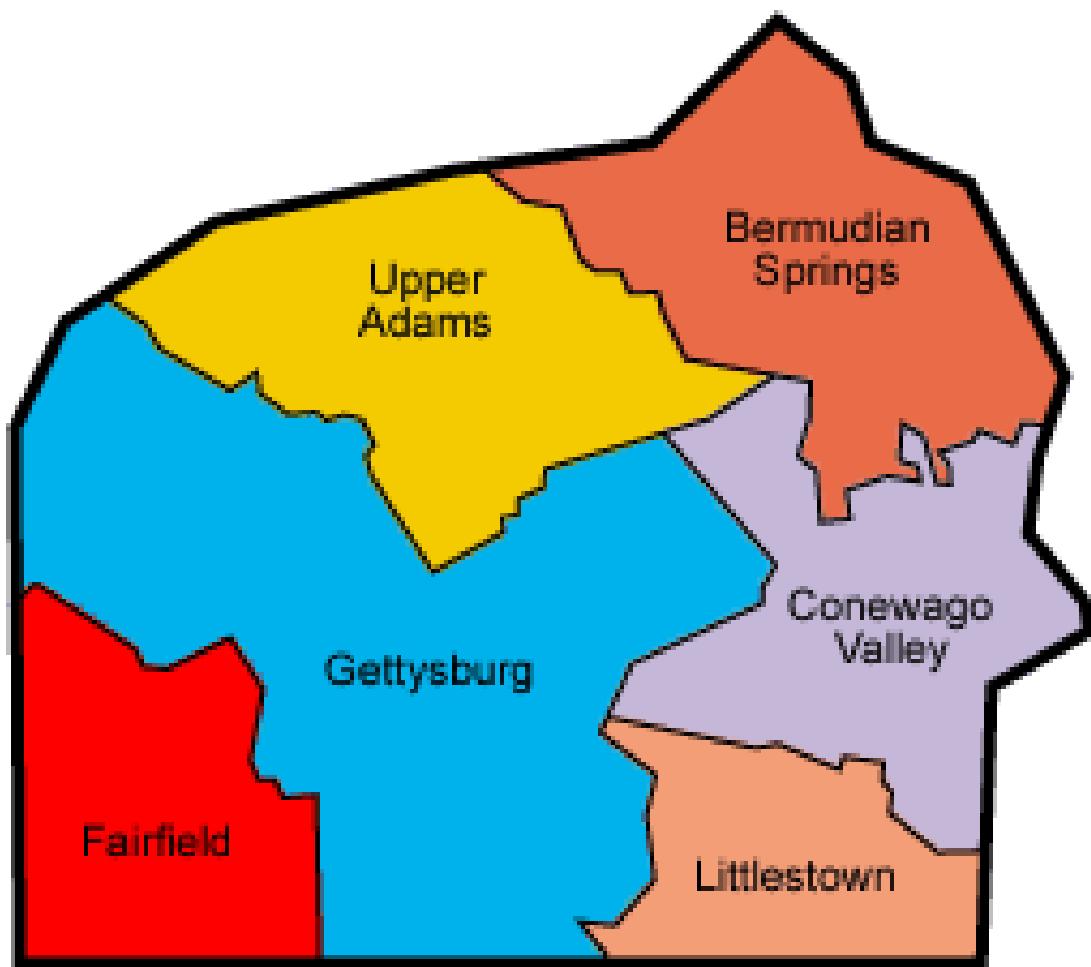
The RAYAC Multi-List System only captures a part of the new home construction market. Only transactions which involved a real estate agent are recorded.

Adams County Number of New Home Sales by School District						
	2025	2024	2023	2022	2021	2020
Bermudian Springs	9	11	8	15	8	9
Conewago Valley	46	8	15	31	33	10
Fairfield	10	4	5	2	2	4
Gettysburg	66	90	71	69	12	10
Littlestown	13	5	8	13	5	3
Upper Adams	3	0	1	2	5	1
Total Adams County	147	118	108	132	65	37

Single Family Detached				
Year	Number Sold	Median Sold Price	Median Finished Sq FT	\$/Sq Ft
2025	109	\$ 471,460	1976	\$ 239
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

Condominium and Town Home				
Year	Number Sold	Median Sold Price	Median Finished Sq FT	\$/Sq Ft
2025	38	\$ 305,400	1500	\$ 204
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

