

**2011**

# Adams County

## *Real Estate Market Report*

*Prepared by:*



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## 2011 Adams County Real Estate Market Report

The REALTORS® Association of York & Adams Counties (RAYAC) represents over 900 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 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. 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 make their house a 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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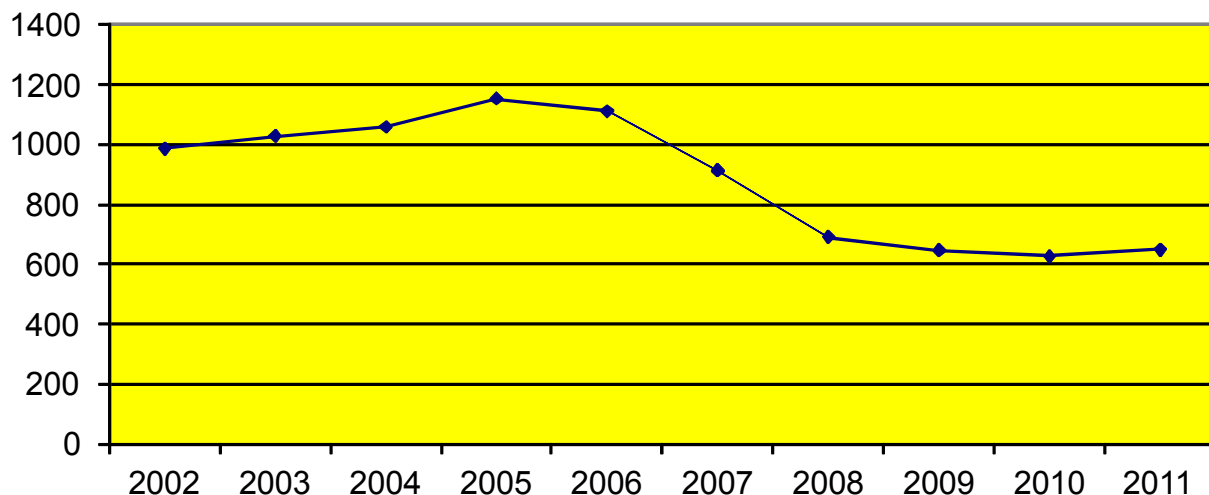
# Adams County Housing Market: Number of Homes Sold

In 2011 REALTORS sold 650 homes in Adams County for a total dollar volume of \$113,608,859. This reflects a 4% increase in the number of homes sold compared to 2010.

The total dollar volume reflected a 7% decrease compared to 2010 sales.

<u>School District</u>	<u>2011 Sold</u>	<u>2010 Sold</u>	<u>2007 Sold</u>	<u>2002 Sold</u>	<u>% Change from 2010 to 2011</u>	<u>% Change from 2007 to 2011</u>	<u>% Change from 2002 to 2011</u>
Bermudian Springs	94	90	116	108	4%	-19%	-13%
Conewago Valley	178	181	230	224	-2%	-23%	-21%
Fairfield	65	46	91	113	41%	-29%	-42%
Gettysburg	162	145	213	249	12%	-24%	-35%
Littlestown	96	115	181	194	-17%	-47%	-51%
Upper Adams	55	50	83	100	10%	-34%	-45%
<b>Total Adams County</b>	<b>650</b>	<b>627</b>	<b>914</b>	<b>988</b>	<b>4%</b>	<b>-29%</b>	<b>-34%</b>

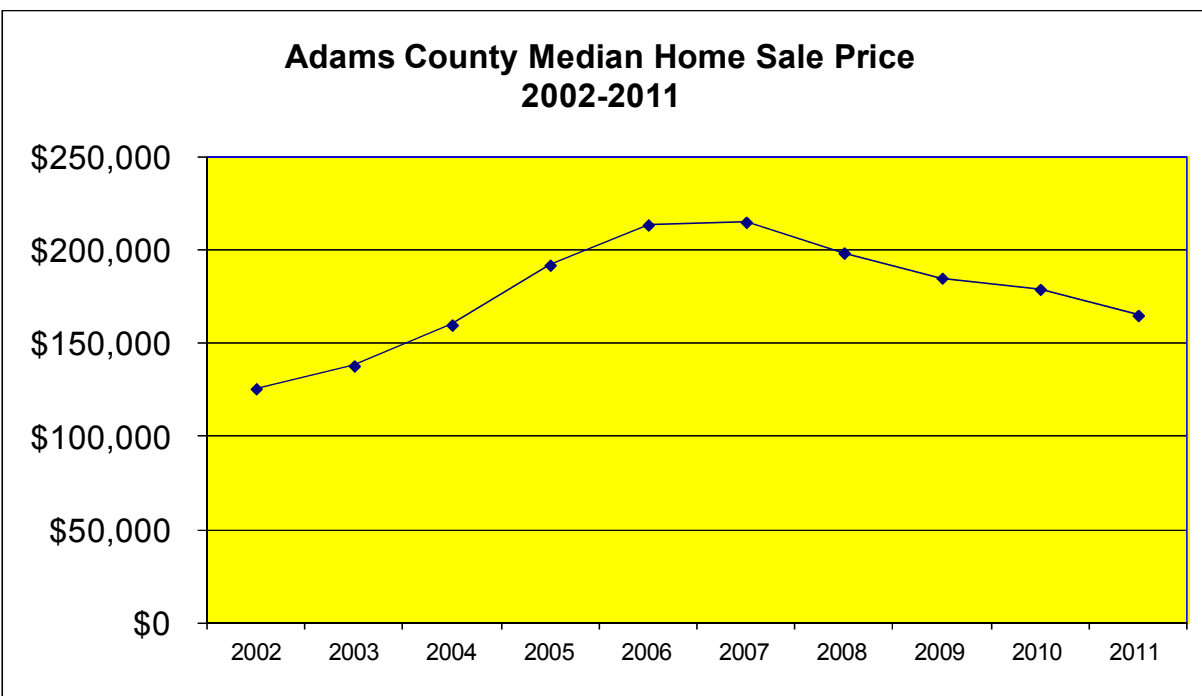
**Adams County Number of Homes Sold  
2002-2011**



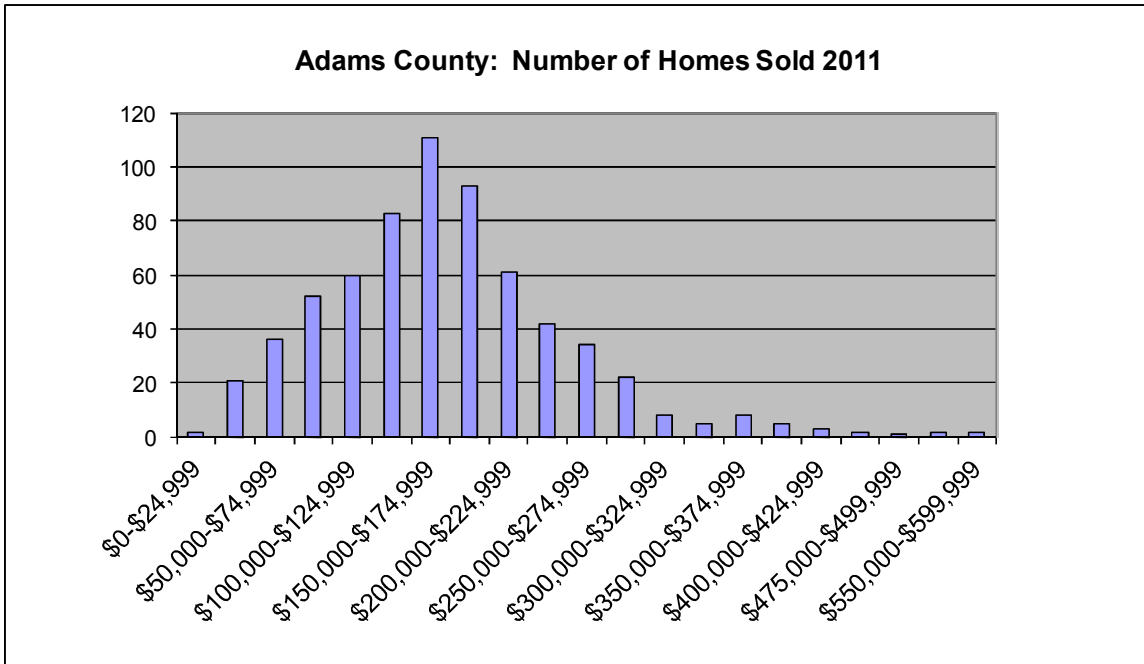
# Adams County Housing Market: Median Home Sale Price

In Adams County the median home sale price decreased by 8% compared to 2010 sales to \$165,000. The median sold price in Adams County decreased 23% in five years and increased 31% over the past 10 years. According to the Pennsylvania Association of REALTORS®, homebuyers stay in their homes for an average of 10 years. Given the increase in median home sale price Adams County has experienced over the past 10 years, real estate continues to be a good long term investment.

