

2007

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

2007 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 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. It represents well over a half of a billion dollars in economic stimulus right here in Adams County.

Thank you for reading this report and please contact RAYAC with any questions you might have.



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Adams County Housing Market

<u>School District</u>	<u>2007 Median Sale Price</u>	<u>2006 Median Sale Price</u>	<u>2005 Median Sale Price</u>	<u>2004 Median Sale Price</u>	<u>% Change from 2006 to 2007</u>	<u>% Change from 2005 to 2007</u>	<u>% Change from 2004 to 2007</u>
Adams County							
Bermudian Springs	\$195,450	\$188,000	\$185,000	\$158,450	4%	6%	23%
Conewago Valley	\$179,050	\$169,000	\$155,150	\$135,900	6%	15%	32%
Fairfield	\$255,000	\$255,000	\$225,000	\$181,000	0%	13%	41%
Gettysburg	\$239,450	\$234,450	\$216,450	\$179,950	2%	11%	33%
Littlestown	\$224,750	\$228,000	\$199,950	\$159,400	-1%	12%	41%
Upper Adams	\$198,000	\$208,900	\$180,500	\$154,900	-5%	10%	28%
Total Adams County	\$215,000	\$211,376	\$190,000	\$159,500	2%	13%	35%

<u>School District</u>	<u>2007 Number Sold</u>	<u>2006 Number Sold</u>	<u>2005 Number Sold</u>	<u>2004 Number Sold</u>	<u>% Change from 2006 to 2007</u>	<u>% Change from 2005 to 2007</u>	<u>% Change from 2004 to 2007</u>
Adams County							
Bermudian Springs	112	133	143	144	-16%	-22%	-22%
Conewago Valley	232	289	265	251	-20%	-12%	-8%
Fairfield	91	107	121	117	-15%	-25%	-22%
Gettysburg	218	230	268	258	-5%	-19%	-16%
Littlestown	180	243	240	176	-26%	-25%	2%
Upper Adams	83	101	116	113	-18%	-28%	-27%
Total Adams County	916	1,103	1,153	1,059	-17%	-21%	-14%

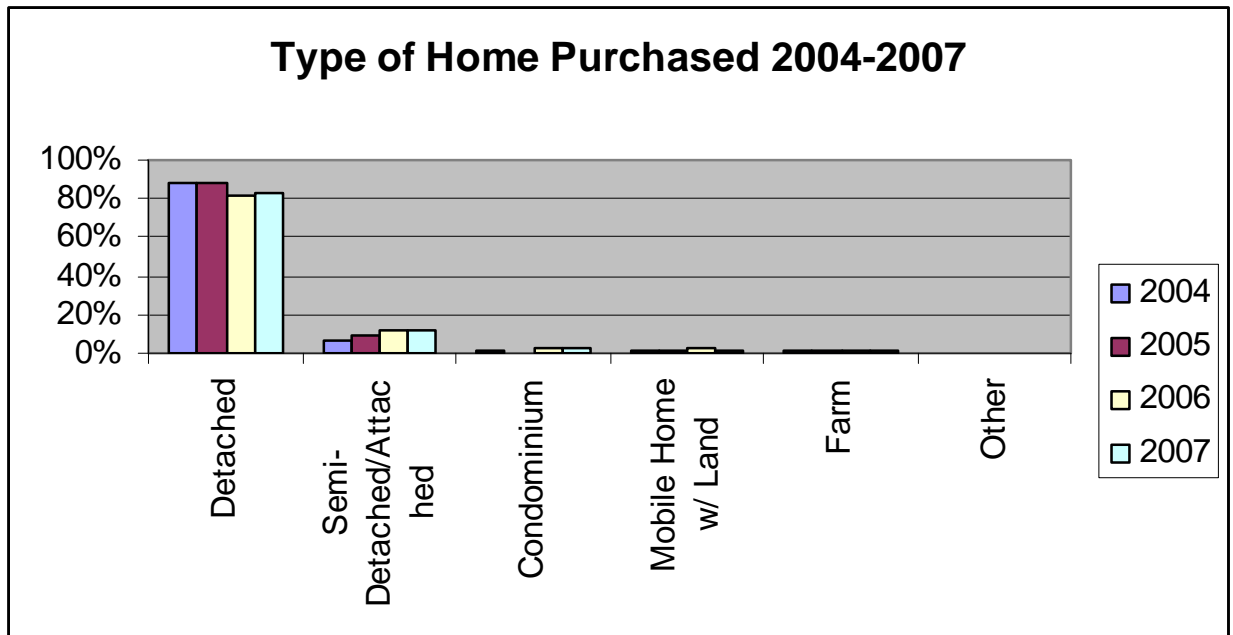
In 2007 REALTORS sold 916 homes in Adams County for a total dollar volume of \$219,407,861. This reflects a 17% decrease in the number of homes sold compared to 2006. Additionally the total dollar volume in homes sales decreased by 14% compared to 2006.

The median home sale price increased by 2% over 2006 sales to \$215,000. Only Littlestown and Upper Adams School Districts had a decrease in median home sale price.

While numbers of home sales are down in Adams County, the local real estate market has faired better than the national statistics. The National Association of REALTORS reported an overall 13% decrease in number of home sales and a median sold price decrease of 1.4% from 2007 to 2006 nationally.

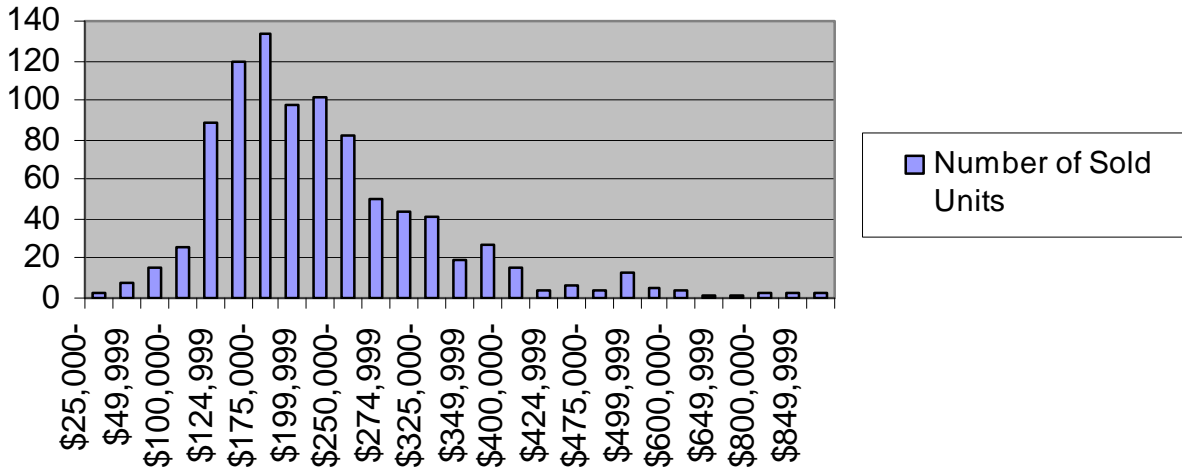
Adams County: Type of Homes

The most popular home purchased in Adams County remains single family detached with 83% of the market. However this number has decreased compared to 2004 when 88% of the homes purchased in Adams County were single family detached. Semi-detached/Attached and condominiums are capturing more of the sold market increasing to 15% of the market up from 8% in 2004. Farms remain steady at 1% of the market and mobile homes with land remaining at 2% of the market.