Real Estate Activity by School District

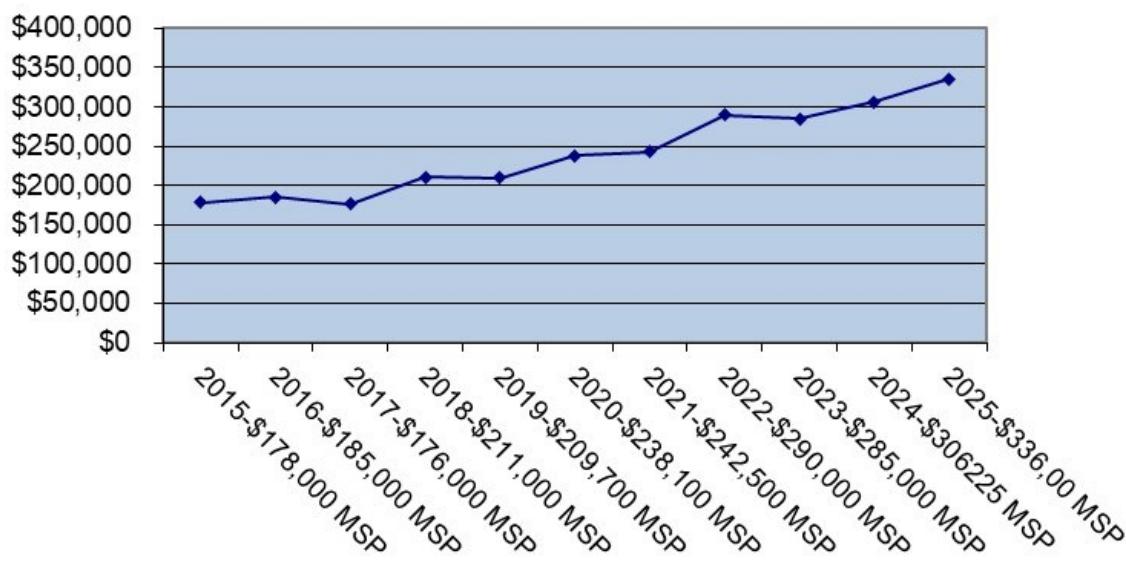


Bermudian Springs School District

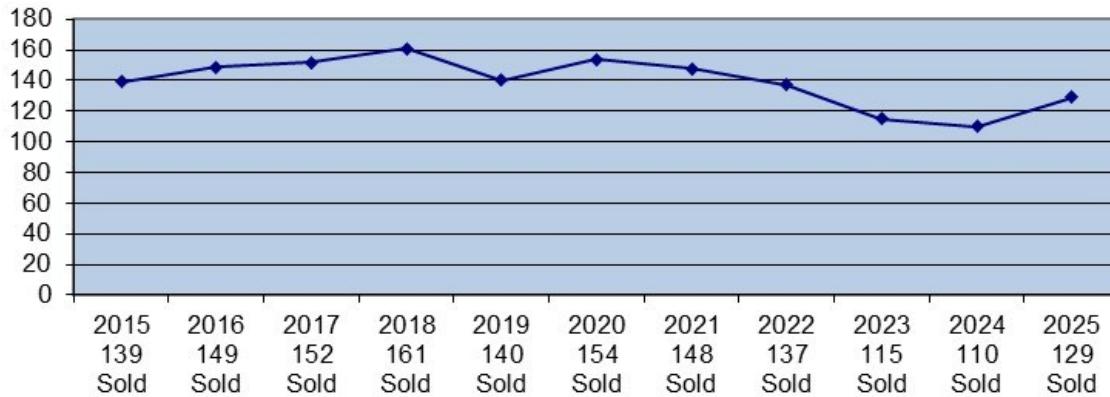
In the Bermudian Springs School District there were 129 homes sold in 2025 for a total dollar volume of \$53.4 million. The number of homes sold in 2025 increased by 17% over 2024 sales.

The median home sale price was \$336,000 in 2025. This home sale price reflects a 10% increase over 2024 sales, a 41% increase over 5 years, and a 89% increase over 10 years.

**Bermudian Springs Median Sale Price (MSP)
2015-2025**



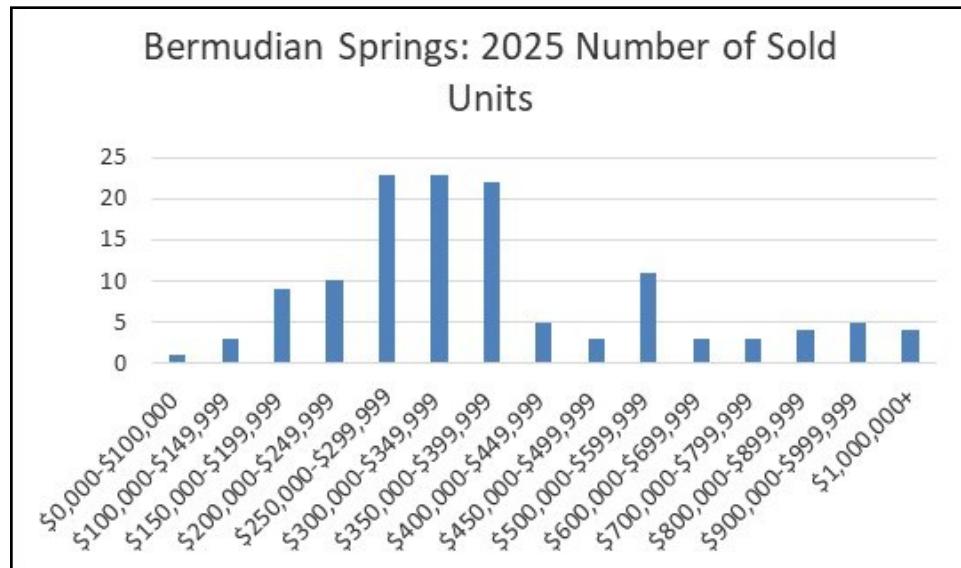
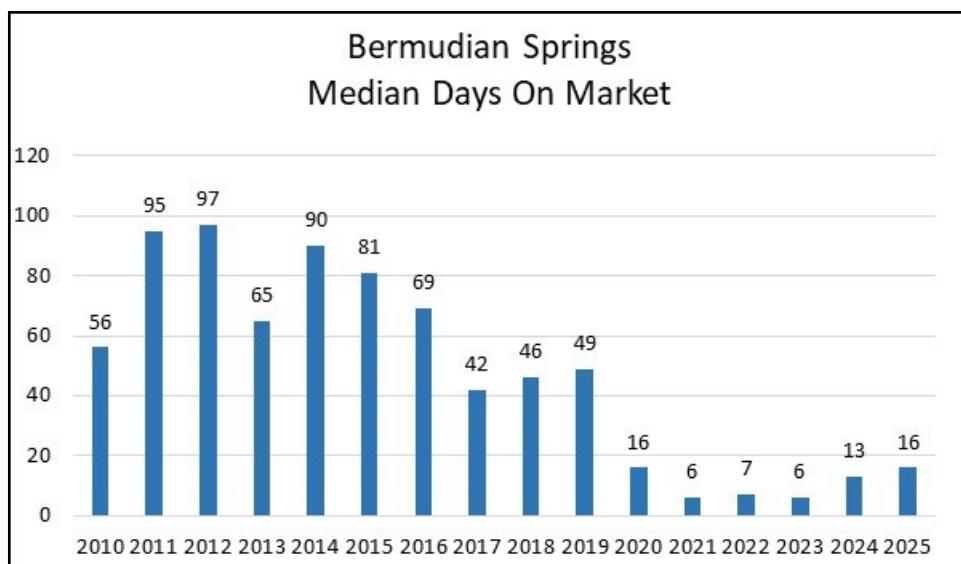
**Bermudian Springs Number of Homes Sold
2015-2025**



Bermudian Springs School District

Type	No. Sold	Median Price	Median Days on Market
Detached	122	\$ 344,000	16
Twin/Semi-Detached	0	\$ -	0
Row/Townhouse	0	\$ -	0
Mobile Home w/ Land	7	\$ 170,000	8
Grand Total	129	\$ 306,225	16