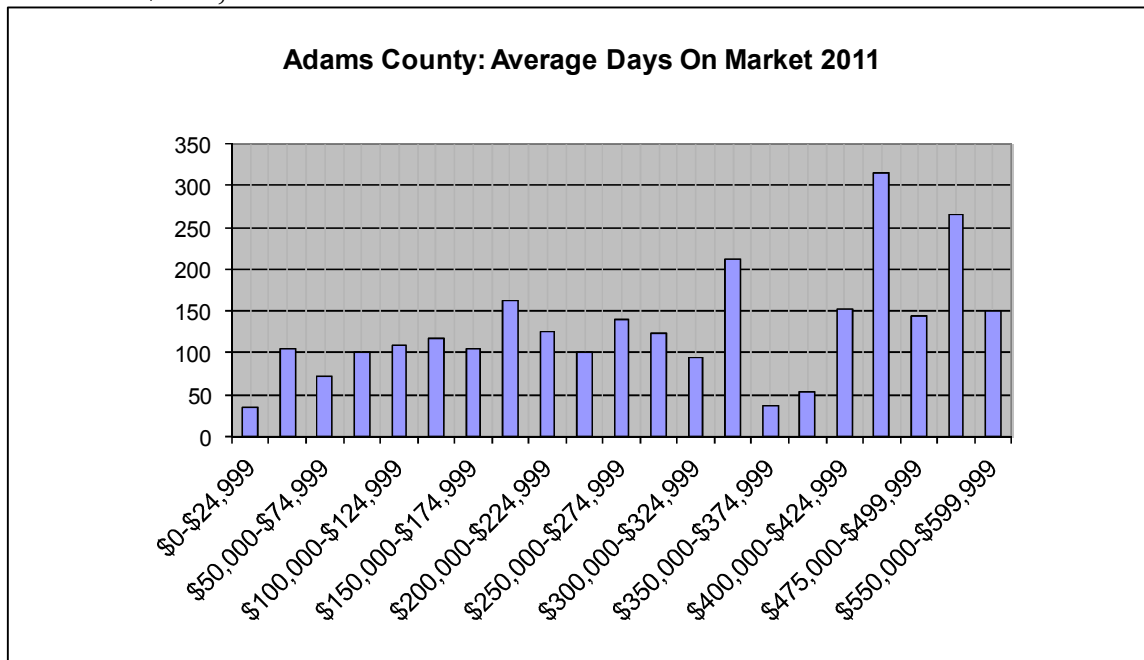
<u>School District</u>	<u>2011 Median Sale Price</u>	<u>2010 Median Sale Price</u>	<u>2007 Median Sale Price</u>	<u>2002 Median Sale Price</u>	<u>% Change from 2010 to 2011</u>	<u>% Change from 2007 to 2011</u>	<u>% Change from 2002 to 2010</u>
Bermudian Springs	\$149,950	\$169,950	\$197,900	\$119,450	-12%	-24%	26%
Conewago Valley	\$156,495	\$170,000	\$179,500	\$108,250	-8%	-13%	45%
Fairfield	\$185,000	\$179,500	\$255,000	\$134,700	3%	-27%	37%
Gettysburg	\$189,900	\$195,000	\$239,450	\$138,000	-3%	-21%	38%
Littlestown	\$161,500	\$190,000	\$224,500	\$134,450	-15%	-28%	20%
Upper Adams	\$157,200	\$172,500	\$198,000	\$114,740	-9%	-21%	37%
<b>Total Adams County</b>	<b>\$165,000</b>	<b>\$179,000</b>	<b>\$215,000</b>	<b>\$125,700</b>	<b>-8%</b>	<b>-23%</b>	<b>31%</b>



# Adams County Housing Market By Price Range



In 2011, 17% of the homes sold were under \$100,000. Homes purchased between \$100,000-\$200,000 were 53% of the market. Homes purchased between \$200,001-\$300,000 were 24% of the market and 6% of the homes sold were priced over \$300,000.

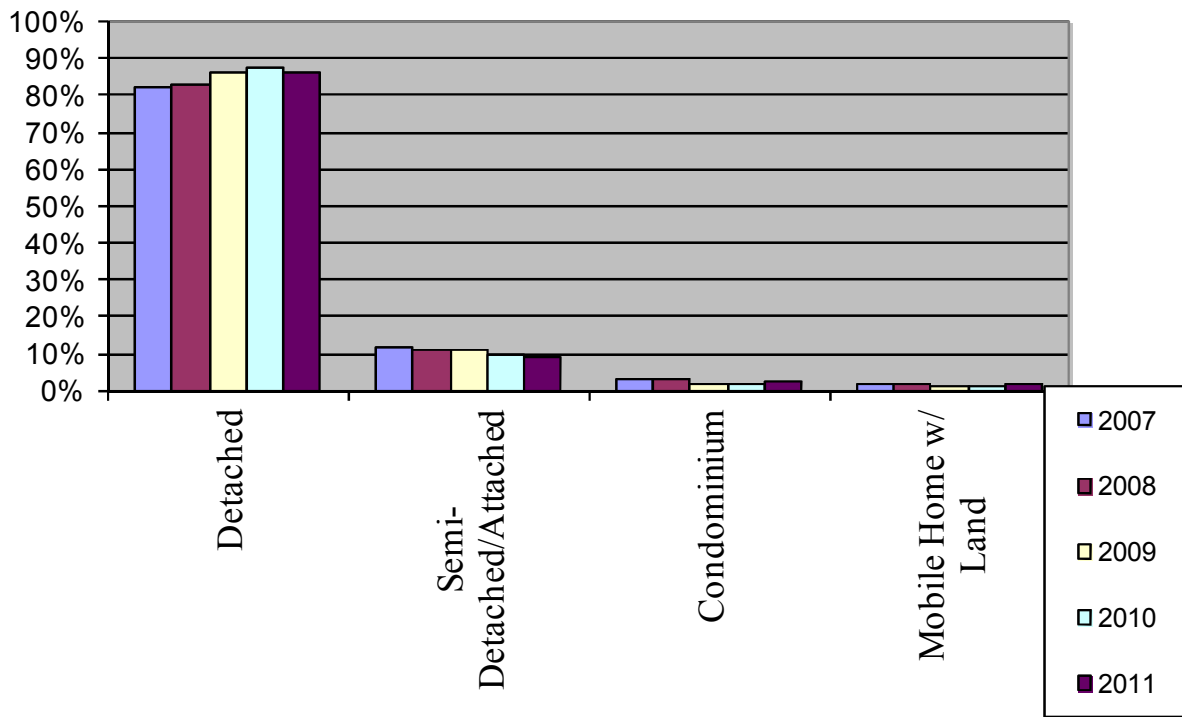


The average days on market for Adams County in 2011 was 120 days. This reflects a 20% increase on average days on market over 2010 sales.

# Adams County: Type of Homes

The most popular home purchased in Adams County remains single family detached with 86% of the market. This number has increased compared to 2007 when 83% of the homes purchased in Adams County were single family detached. Semi-detached/attached and condominiums captured 12% of the market. Mobile homes with land had 2% of the sold market.

## Type of Home Purchased 2007-2011



## Adams County: New Construction

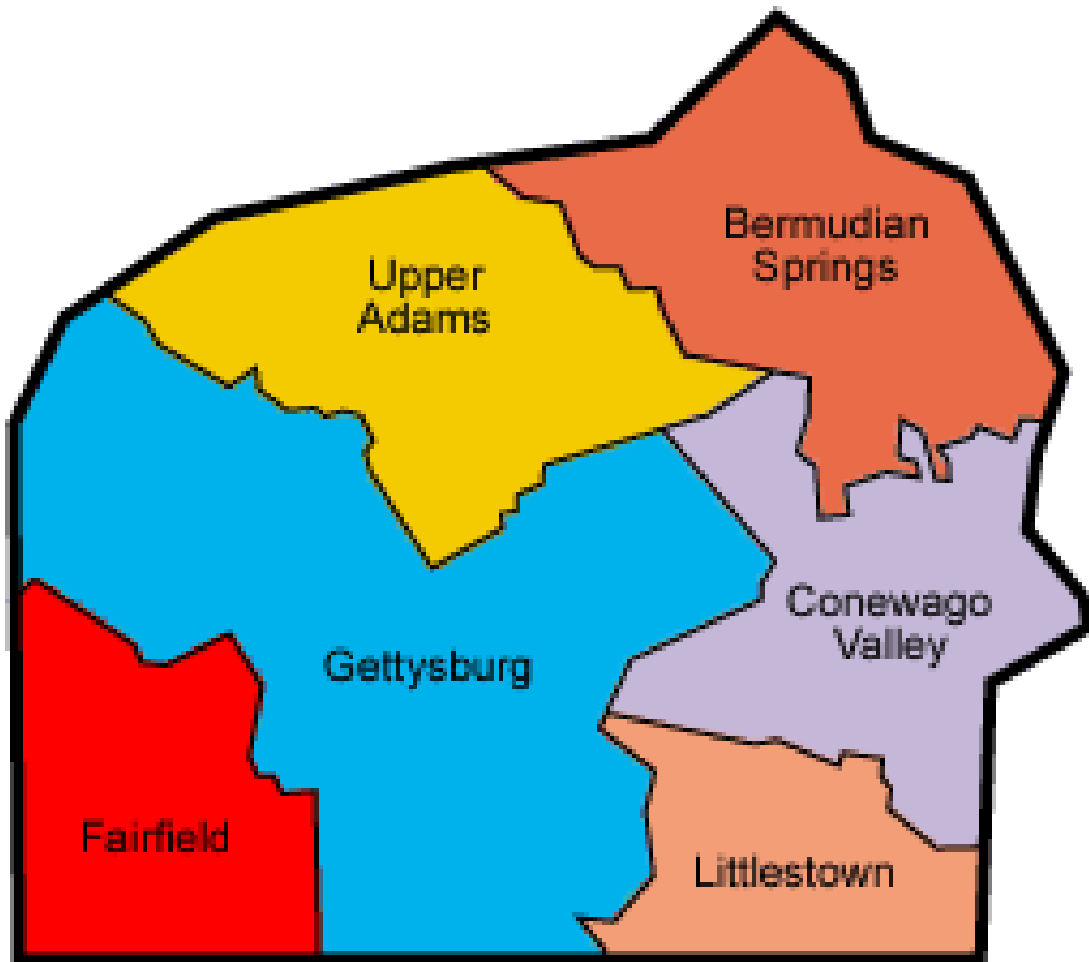
*The RAYAC Multi-List System only captures a part of the new home construction market.  
Only transactions which involved a REALTOR are recorded.*