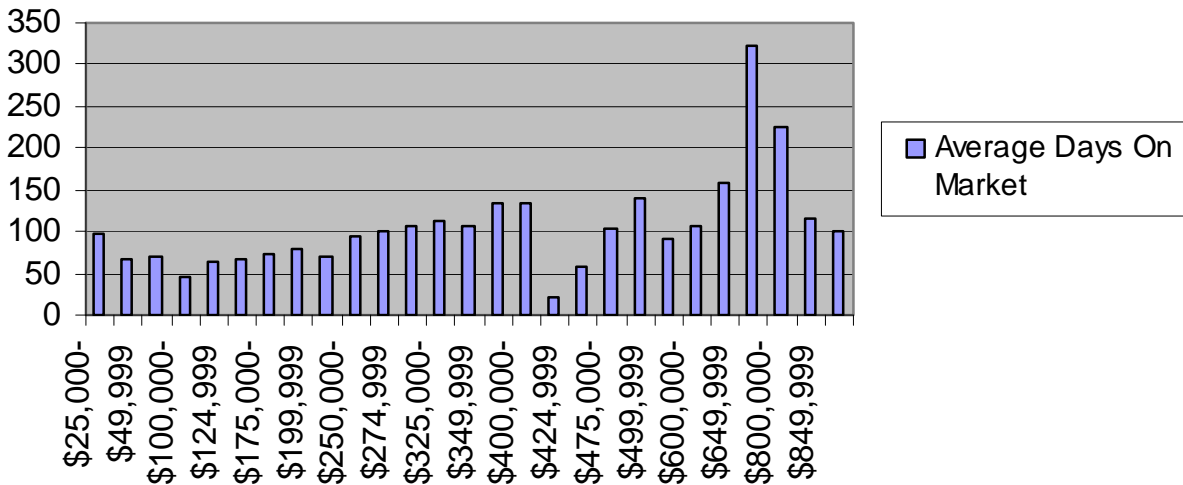
Adams County Housing Market

Adams County Price Range



In 2007 36% of the homes purchased in Adams County were priced between \$200,000-\$300,000. 20% of the homes sold were priced over \$300,000.

Average Days On Market

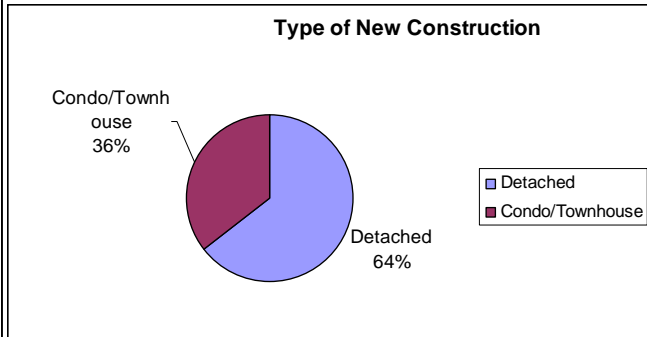


The average days on market for Adams County in 2007 was 82 days. This reflects a 30% increase on average days on market over 2006 sales. A general trend of the market shows the higher priced the home the longer the days on market.

Adams County: New Construction

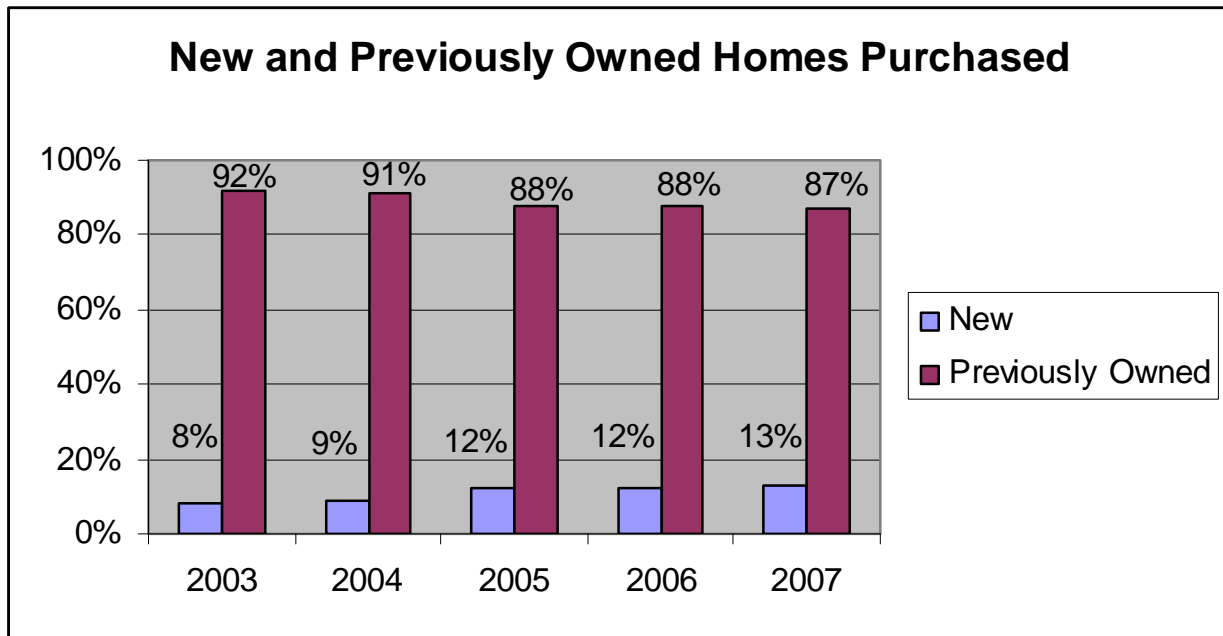
The RAYAC Multi-List System only captures a part of the new home construction market
i.e. transactions which involved a REALTOR.