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

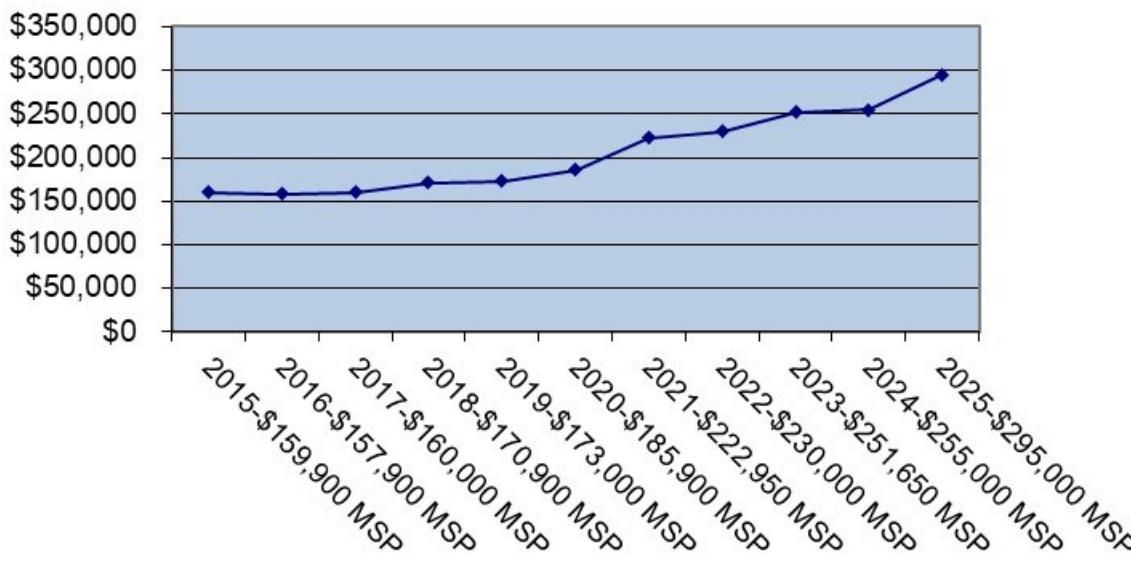


Conewago Valley School District

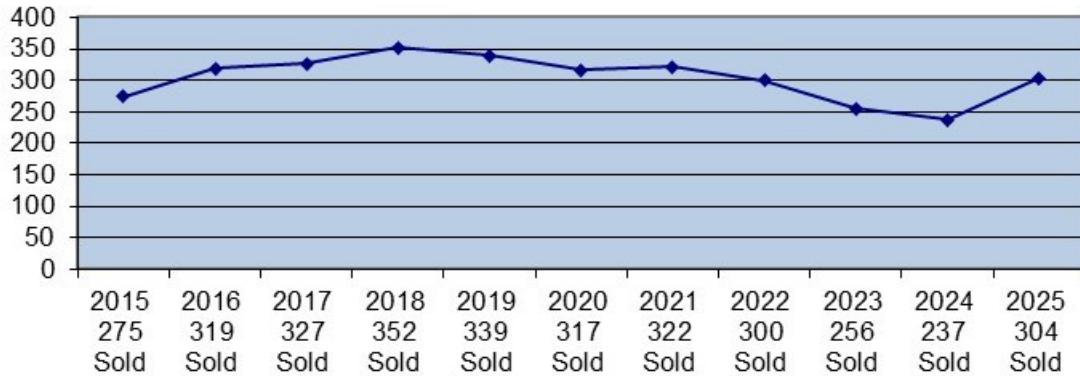
In the Conewago Valley School District there were 304 homes sold in 2025 for a total dollar volume of \$99.9 million. The number of homes sold in 2025 increased by 28% over 2024 sales.

The median home sale price was \$295,000 in 2025. This home sale price reflects a 16% increase compared to 2024 a 59% increase over 5 years, and a 84% increase over 10 years.

**Conewago Valley Median Sale Price (MSP)
2015-2025**



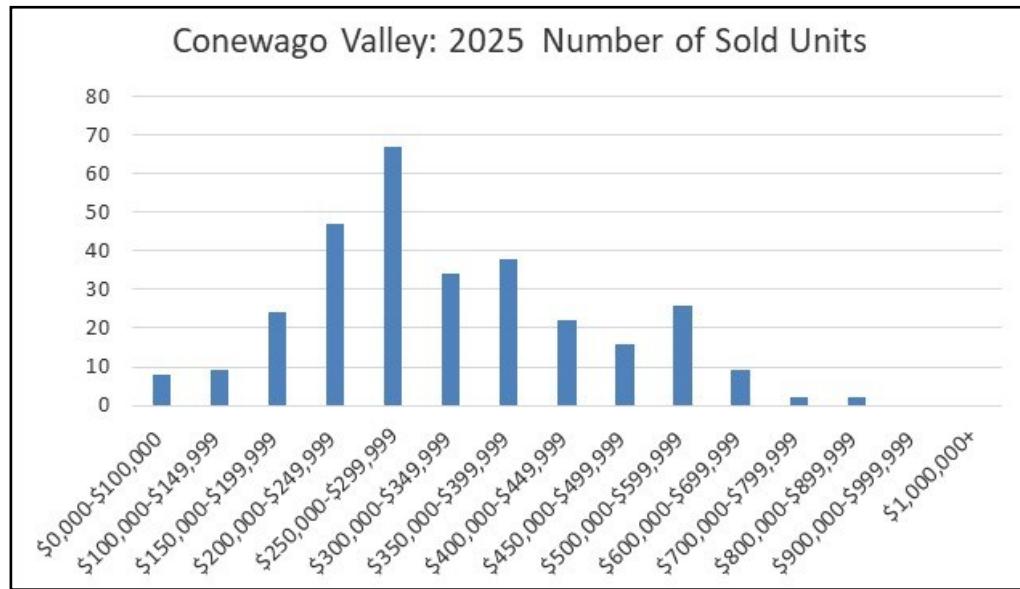
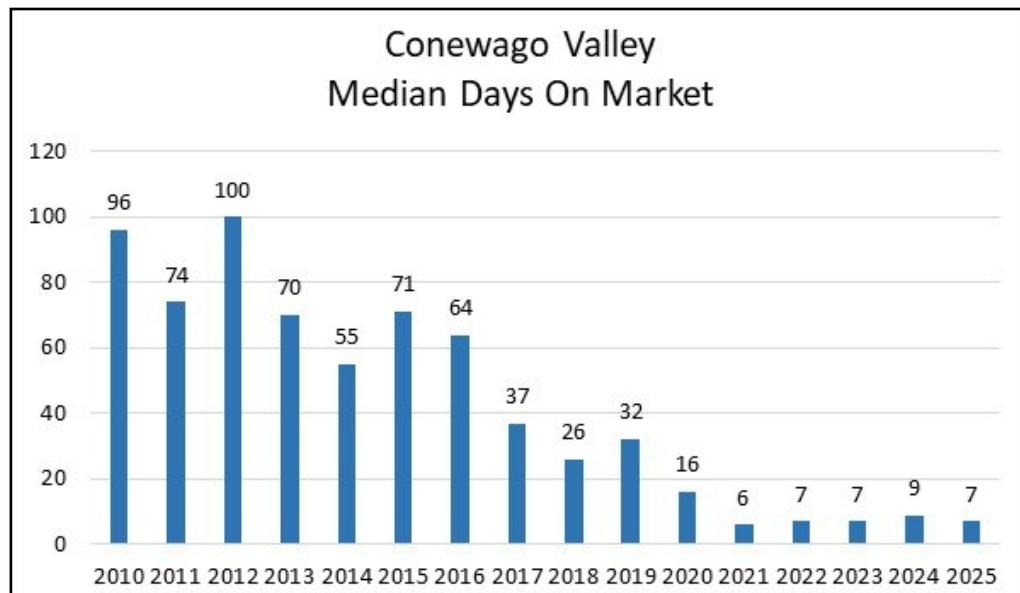
**Conewago Valley Number of Homes Sold
2015-2025**