<b>Adams County Number of New Home Sales by School District</b>					
	<b>2011</b>	<b>2010</b>	<b>2009</b>	<b>2008</b>	<b>2007</b>
Bermudian Springs	4	8	4	2	7
Conewago Valley	16	27	26	27	14
Fairfield	0	1	4	10	13
Gettysburg	10	9	17	20	42
Littlestown	3	6	9	14	31
Upper Adams	3	0	4	6	11
<b>Total Adams County</b>	<b>36</b>	<b>51</b>	<b>64</b>	<b>79</b>	<b>118</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>
2011	23	\$ 224,900	1750	\$ 129
2010	37	\$ 249,990	1990	\$ 126
2009	39	\$ 269,900	2018	\$ 134
2008	57	\$ 291,603	2176	\$ 134
2007	77	\$ 312,250	2164	\$ 146

<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>
2011	13	\$ 176,420	1464	\$ 121
2010	14	\$ 153,450	1300	\$ 118
2009	25	\$ 162,900	1833	\$ 89
2008	24	\$ 206,500	1225	\$ 169
2007	42	\$ 200,145	1564	\$ 128

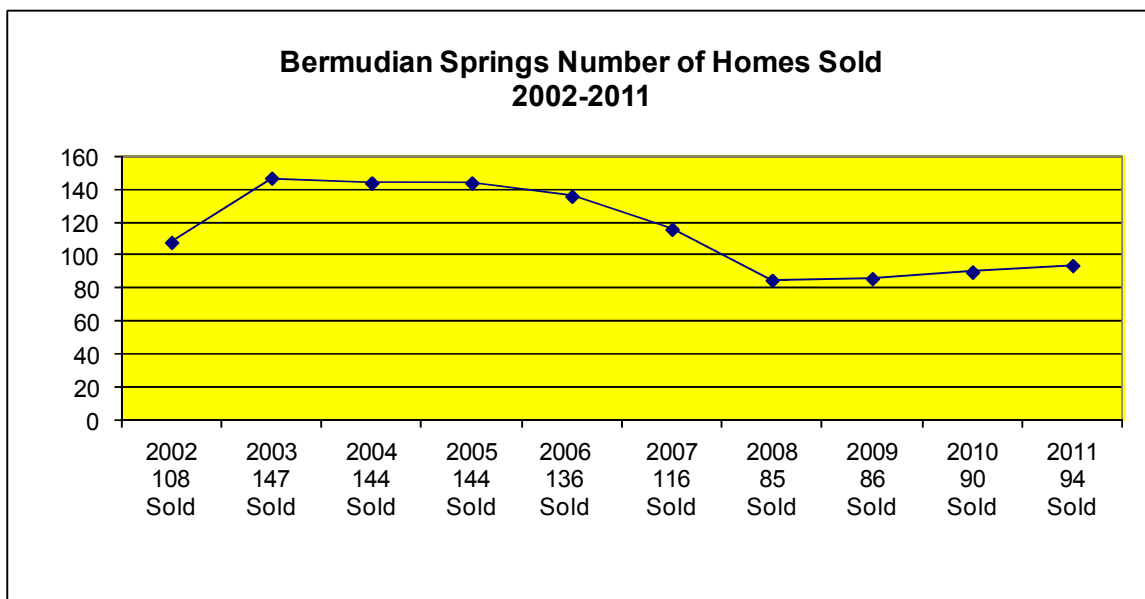
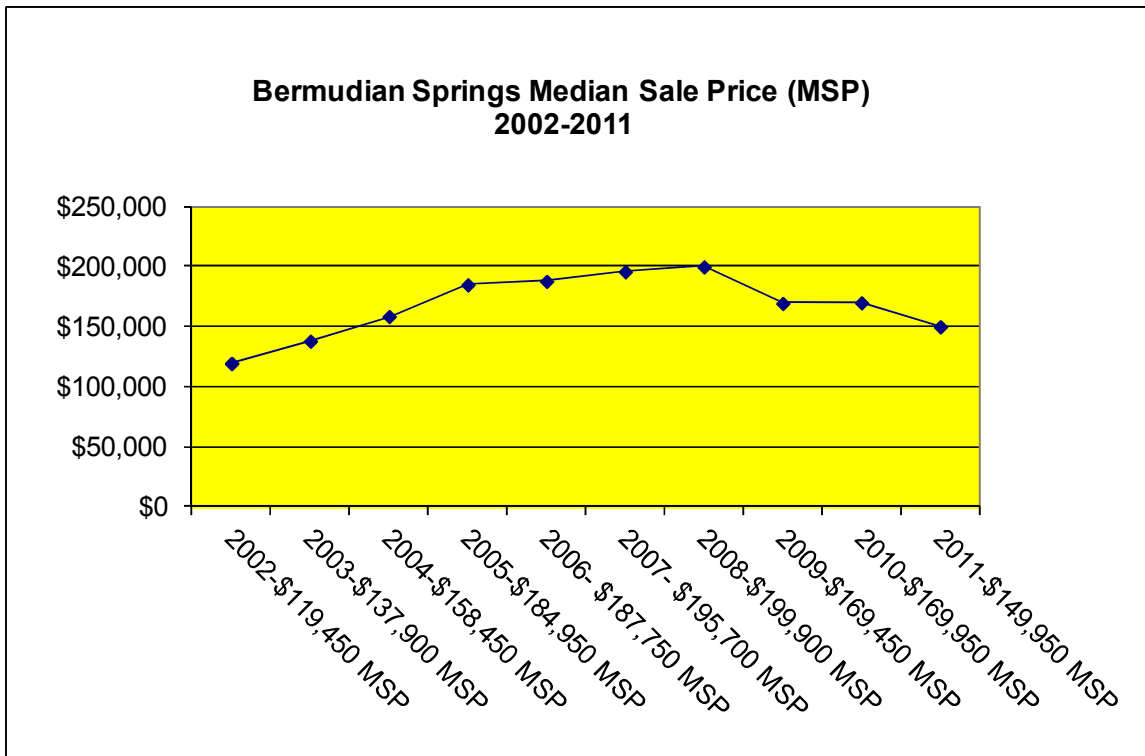
## Real Estate Activity By School District



## Bermudian Springs School District

In the Bermudian Springs School District there were 94 homes sold in 2011 for a total dollar volume of \$15,053,615. The number of homes sold in 2011 increased by 4% from 2010.