	Number Sold	Median Sold Price	Median Finished Sq FT	\$/Sq Ft	Median Acentage
Detached	76	\$ 312,250.00	2164	\$ 146.46	0.715
Condo/Townhouse	42	\$ 200,144.50	1564	\$ 128.00	0



Adams County Number of New Home Sales by School District

Bermudian Springs	7
Conewago Valley	14
Fairfield	13
Gettysburg	42
Littlestown	31
Upper Adams	11
Total Adams County	118



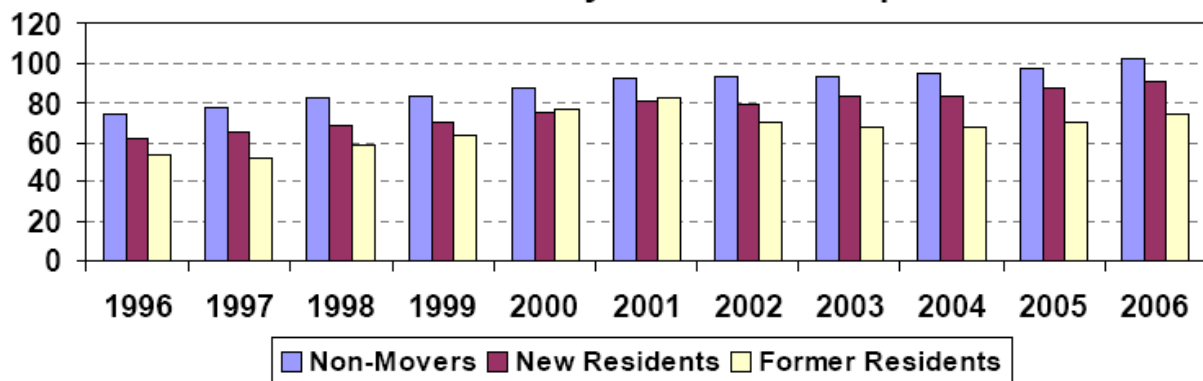
Who is Moving Into Adams County?

For the year 2006, 53% of the households moving into Adams County were from other counties in Pennsylvania and 46% were from Maryland. The information below is provided by the National Association of REALTORS relocation report. The information pinpoints where relocation clients are moving from and where they are going, on a county-to-county basis. In addition, it highlights the median incomes of households arriving and leaving each county.

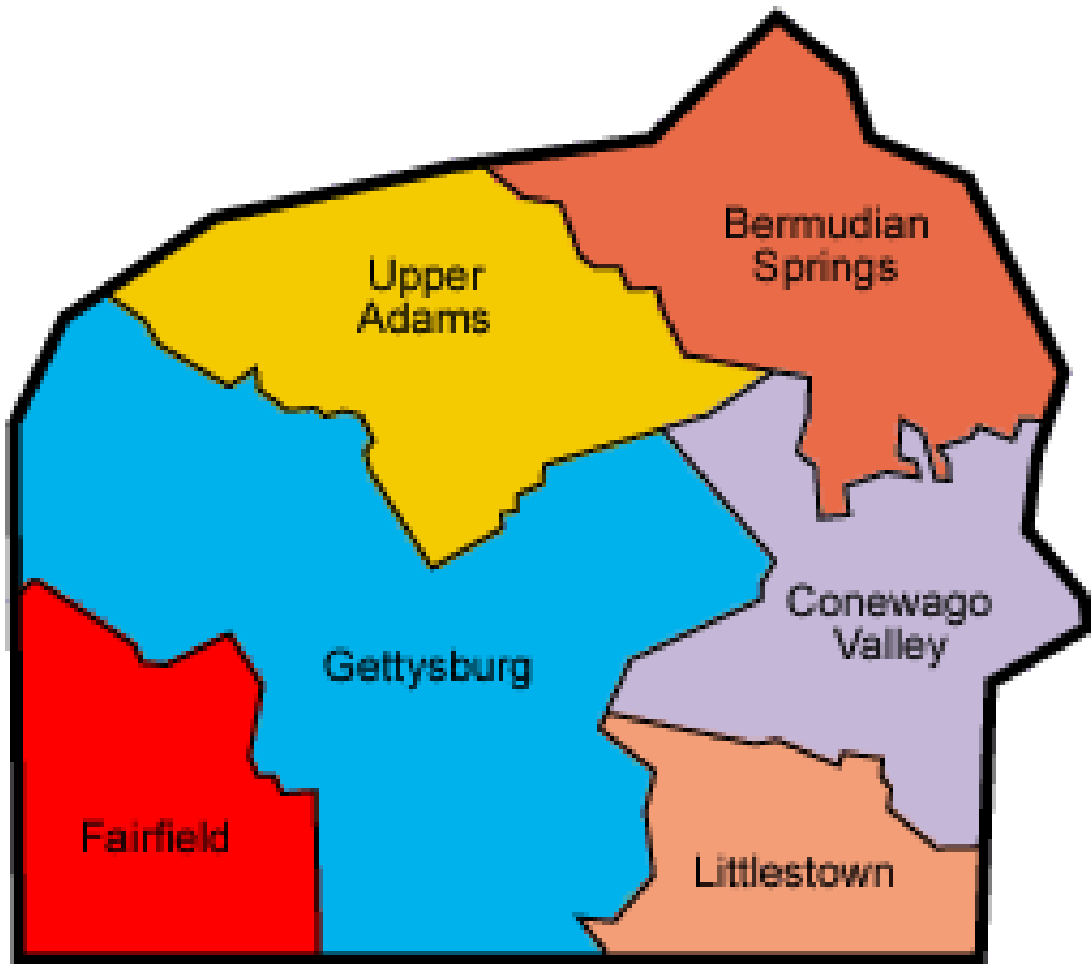
Year 2006 Relocation into/out of Adams County, PA

Inflows				Outflows		
	Counties Relocating from	# of Households	Income Index	Counties Relocating to	# of Households	Income Index
1	York County, PA	668	68	York County, PA	799	71
2	Carroll County, MD	294	103	Cumberland County, PA	161	74
3	Frederick County, MD	241	110	Franklin County, PA	105	73
4	Franklin County, PA	92	76	Carroll County, MD	94	65
5	Baltimore County, MD	81	102	Frederick County, MD	57	70
6	Cumberland County, PA	76	87	Lancaster County, PA	44	63
7	Montgomery County, MD	64	157	Dauphin County, PA	39	76
8	Anne Arundel County, MD	44	93	Baltimore County, MD	25	74
9	Dauphin County, PA	34	64	Montgomery County, MD	19	81
10	Howard County, MD	25	131	Berks County, PA	18	116

Income Index by Resident Group



Real Estate Activity By School District



Bermudian Springs School District

Type	No. Sold	Median Price	Average Day on Market
Detached	104	\$199,900	65
Semi-Detached/Attached	4	\$144,000	23
Farm	1	\$399,900	163
Condominium	1	\$116,500	20
Mobile Home w/ Land	2	\$132,450	95
Other	0	\$0	0
Grand Total	112	\$195,450	65