Conewago Valley School District

Type	No. Sold	Median Price	Median Days on Market
Detached	232	\$ 336,450	6
Twin/Semi-Detached	35	\$ 250,500	8
Row/Townhouse	28	\$ 234,750	12
Mobile Home w/ Land	9	\$ 80,000	29
Grand Total	304	\$ 295,000	7

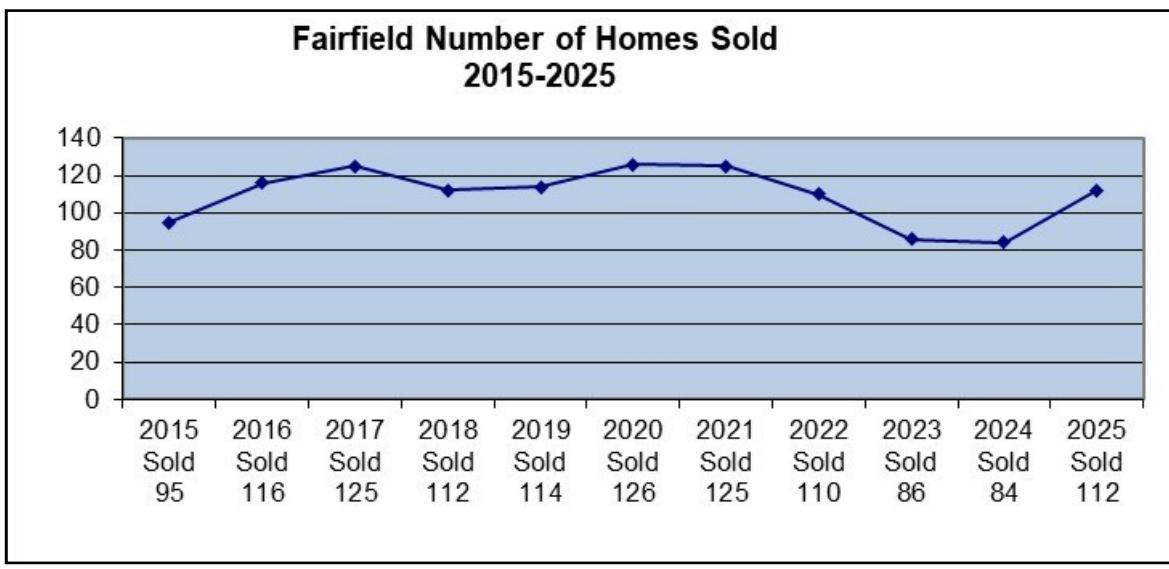
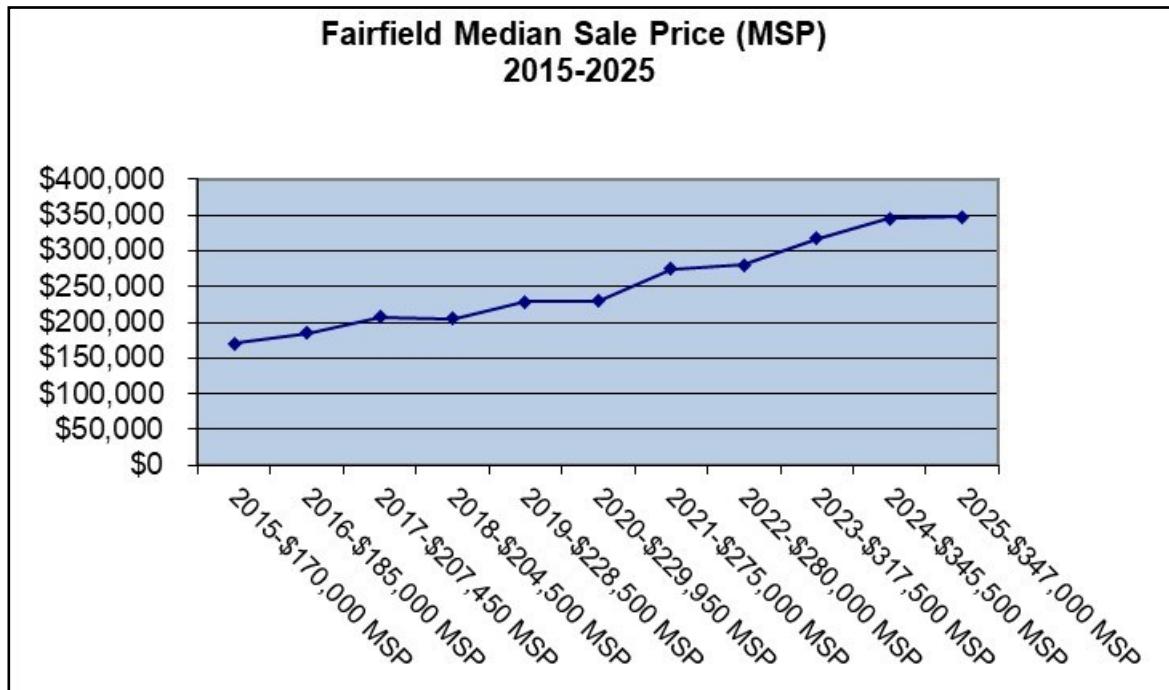
The charts below reflect the median days on market and the number of units sold in in each price range.