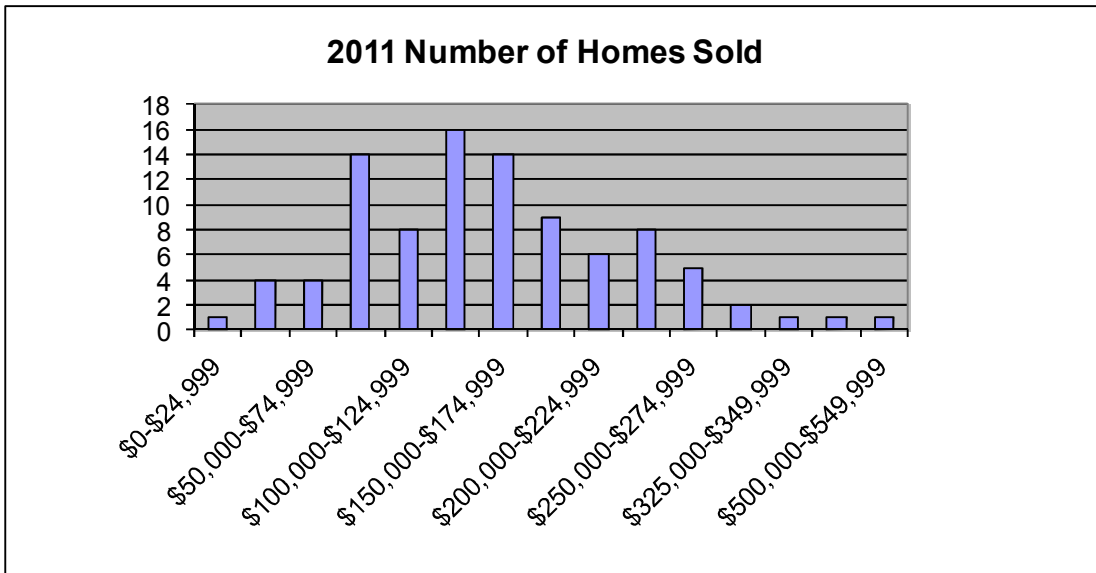
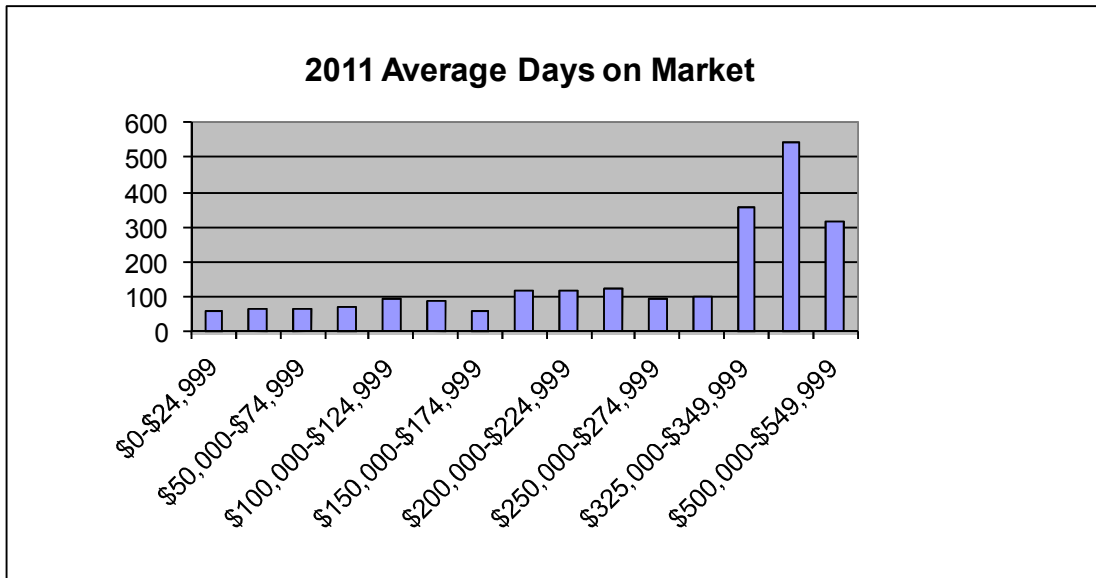
The median home sale price was \$149,950 in 2011. This home sale price reflects a 12% decrease compared to 2010 sales, a 24% decrease over 5 years, and a 26% increase over 10 years.



# Bermudian Springs School District

Type	No. Sold	Median Price	Average Days on Market
Detached	86	\$ 154,950	101
Semi-Detached	1	\$ 89,000	61
Attached	1	\$ 85,000	1
Condo/Townhouse	1	\$ 90,000	144
Mobile Home w/ Land	5	\$ 50,000	55
<b>Grand Total</b>	<b>94</b>	<b>\$ 149,950</b>	<b>97</b>

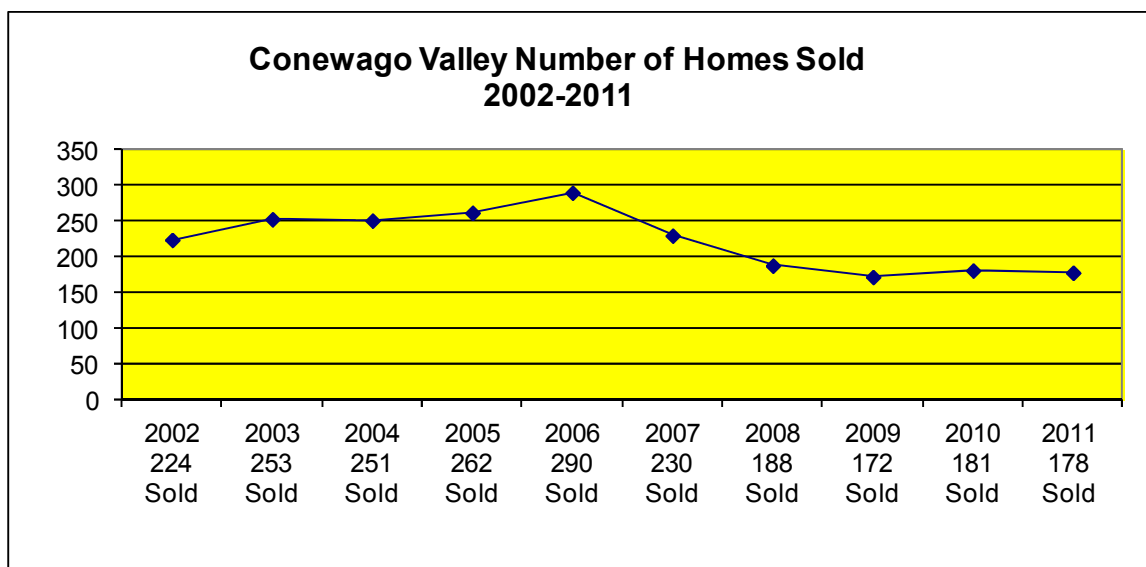
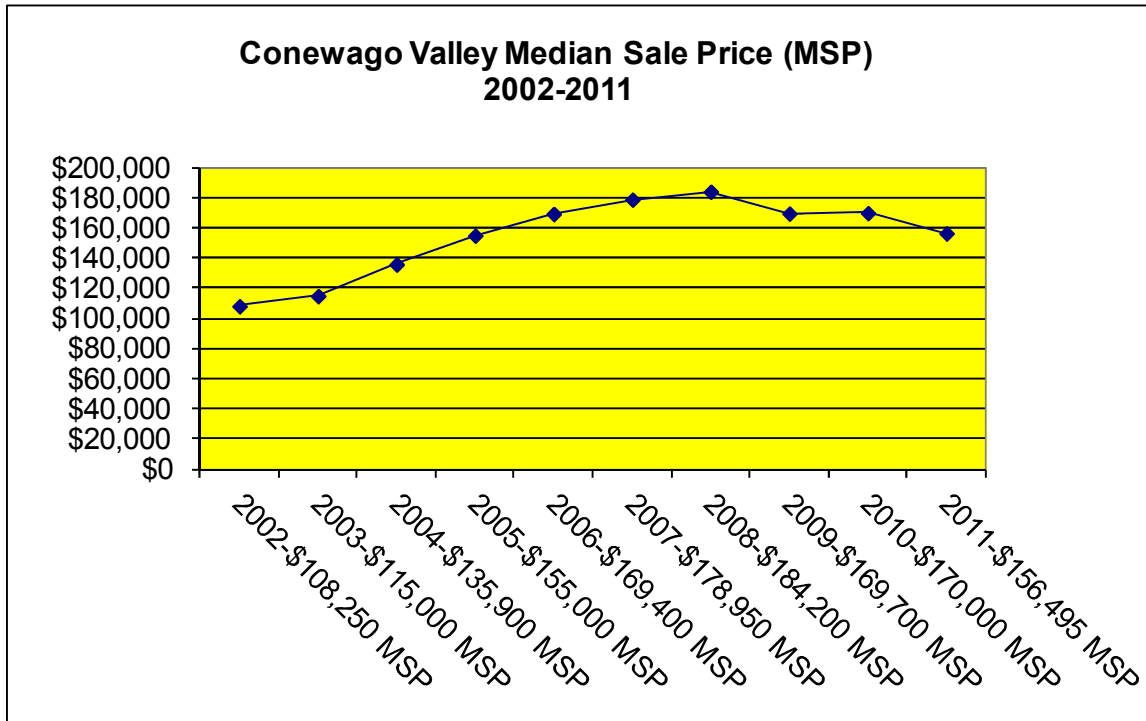
The charts below reflect the average days on market in each price range and the number of units sold in in each price range.



# Conewago Valley School District

In the Conewago Valley School District there were 178 homes sold in 2011 for a total dollar volume of \$29,326,440. The number of homes sold in 2011 decreased by 2% from 2010.