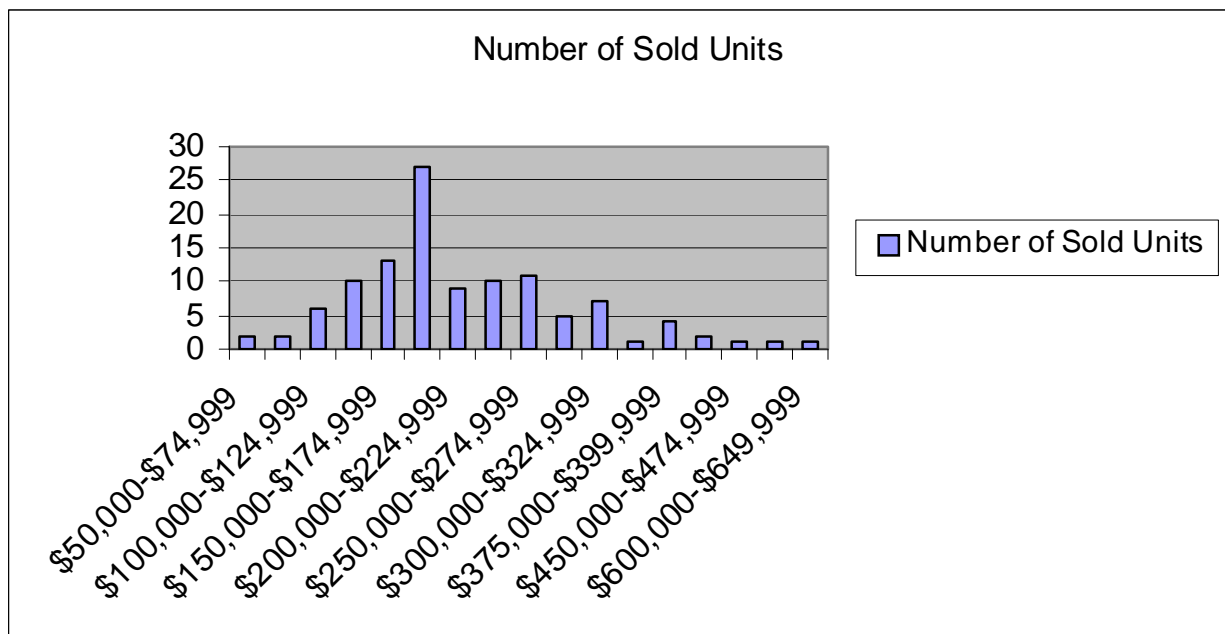
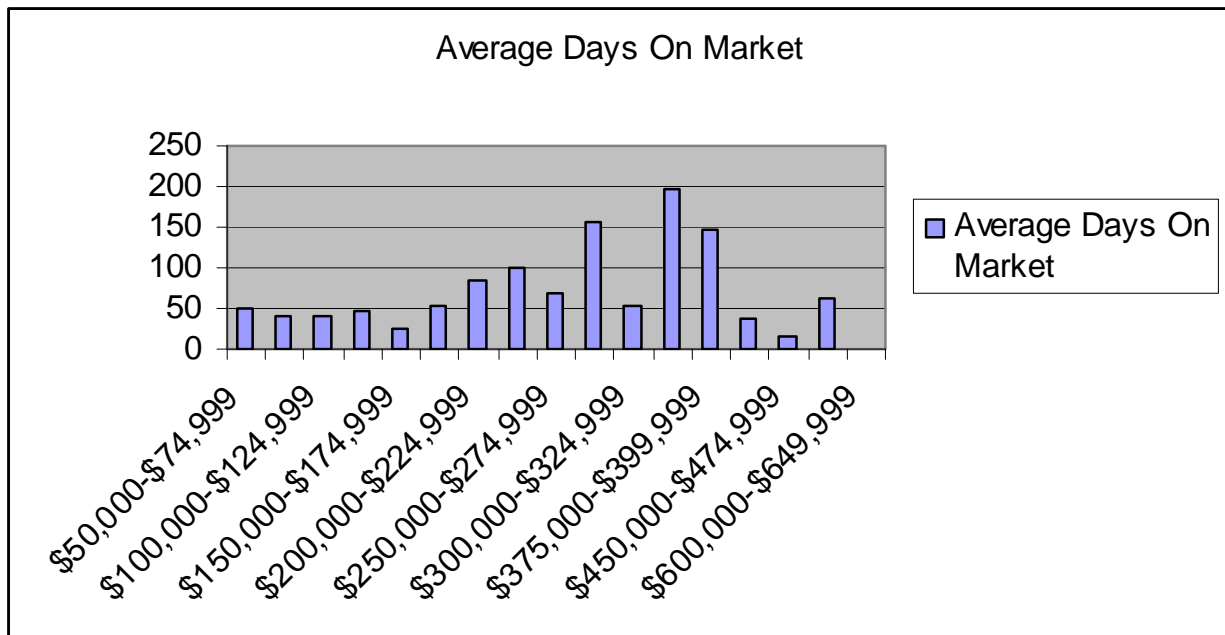
Price Range	Number of Sold Units	Average Days On Market
\$50,000-\$74,999	2	51
\$75,000-\$99,999	2	40
\$100,000-\$124,999	6	40
\$125,000-\$149,999	10	47
\$150,000-\$174,999	13	24
\$175,000-\$199,999	27	53
\$200,000-\$224,999	9	83
\$225,000-\$249,999	10	101
\$250,000-\$274,999	11	69
\$275,000-\$299,999	5	156
\$300,000-\$324,999	7	54
\$325,000-\$349,999	1	198
\$375,000-\$399,999	4	147
\$425,000-\$449,999	2	38
\$450,000-\$474,999	1	16
\$475,000-\$499,999	1	62
\$600,000-\$649,999	1	1

Bermudian Springs School District

In the Bermudian Springs School District there were 112 homes sold in 2007 for a total dollar volume of \$24,886,225. The number of homes sold in 2007 was down by 16% from 2006.

The median home sale price was one of the lowest in Adams County reaching \$195,450 in 2007. This home sale price reflects a 4% increase over 2006 sales.

The average days on market was 65 days.