Fairfield Area School District

In the Fairfield Area School District there were 112 homes sold in 2025 for a total dollar volume of \$40.6 million. The number of homes sold in 2025 increased by 33% over 2024 sales.

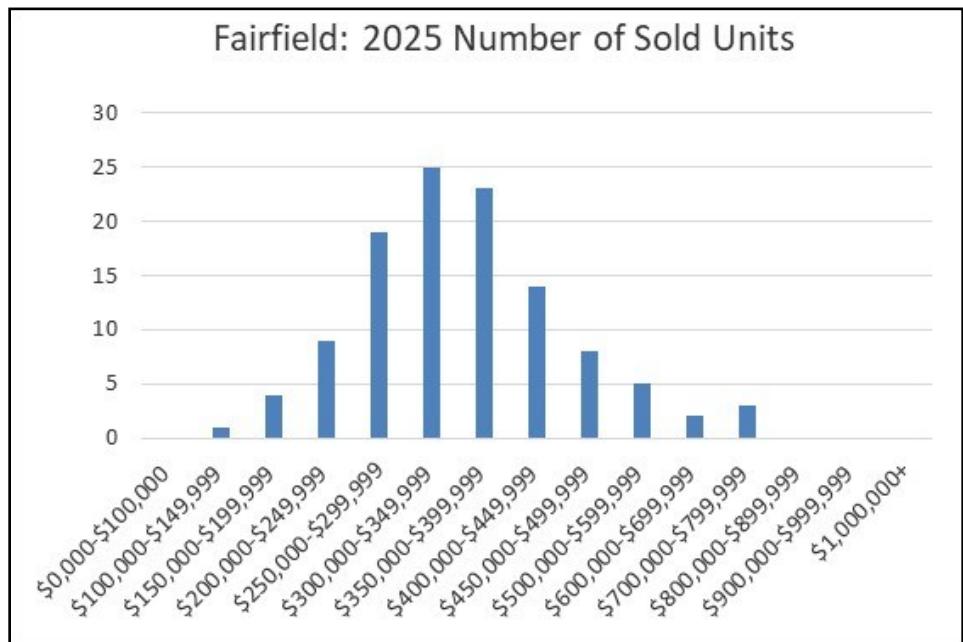
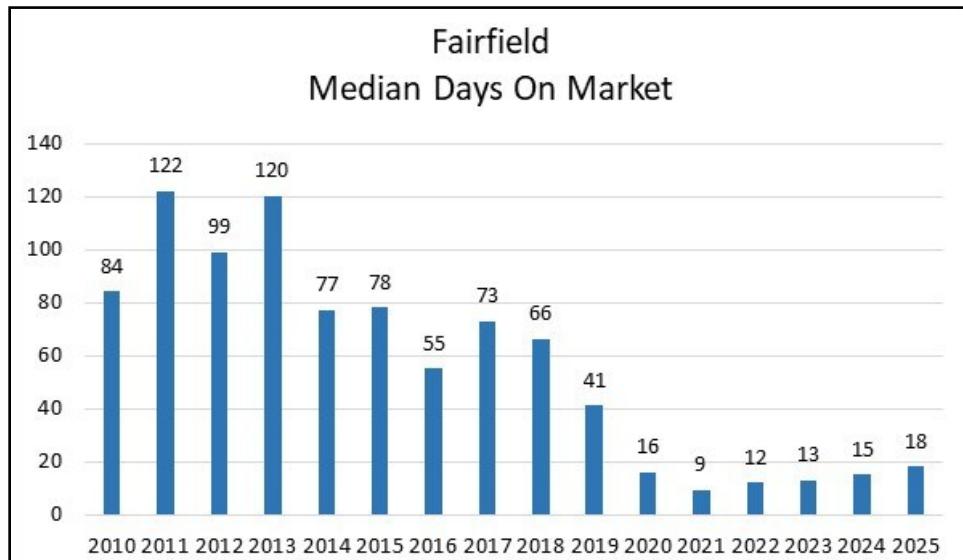
The median home sale price was \$347,000 in 2025. This home sale price remains unchanged from 2024 sales, 51% increase over 5 years, and a 104% increase over 10 years.



Fairfield Area School District

Type	No. Sold	Median Price	Median Days on Market
Detached	111	\$ 349,450	18
Twin/Semi-Detached	1	\$ 275,000	18
Row/Townhouse	0	\$ -	0
Mobile Home w/ Land	0	\$ -	0
Grand Total	112	\$ 347,000	18

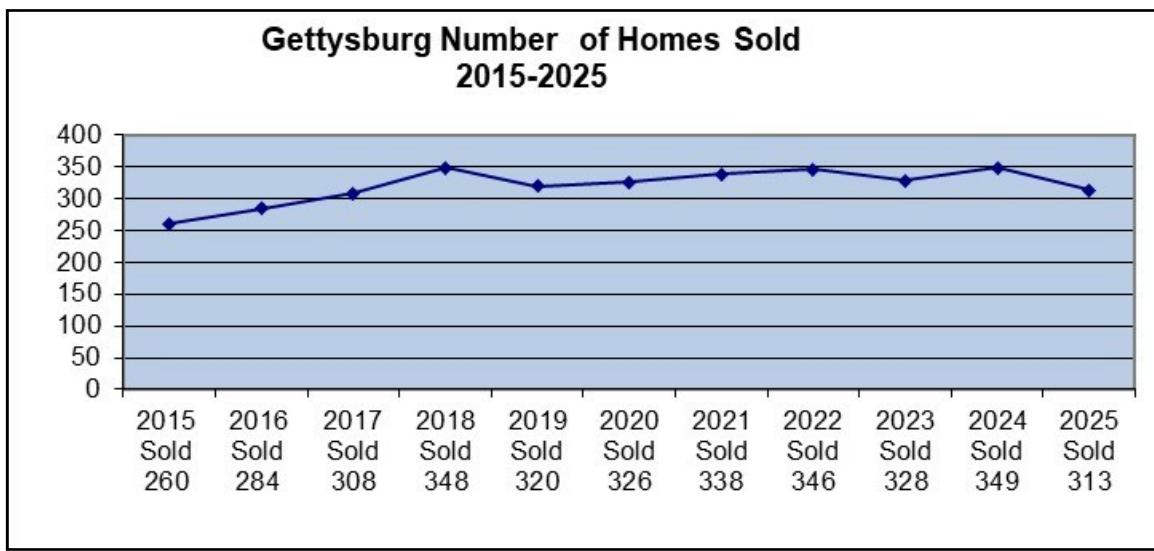
The charts below reflect the median days on market and the number of units sold in in each price range.