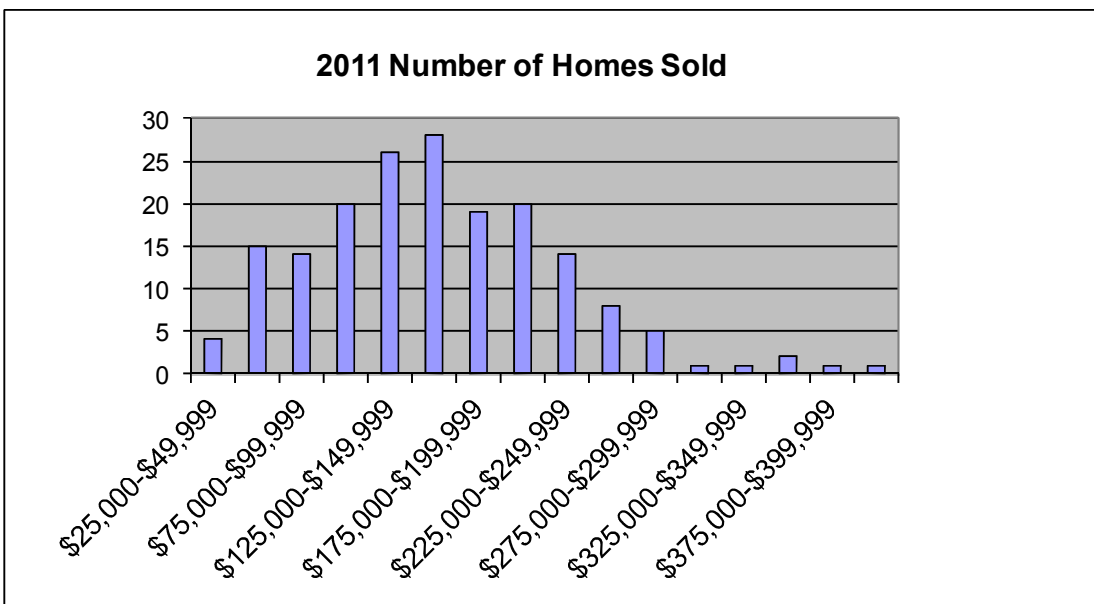
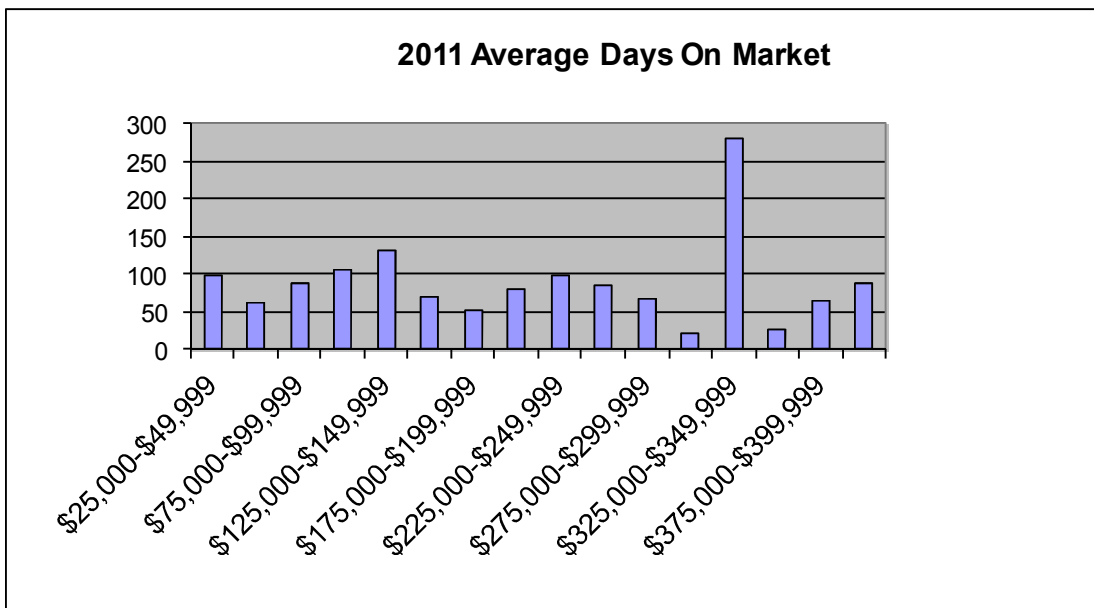
The median home sale price was \$156,495 in 2011. This home sale price reflects an 8% decrease compared to 2010, a 13% decrease over 5 years, and a 45% increase over 10 years.



# Conewago Valley School District

Type	No. Sold	Median Price	Average Days on Market
Detached	144	\$ 166,750	91
Semi-Detached	23	\$ 149,900	76
Attached	6	\$ 58,711	38
Condo/Townhouse	3	\$ 121,000	57
Mobile Home w/ Land	2	\$ 84,250	82
<b>Grand Total</b>	<b>178</b>	<b>\$ 156,495</b>	<b>86</b>

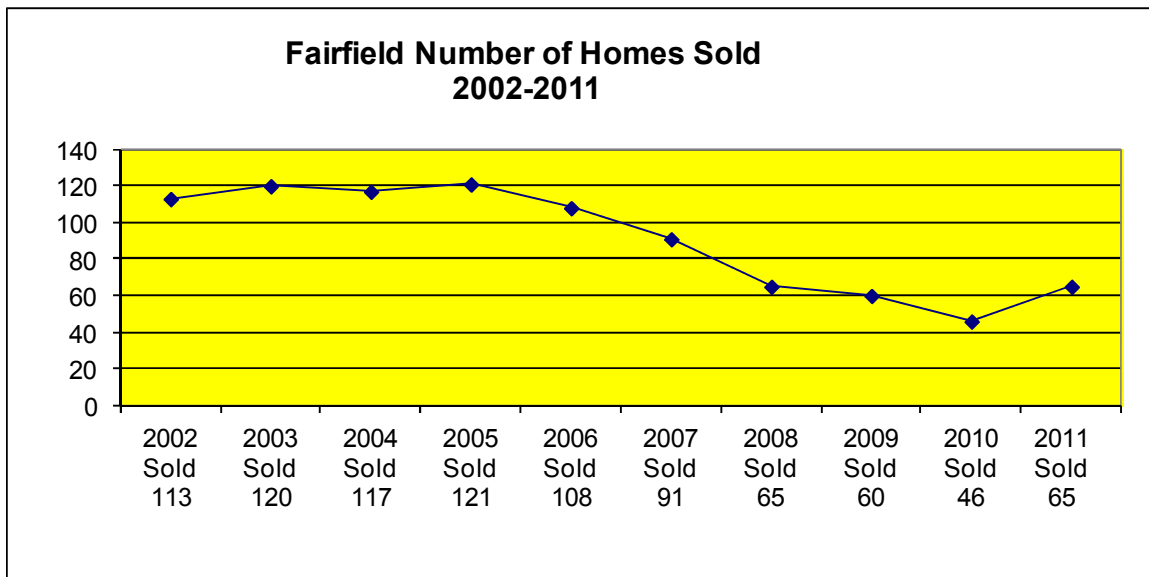
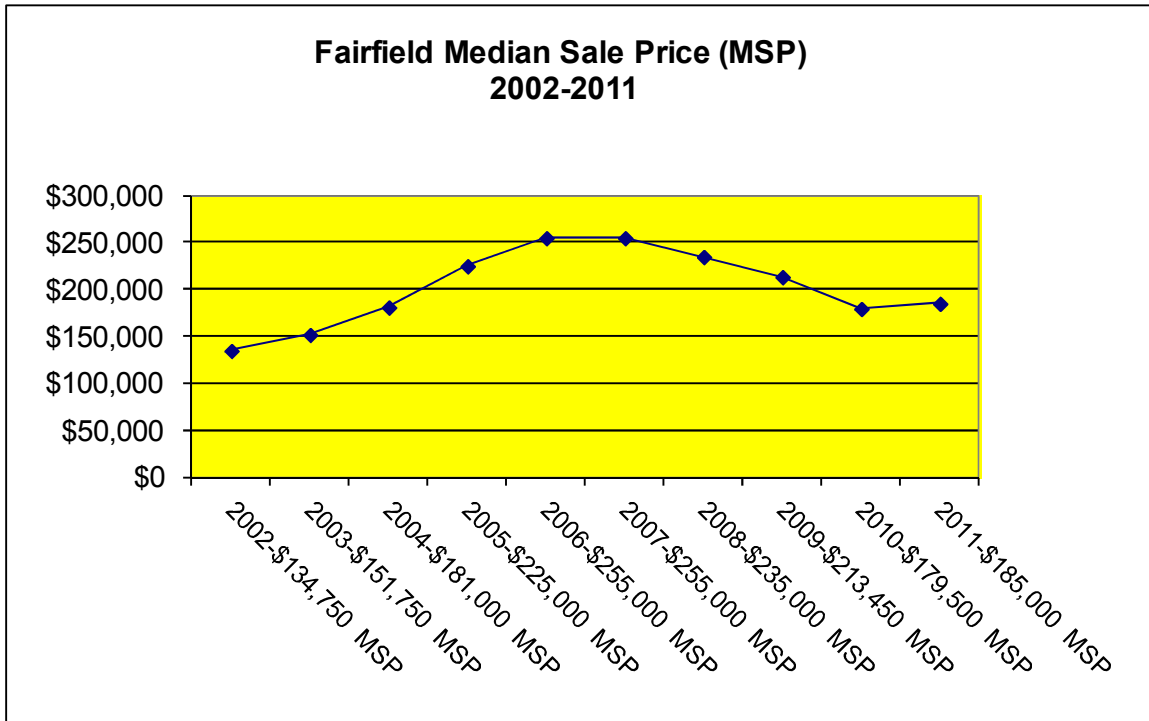
The charts below reflect the average days on market in each price range and the number of units sold in in each price range.



# Fairfield Area School District

In the Fairfield Area School District there were 65 homes sold in 2011 for a total dollar volume of \$11,610,580. The number of homes sold in 2011 increased by 41% from 2010.