Conewago Valley School District

Type	No. Sold	Median Price	Average Day on Market
Detached	175	\$190,000	77
Semi-Detached/Attached	42	\$143,950	59
Farm	4	\$504,000	100
Condominium	6	\$170,450	161
Mobile Home w/ Land	5	\$119,000	9
Other	0	\$0	0
Grand Total	232	\$179,050	74

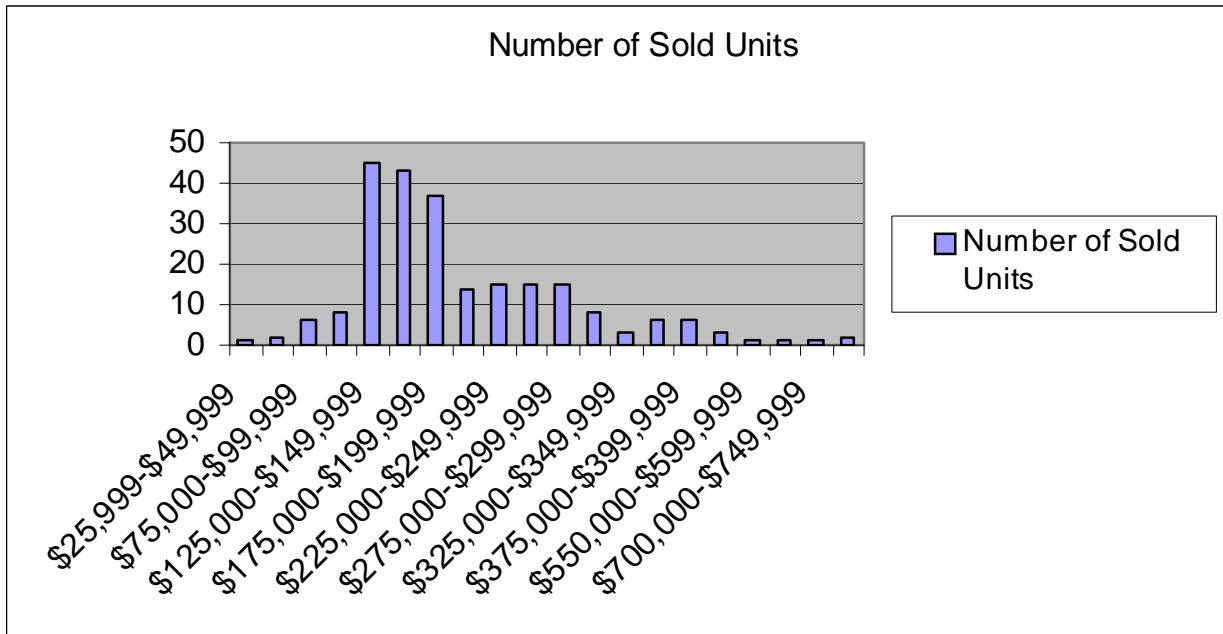
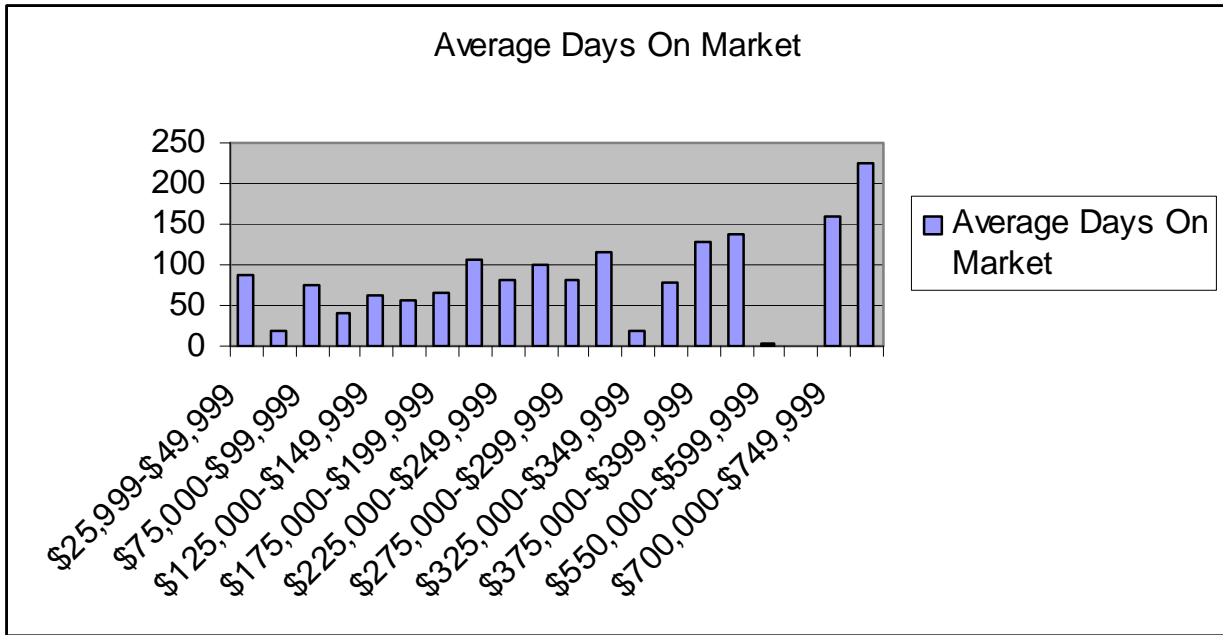
Price Range	Number of Sold Units	Average Days On Market
\$25,999-\$49,999	1	89
\$50,000-\$74,999	2	20
\$75,000-\$99,999	6	74
\$100,000-\$124,999	8	42
\$125,000-\$149,999	45	62
\$150,000-\$174,999	43	56
\$175,000-\$199,999	37	65
\$200,000-\$224,999	14	106
\$225,000-\$249,999	15	80
\$250,000-\$274,999	15	101
\$275,000-\$299,999	15	82
\$300,000-\$324,999	8	115
\$325,000-\$349,999	3	20
\$350,000-\$374,999	6	78
\$375,000-\$399,999	6	128
\$500,000-\$549,999	3	136
\$550,000-\$599,999	1	4
\$600,000-\$649,999	1	0
\$700,000-\$749,999	1	159
\$800,000-\$849,999	2	225

Conewago Valley School District

In the Conewago Valley School District there were 232 homes sold in 2007 for a total dollar volume of \$49,511,241. The number of homes sold in 2007 decreased by 20% from 2006.

The median home sale price was the lowest in Adams County reaching \$179,050 in 2007. This home sale price reflects a 6% increase over 2006 sales.

The average days on market was 74 days.