Gettysburg Area School District

In the Gettysburg Area School District there were 313 homes sold in 2025 for a total dollar volume of \$126.4 million. The number of homes sold in 2025 decreased by 10% over 2024 sales.

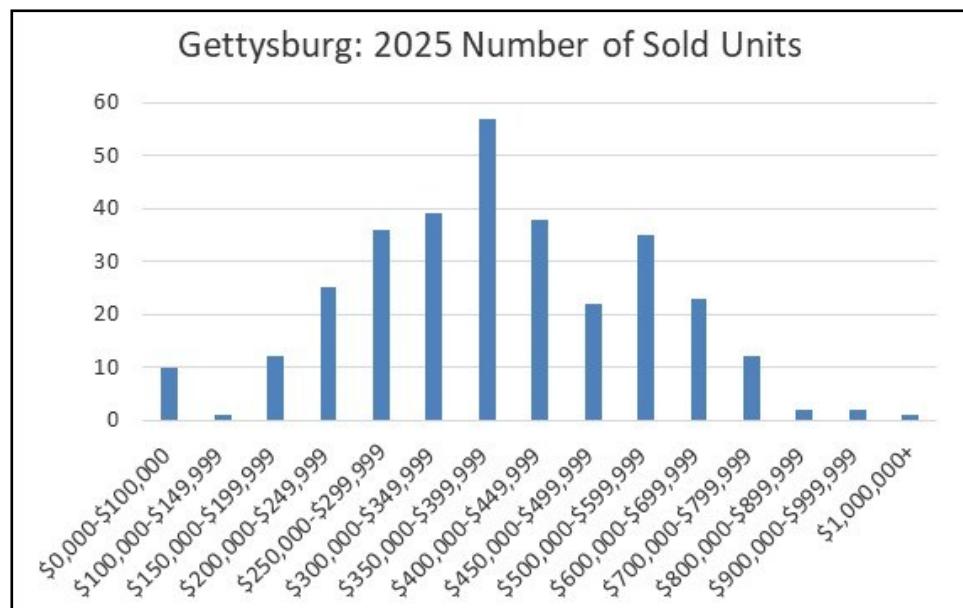
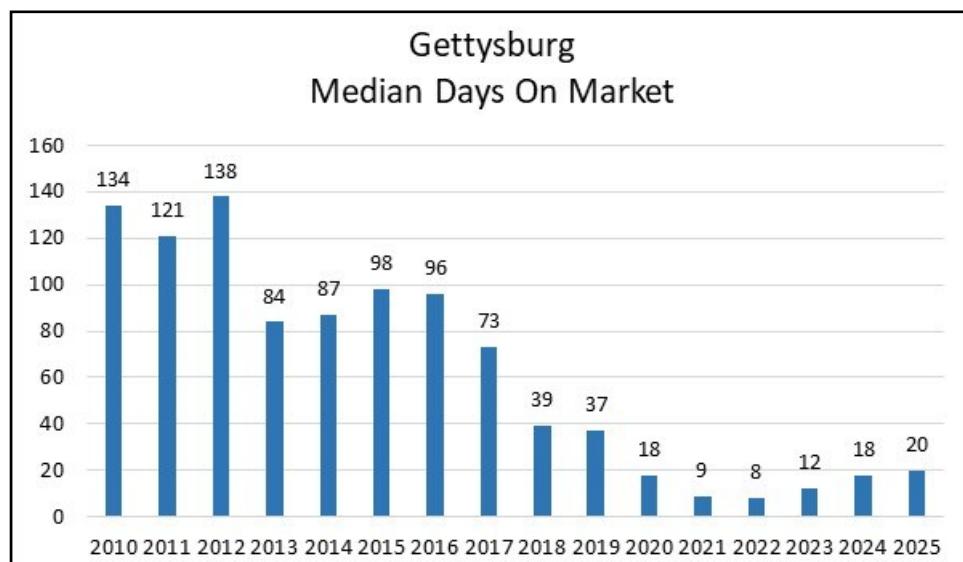
The median home sale price was \$389,000 in 2025. This home sale price reflects a 3% increase over 2024 sales, a 54% increase over 5 years, and a 90% increase over 10 years.



Gettysburg Area School District

Type	No. Sold	Median Price	Median Days on Market
Detached	255	\$ 405,995	20
Twin/Semi-Detached	20	\$ 354,990	24
Row/Townhouse	30	\$ 274,995	53
Mobile Home w/ Land	8	\$ 65,950	12
Grand Total	313	\$ 389,000	20

