

2023

Adams County

Real Estate Market Report

Prepared by:



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2023 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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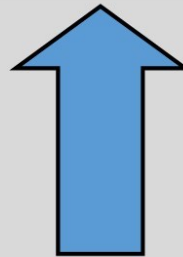
Adams County Housing Market Snapshot

REALTORS® Association of York & Adams Counties
Year End 2023 Market Update for Adams County

Median Sold Price Year to Date

\$287,500

Year to Date 2022: \$275,000

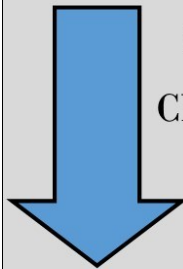


Sales Price
Change Y/Y

+ 5%

Number of
Home Sales

1,038



Sales #
Change Y/Y

- 13%

New Listings

62



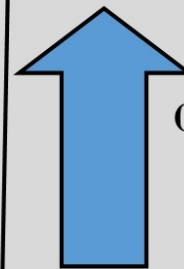
All Active Listings

147

December 2022: 142

Number of
Pending Home
Sales

108



Pending #
Change Y/Y

+31%

% of List Price
Received

99.5%

SOLD

Days on Market

9

Months Supply
of Inventory

1.73 months

For a report by School District please visit

www.RAYAC.com/statistics/



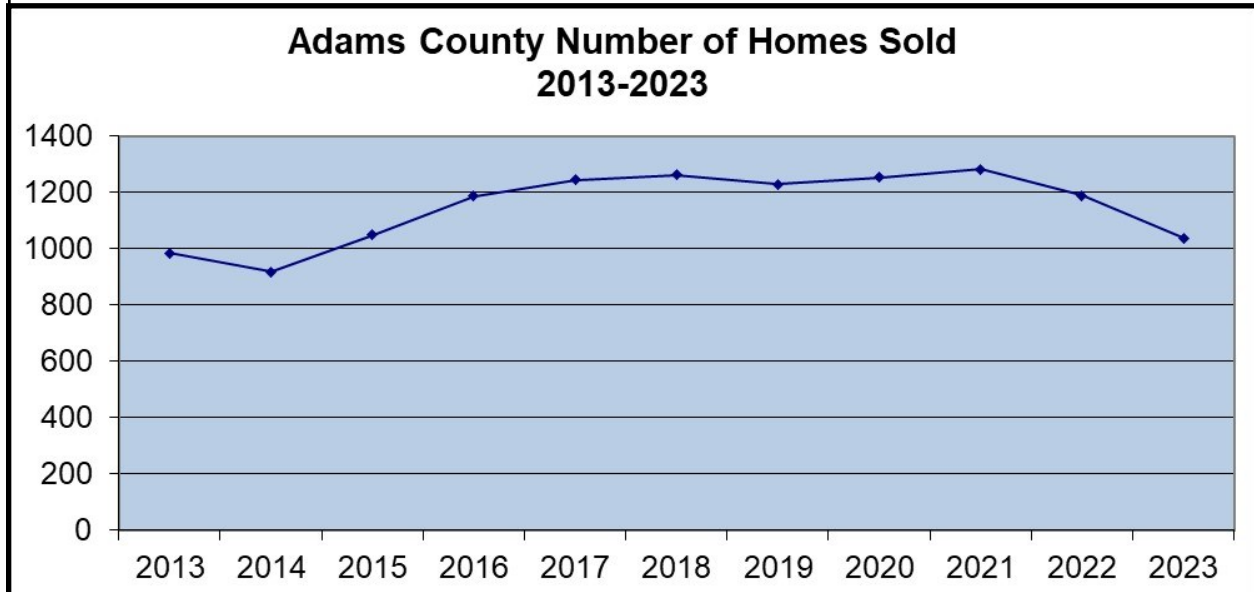
Statistics Source Bright MLS

Adams County Housing Market: Number of Homes Sold

In 2023 Realtors® sold 1,038 homes in Adams County. This reflects a 13% decrease in the number of homes sold compared to 2022.

The total dollar volume sold in 2023 was over \$327 million. This reflects a 9% decrease in total dollar volume from 2022 sales.