Fairfield Area School District

Type	No. Sold	Median Price	Average Day on Market
Detached	90	\$ 257,500	88
Semi-Detached/Attached	1	\$ 133,333	73
Farm	0	\$ -	0
Condominium	0	\$ -	0
Mobile Home w/ Land	0	\$ -	0
Other	0	\$ -	0
Grand Total	91	\$255,000	88

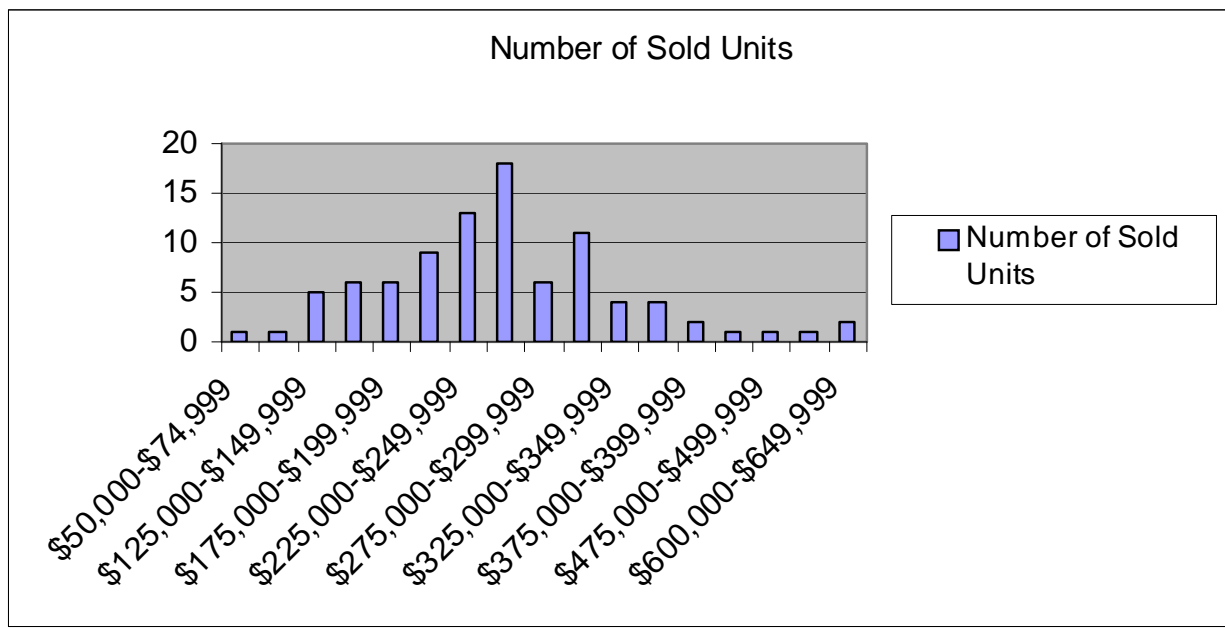
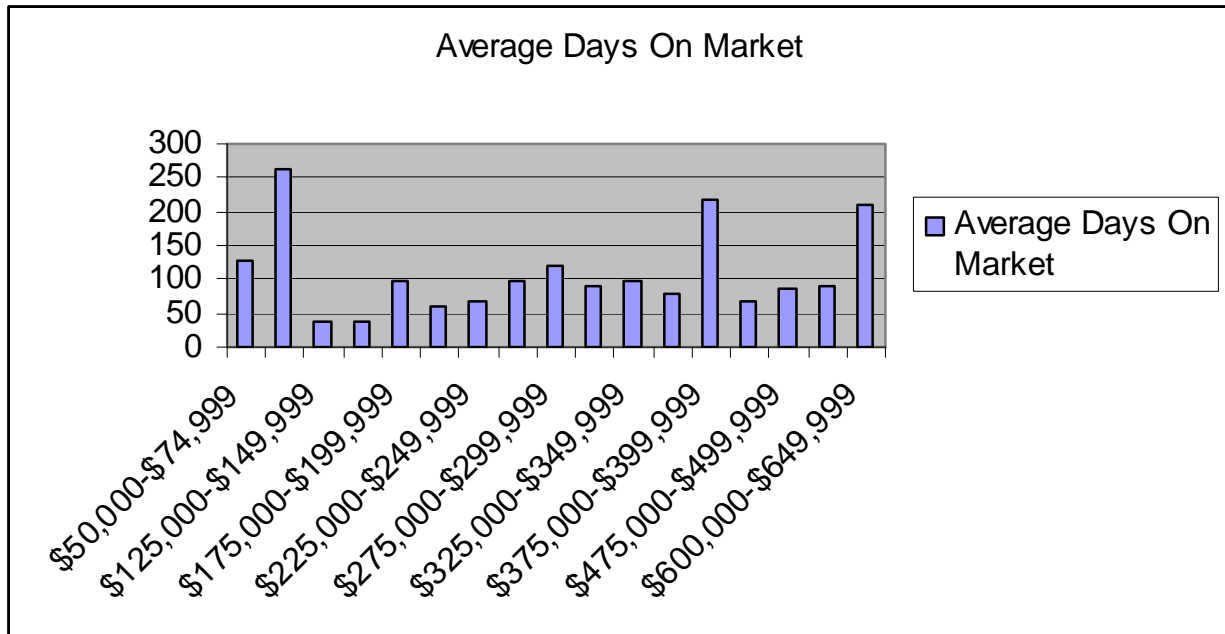
Price Range	Number of Sold Units	Average Days On Market
\$50,000-\$74,999	1	127
\$75,000-\$99,999	1	261
\$125,000-\$149,999	5	39
\$150,000-\$174,999	6	38
\$175,000-\$199,999	6	98
\$200,000-\$224,999	9	61
\$225,000-\$249,999	13	66
\$250,000-\$274,999	18	99
\$275,000-\$299,999	6	119
\$300,000-\$324,999	11	89
\$325,000-\$349,999	4	98
\$350,000-\$374,999	4	79
\$375,000-\$399,999	2	216
\$450,000-\$474,999	1	67
\$475,000-\$499,999	1	86
\$500,000-\$549,999	1	91
\$600,000-\$649,999	2	211

Fairfield Area School District

In the Fairfield Area School District there were 91 homes sold in 2007 for a total dollar volume of \$24,102,724. The number of homes sold in 2006 decreased by 15% from 2006.

The median home sale price was the highest in Adams County remaining at \$255,000 in 2007.

The average days on market was 88 days.



Gettysburg Area School District

Type	No. Sold	Median Price	Average Day on Market
Detached	167	\$258,500	93
Semi-Detached/Attached	38	\$174,900	72
Farm	5	\$410,000	95
Condominium	4	\$385,075	161
Mobile Home w/ Land	4	\$127,000	15
Other			
Grand Total	218	\$239,450	89