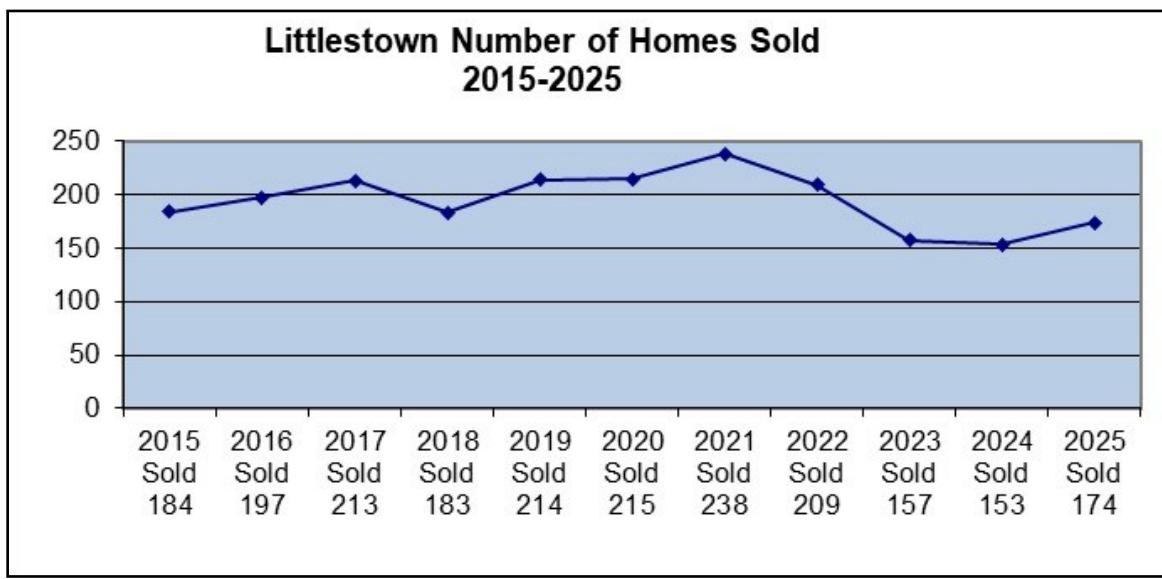
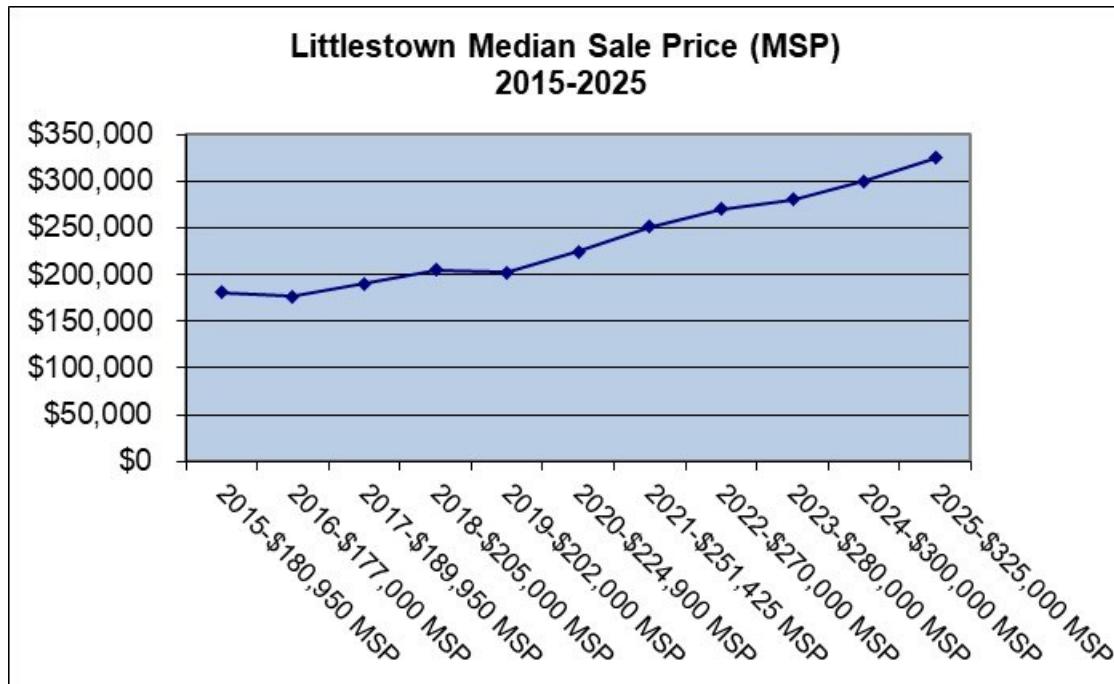
The charts below reflect the median days on market and the number of units sold in in each price range.



Littlestown Area School District

In the Littlestown Area School District there were 174 homes sold in 2025 for a total dollar volume of \$64.7 million. The number of homes sold in 2025 increased by 14% over 2024 sales.

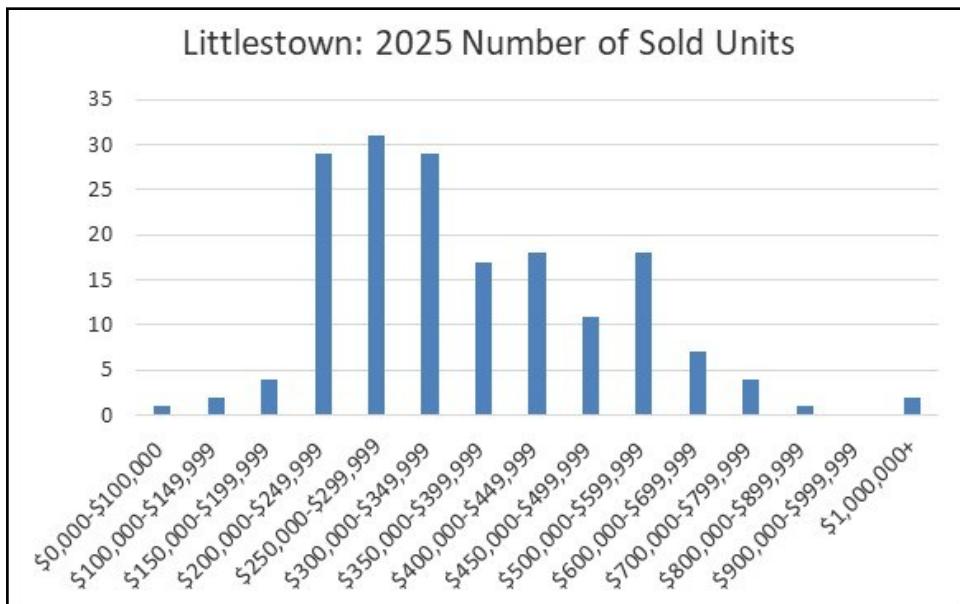
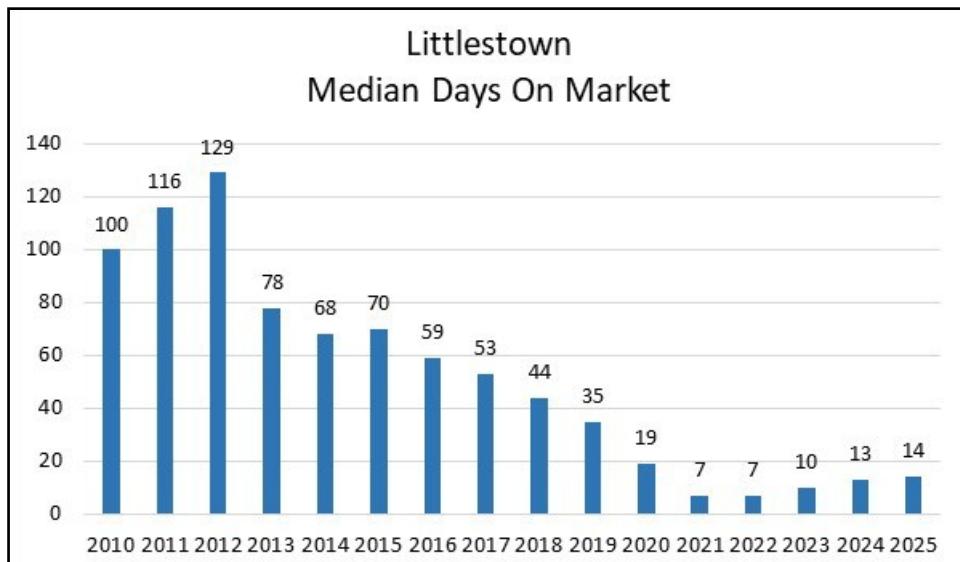
The median home sale price was \$325,000 in 2025. This home sale price reflects a 8% increase compared to 2024 sales, a 45% increase over 5 years and a 80% increase over 10 years.