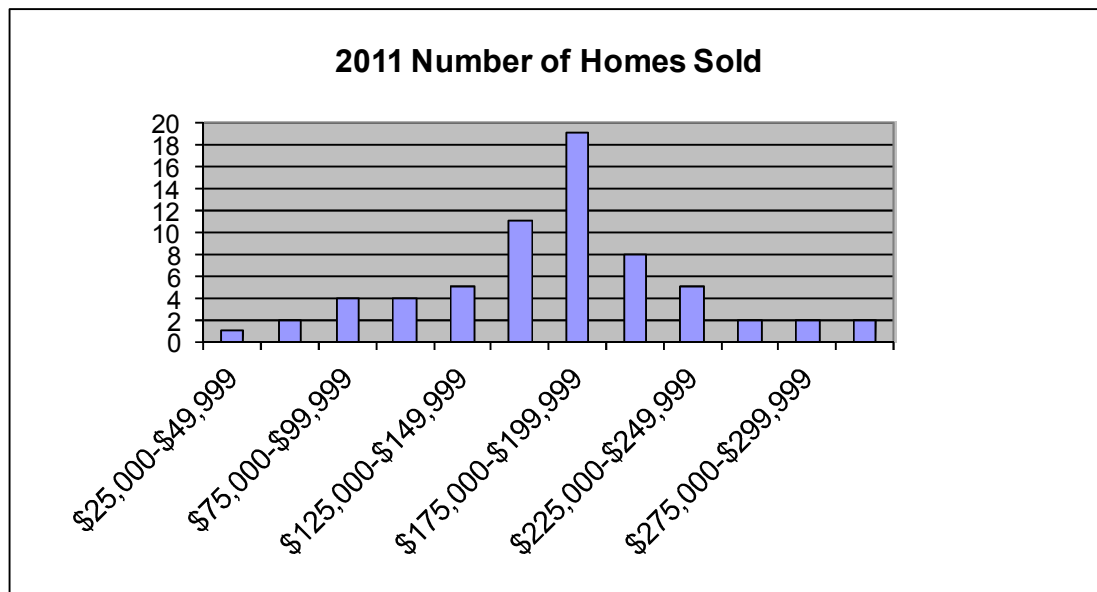
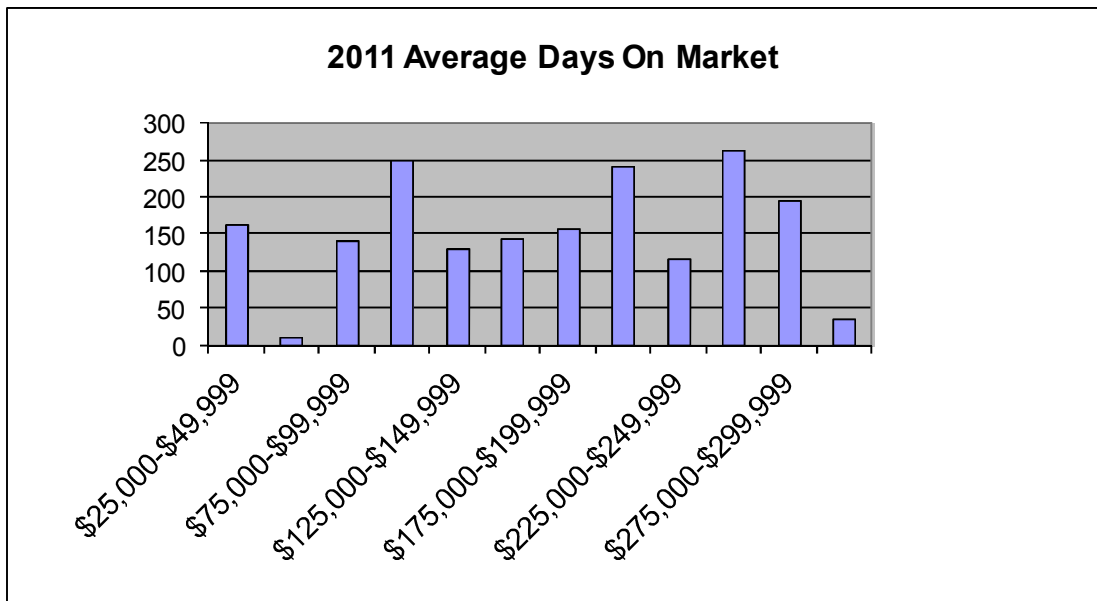
The median home sale price was \$185,000 in 2011. This home sale price reflects a 3% increase compared to 2010 sales, a 27% decrease over 5 years, and a 37% increase over 10 years.



# Fairfield Area School District

Type	No. Sold	Median Price	Average Days on Market
Detached	60	\$ 184,000	161
Semi-Detached	1	\$ 185,000	161
Attached			
Condo/Townhouse	3	\$ 193,500	178
Mobile Home w/ Land			
<b>Grand Total</b>	<b>65</b>	<b>\$ 185,000</b>	<b>161</b>

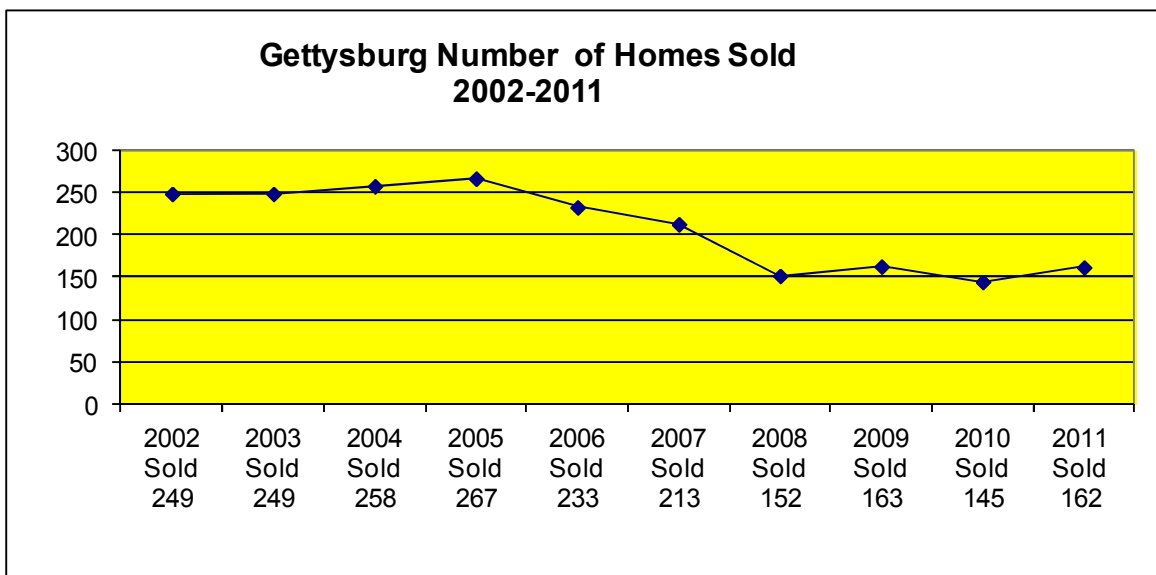
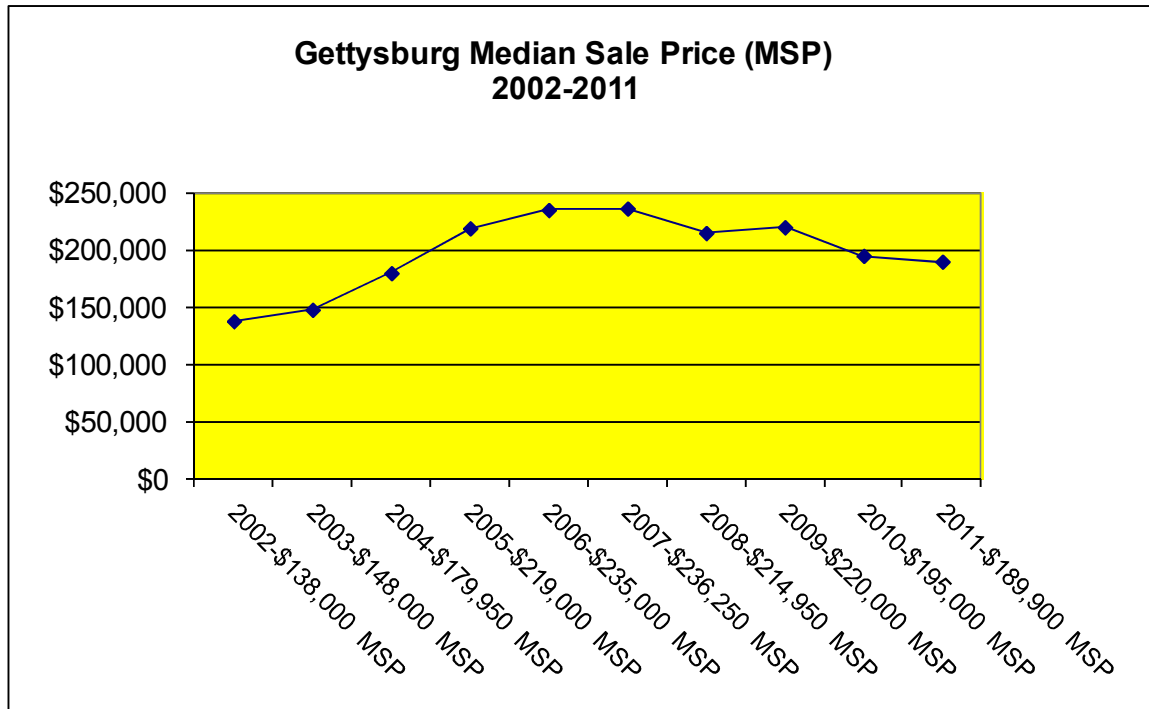
The charts below reflect the average days on market in each price range and the number of units sold in in each price range.