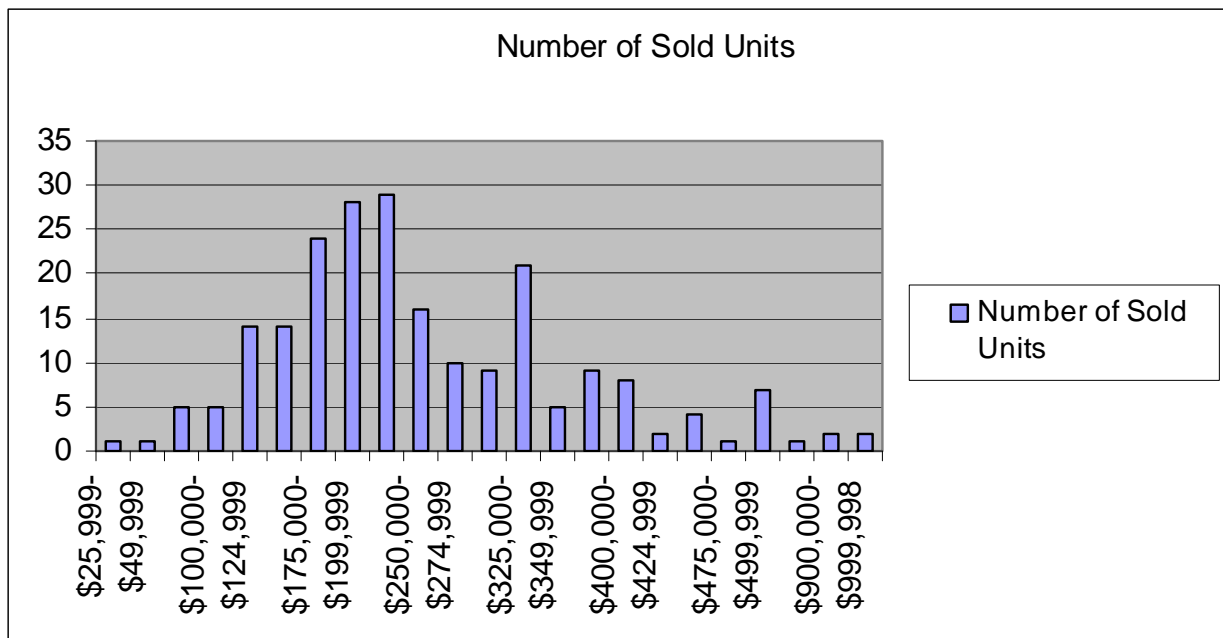
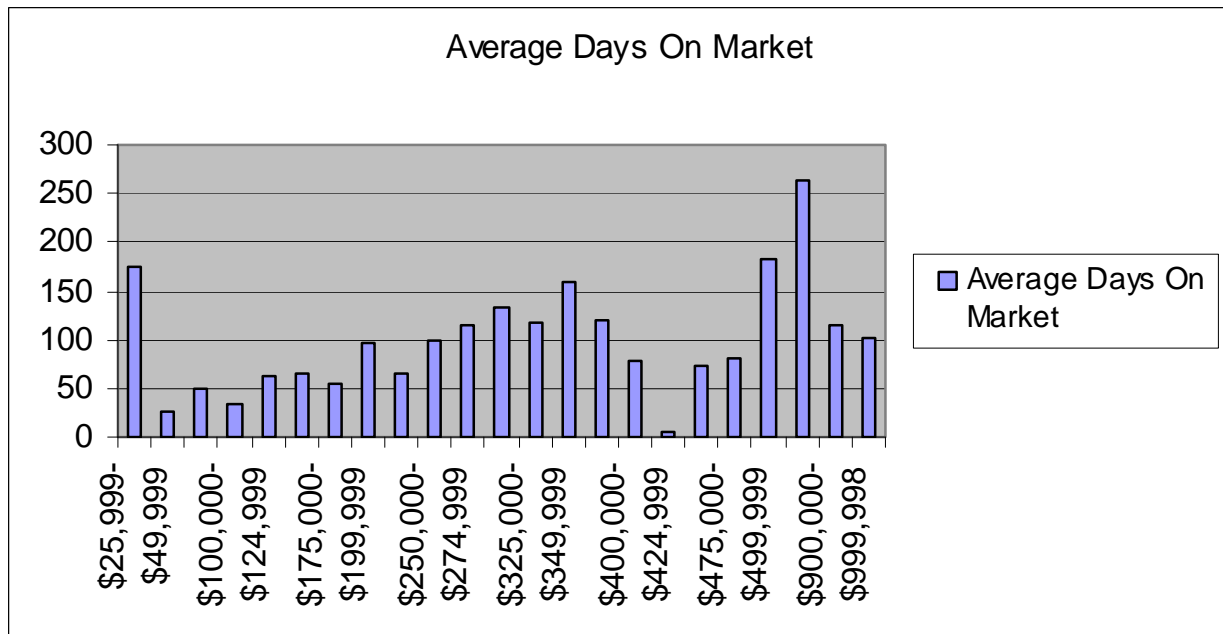
Price Range	Number of Sold Units	Average Days On Market
\$25,999-\$49,999	1	176
\$50,000-\$74,999	1	25
\$75,000-\$99,999	5	50
\$100,000-\$124,999	5	34
\$125,000-\$149,999	14	62
\$150,000-\$174,999	14	66
\$175,000-\$199,999	24	56
\$200,000-\$224,999	28	96
\$225,000-\$249,999	29	66
\$250,000-\$274,999	16	100
\$275,000-\$299,999	10	116
\$300,000-\$324,999	9	134
\$325,000-\$349,999	21	117
\$350,000-\$374,999	5	158
\$375,000-\$399,999	9	121
\$400,000-\$424,999	8	78
\$425,000-\$44,9999	2	4
\$450,000-\$474,999	4	73
\$475,000-\$499,999	1	81
\$500,000-\$549,999	7	182
\$550,000-\$599,999	1	263
\$900,000-\$999,998	2	115
\$999,999-\$9,999,999	2	101

Gettysburg Area School District

In the Gettysburg Area School District there were 218 homes sold in 2007 for a total dollar volume of \$59,576,710. The number of homes sold in 2007 decreased by 5% from 2006.

The median home sale price was the second highest in Adams County reaching \$239,450 in 2007. This reflects a 2 % increase over 2006 sales.

The average days on market was 89 days.



Littlestown Area School District

Type	No. Sold	Median Price	Average Day on Market
Detached	144	\$235,950	89
Semi-Detached/Attached	20	\$164,950	83
Farm	2	\$642,500	189
Condominium	13	\$195,900	129
Mobile Home w/ Land	1	\$39,900	27
Other	0	0	0
Grand Total	180	\$224,750	92