Littlestown Area School District

Type	No. Sold	Median Price	Median Days on Market
Detached	145	\$ 350,000	13
Twin/Semi-Detached	13	\$ 259,900	11
Row/Townhouse	15	\$ 225,000	22
Mobile Home w/ Land	1	\$ 80,000	182
Grand Total	174	\$ 325,000	14

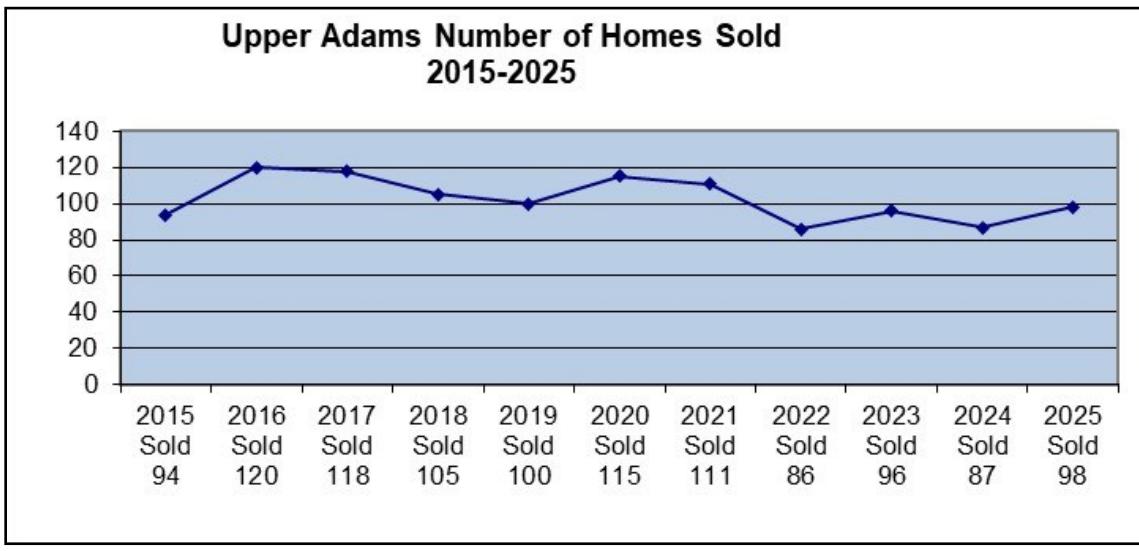
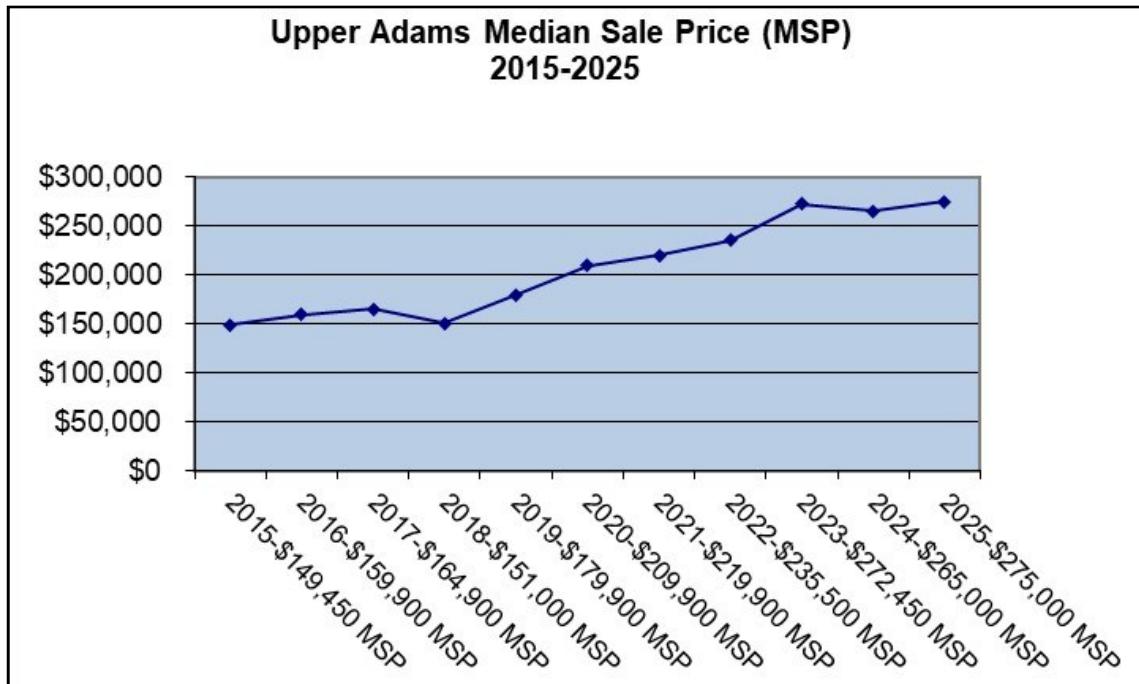
The charts below reflect the median days on market and the number of units sold in in each price range.



Upper Adams School District

In the Upper Adams Area School District there were 98 homes sold in 2025 for a total dollar volume of \$27.4 million. The number of homes sold in 2025 increased by 13% over 2024 sales.

The median home sale price was \$275,000 in 2025. This home sale price is a 4% increase compared to 2024 sales, a 31% increase over 5 years, and a 84% increase over 10 years.



Upper Adams School District

Type	No. Sold	Median Price	Median Days on Market
Detached	92	\$ 283,000	15
Twin/Semi-Detached	0	\$ -	0
Row/Townhouse	0	\$ -	0
Mobile Home w/ Land	6	\$ 107,000	14
Grand Total	98	\$ 275,000	15

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