# Gettysburg Area School District

In the Gettysburg Area School District there were 162 homes sold in 2011 for a total dollar volume of \$31,826,878. The number of homes sold in 2011 increased by 12% from 2010.

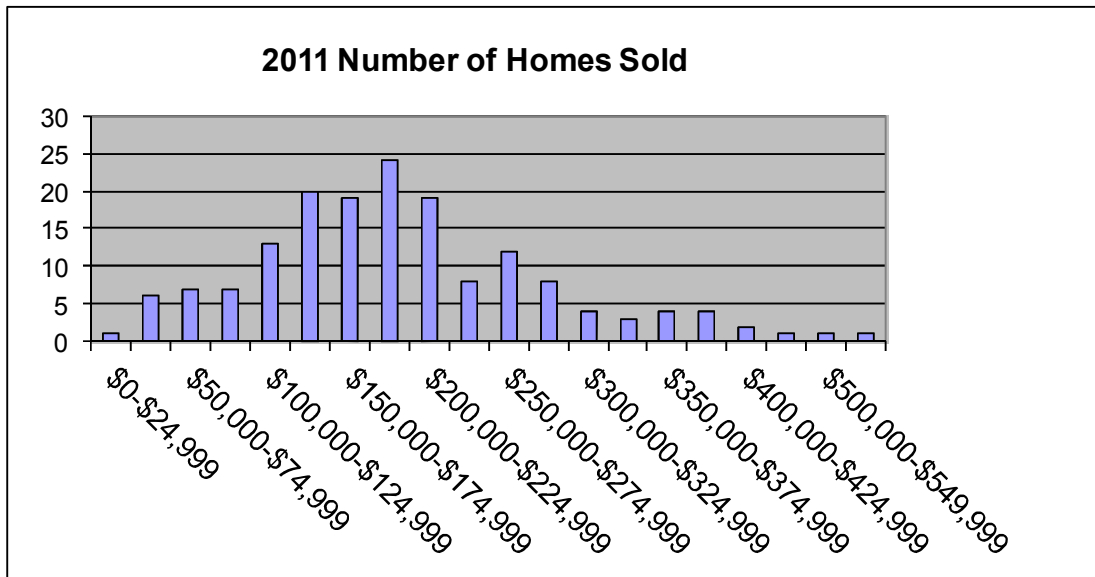
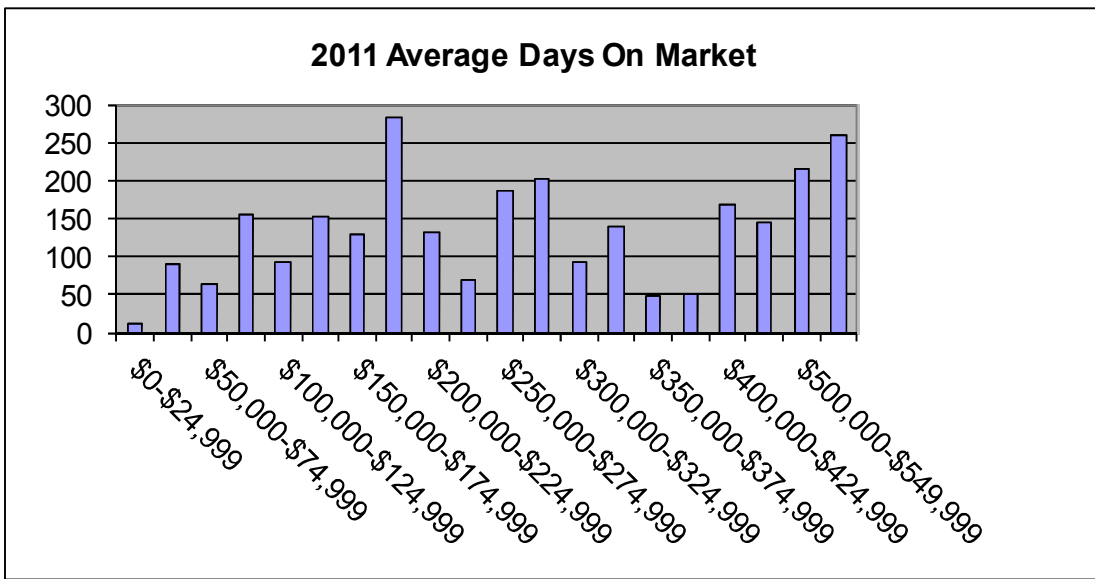
The median home sale price was the highest in Adams County reaching \$189,900 in 2011. This home sale price reflects a 3% decrease compared to 2010 sales, a 21% decrease over 5 years, and a 38% increase over 10 years.



# Gettysburg Area School District

Type	No. Sold	Median Price	Average Days on Market
Detached	140	\$190,500	126
Semi-Detached	4	\$117,500	125
Attached	11	\$179,900	335
Condo/Townhouse	7	\$190,000	403
Mobile Home w/ Land	0		
<b>Grand Total</b>	<b>162</b>	<b>\$189,900</b>	<b>152</b>

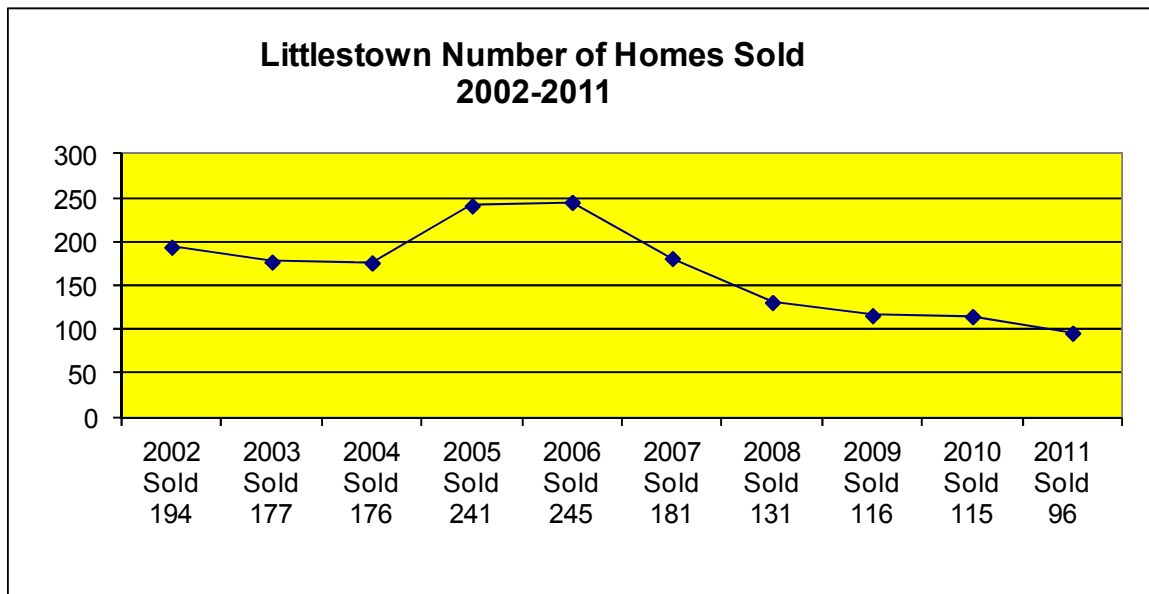
The charts below reflect the average days on market in each price range and the number of units sold in in each price range.



# Littlestown Area School District

In the Littlestown Area School District there were 96 homes sold in 2011 for a total dollar volume of \$16,172,363. The number of homes sold in 2011 was down by 17% from 2010.