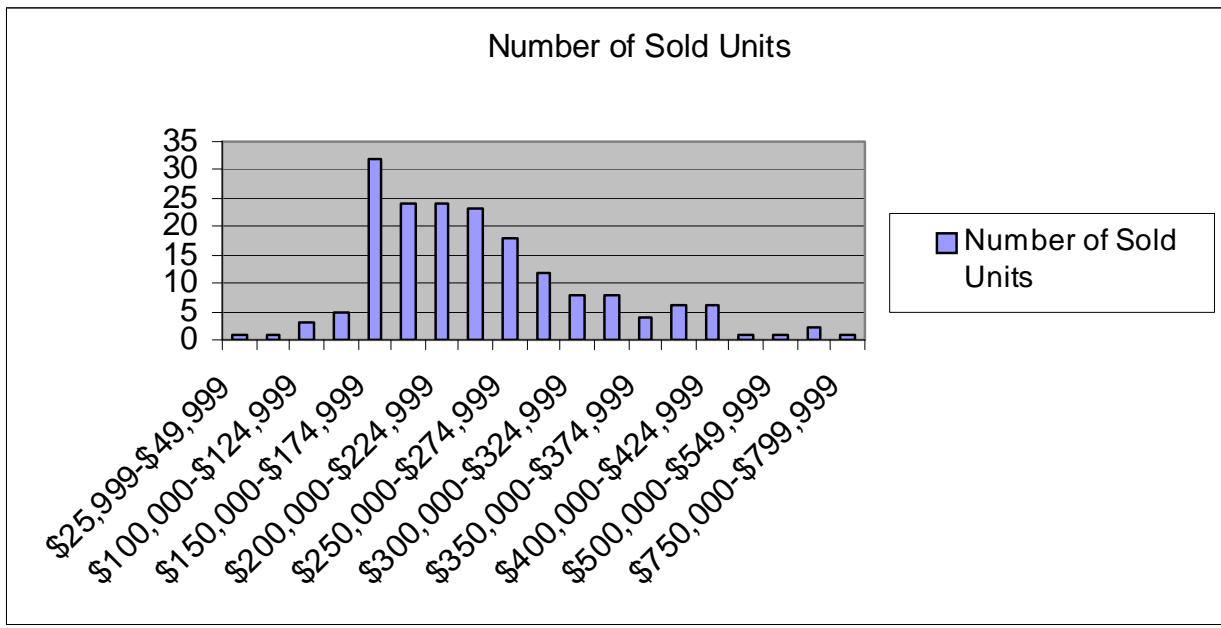
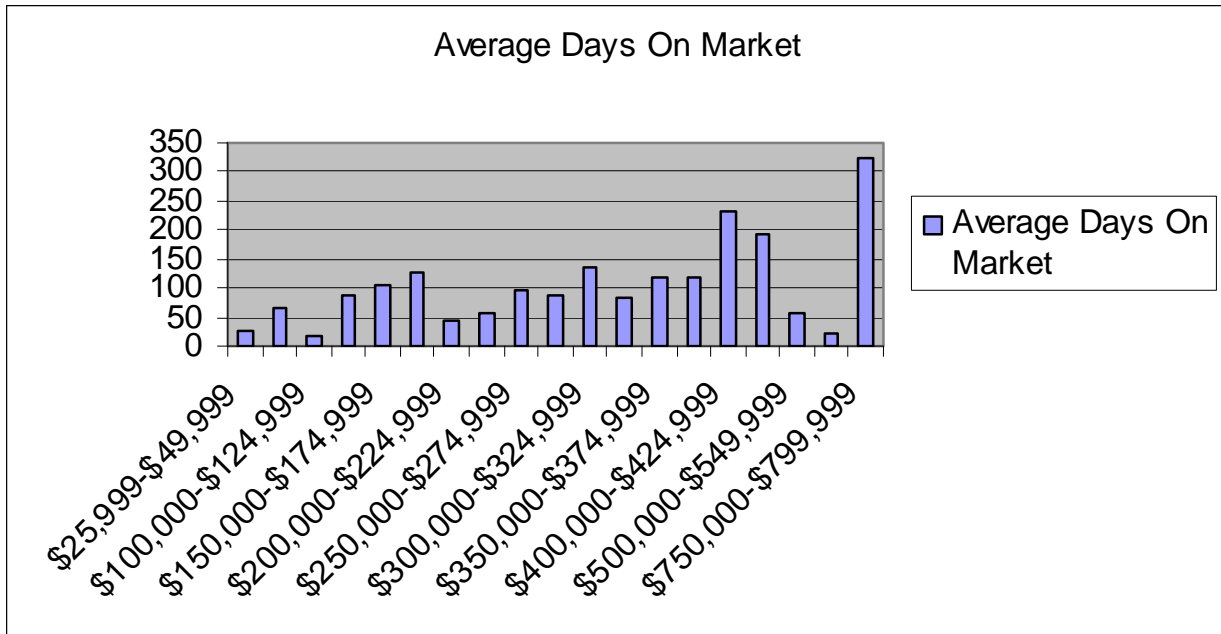
Price Range	Number of Sold Units	Average Days On Market
\$25,999-\$49,999	1	27
\$75,000-\$99,999	1	66
\$100,000-\$124,999	3	16
\$125,000-\$149,999	5	87
\$150,000-\$174,999	32	104
\$175,000-\$199,999	24	125
\$200,000-\$224,999	24	45
\$225,000-\$249,999	23	56
\$250,000-\$274,999	18	98
\$275,000-\$299,999	12	87
\$300,000-\$324,999	8	135
\$325,000-\$349,999	8	81
\$350,000-\$374,999	4	119
\$375,000-\$399,999	6	118
\$400,000-\$424,999	6	230
\$475,000-\$499,999	1	191
\$500,000-\$549,999	1	55
\$550,000-\$599,999	2	24
\$750,000-\$799,999	1	323

Littlestown Area School District

In the Littlestown Area School District there were 180 homes sold in 2007 for a total dollar volume of \$44,003,216. The number of homes sold in 2007 decreased by 26% from 2006.

The median home sale price was \$224,750 in 2006. This reflects a 1% decrease over 2006 sales.

The Average Days on Market was the longest in Adams County at 92 days



Upper Adams School District

Type	No. Sold	Median Price	Average Day on Market
Detached	76	\$200,000	79
Semi-Detached/Attached	1	\$120,000	94
Farm	0	\$0	0
Condominium	3	\$132,900	256
Mobile Home w/ Land	3	\$135,960	10
Other	0	\$0	0
Grand Total	83	\$198,000	83

Price Range	Number of Sold Units	Average Days On Market
\$50,000-\$74,999	2	126
\$75,000-\$99,999	1	22
\$100,000-\$124,999	4	110
\$125,000-\$149,999	10	102
\$150,000-\$174,999	12	63
\$175,000-\$199,999	15	58
\$200,000-\$224,999	13	86
\$225,000-\$249,999	11	66
\$250,000-\$274,999	4	92
\$275,000-\$299,999	2	35
\$300,000-\$324,999	1	166
\$325,000-\$349,999	4	209
\$400,000-\$424,999	1	4
\$450,000-\$474,999	1	22
\$500,000-\$549,999	1	6
\$550,000-\$599,999	1	139

Upper Adams School District

In the Upper Adams Area School District there were 83 homes sold in 2007 for a total dollar volume of \$17,327,715. The number of homes sold in 2007 decreased by 18% from 2006.

The median home sale price was \$198,000 in 2007. This reflects a 5% decrease over 2006 sales.

The Average Days on Market was 83 days.