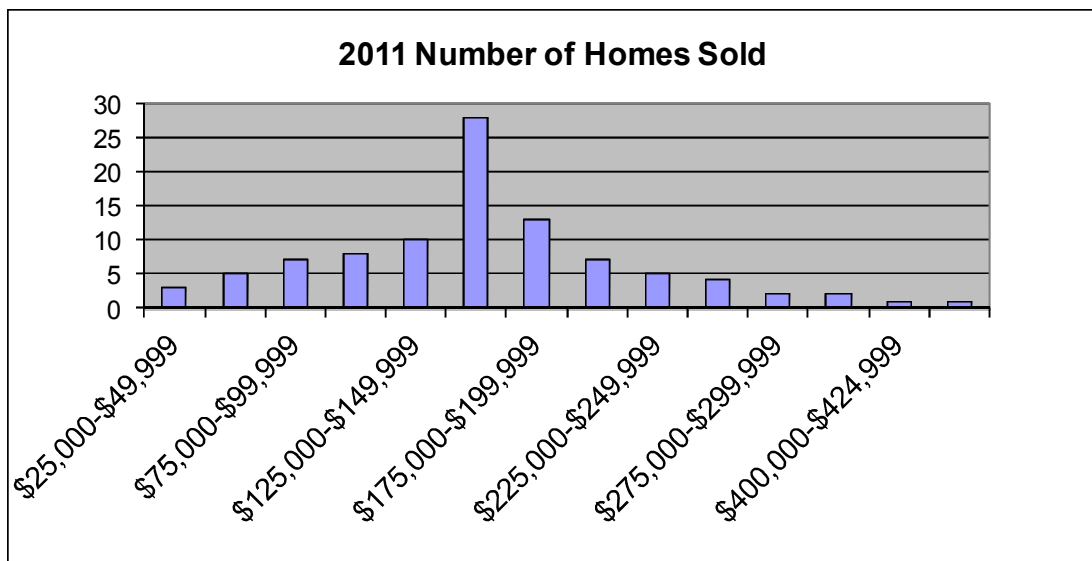
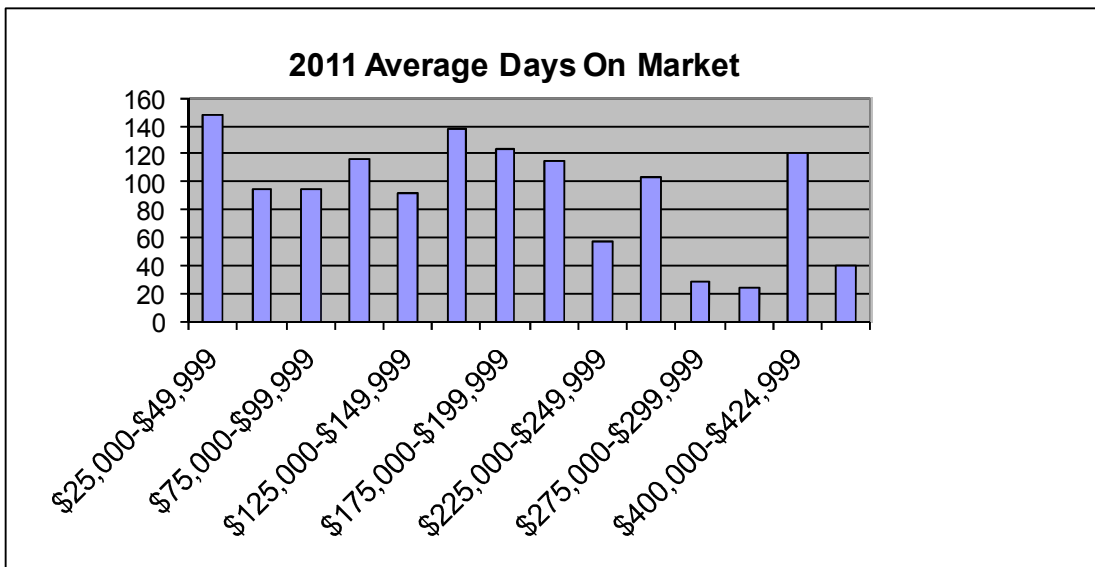
The median home sale price was \$161,500 in 2011. This home sale price reflects a 15% decrease compared to 2010 sales, a 28% decrease over 5 years and a 20% increase over 10 years.



# Littlestown Area School District

Type	No. Sold	Median Price	Average Days on Market
Detached	80	\$ 167,000	107
Semi-Detached	6	\$ 136,500	56
Attached	5	\$ 119,800	205
Condo/Townhouse	3	\$ 152,000	171
Mobile Home w/ Land	2	\$ 47,100	123
Grand Total	96	\$ 161,500	111

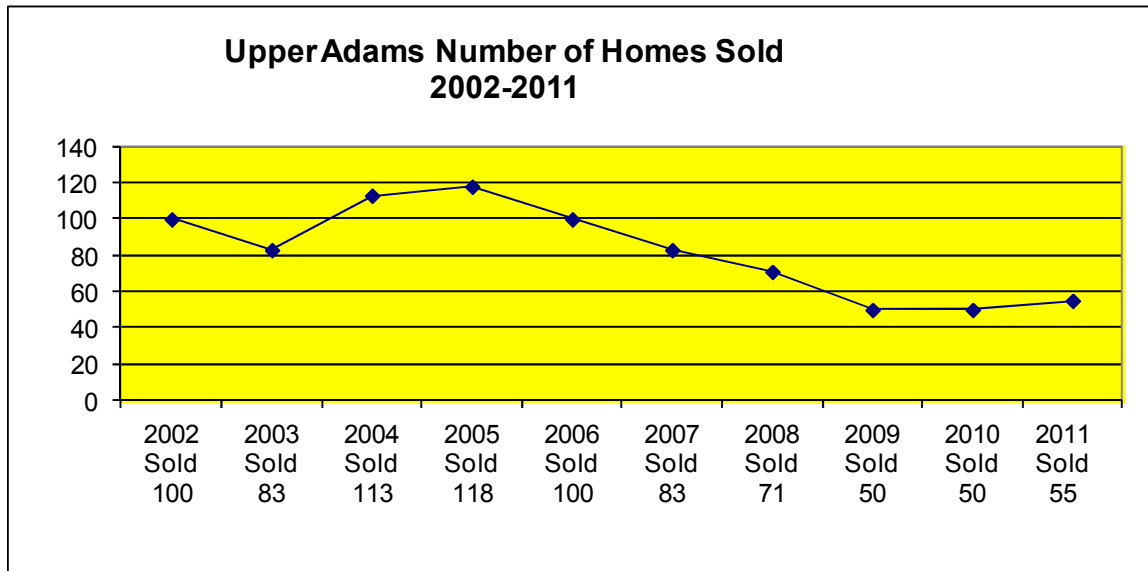
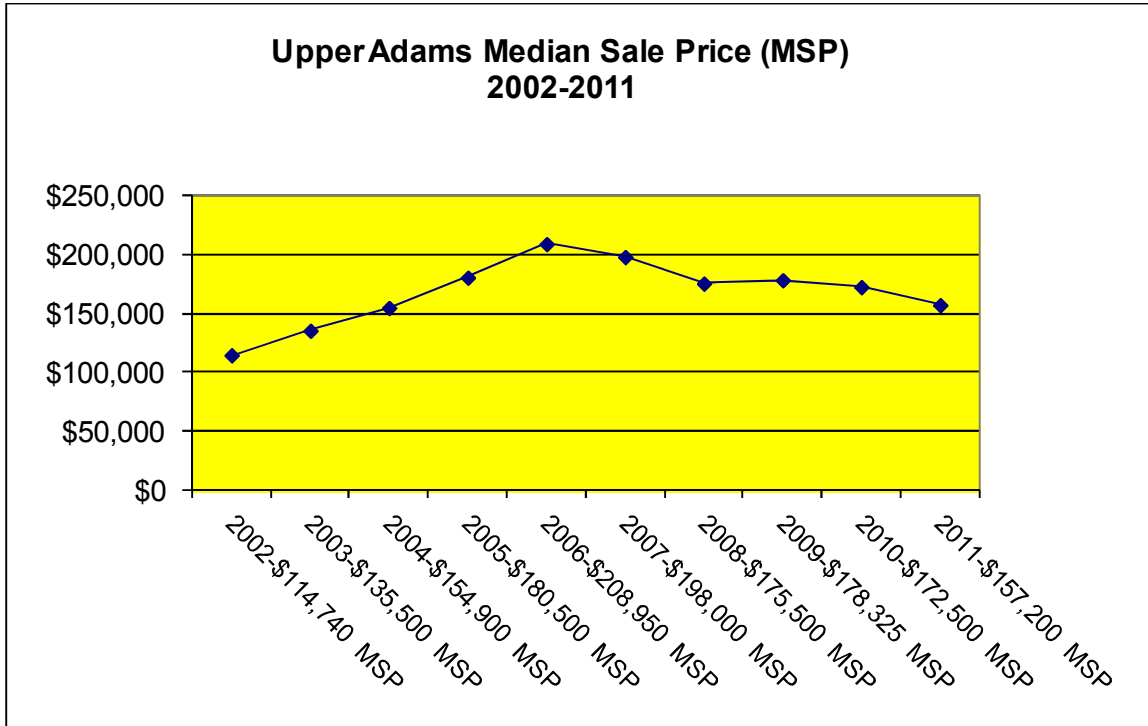
The charts below reflect the average days on market in each price range and the number of units sold in in each price range.



# Upper Adams School District

In the Upper Adams Area School District there were 55 homes sold in 2011 for a total dollar volume of \$8,521,868. The number of homes sold in 2011 increased by 10% over 2010 sales.

The median home sale price was \$157,200 in 2011. This home sale price reflects an 8% decrease compared to 2010 sales, a 21% decrease over 5 years, and a 37% increase over 10 years.



# Upper Adams School District

Type	No. Sold	Median Price	Average Days on Market
Detached	52	\$ 159,500	123
Semi-Detached			
Attached	1	\$ 113,700	163
Condo/Townhouse			
Mobile Home w/ Land	2	\$ 82,500	14
<b>Grand Total</b>	<b>55</b>	<b>\$ 157,200</b>	<b>119</b>

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