School District	2023 Sold	2022 Sold	2018 Sold	2013 Sold	% Change	% Change	% Change
					over 1 Year	over 5 Years	over 10 Years
Bermudian Springs	115	137	161	126	-16%	-29%	-9%
Conewago Valley	256	300	352	240	-15%	-27%	7%
Fairfield	86	110	112	86	-22%	-23%	0%
Gettysburg	328	346	348	238	-5%	-6%	38%
Littlestown	157	209	183	197	-25%	-14%	-20%
Upper Adams	96	86	105	97	12%	-9%	-1%
Total Adams County	1038	1188	1261	984	-13%	-18%	5%

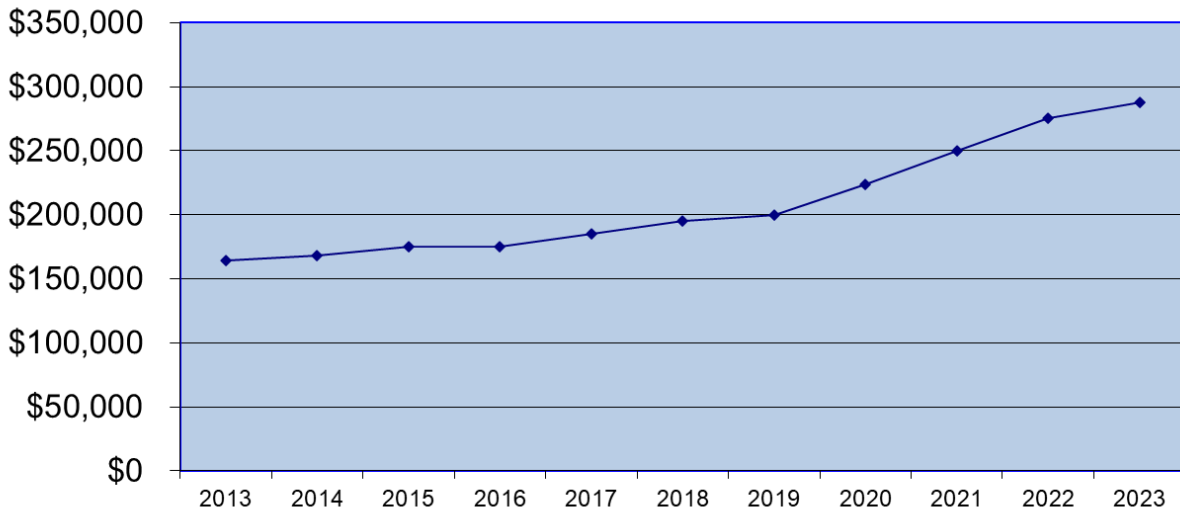


Adams County Housing Market: Median Home Sale Price

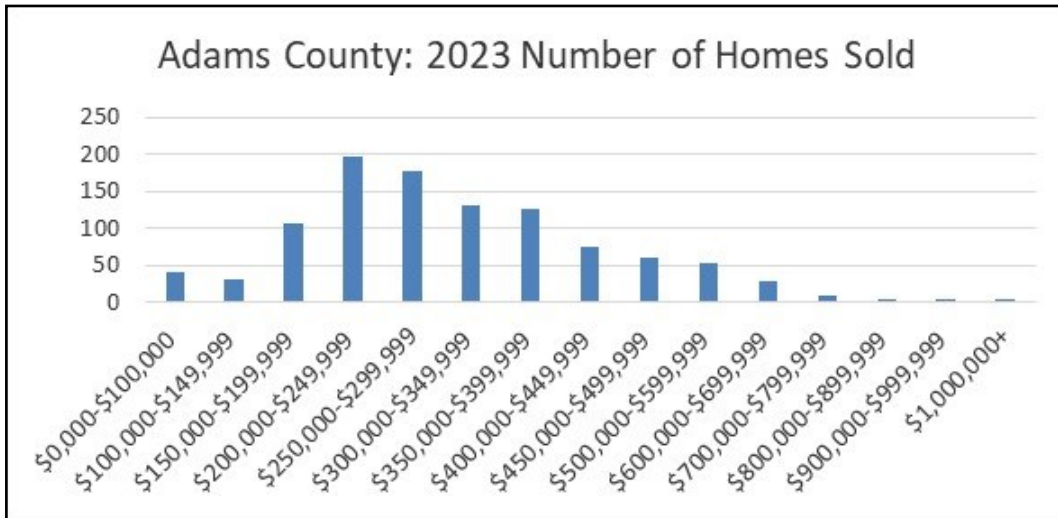
In Adams County the median home sale price was \$287,500, this reflects a 5% increase over 2022 sales. The 2023 median home sale price in Adams County is the highest median home sale price in Adams County history. The median sold price in Adams County increased 47% in five years and increased 75% over the past 10 years.

	2023 Median Sale Price	2022 Median Sale Price	2018 Median Sale Price	2013 Median Sale Price	% Change over 1 Year	% Change over 5 Years	% Change over 10 Years
Bermudian Springs	\$285,000	\$290,000	\$211,000	\$152,500	-2%	35%	87%
Conewago Valley	\$251,650	\$230,000	\$170,900	\$151,225	9%	47%	66%
Fairfield	\$317,500	\$280,000	\$204,500	\$178,750	13%	55%	78%
Gettysburg	\$349,900	\$307,495	\$215,000	\$194,250	14%	63%	80%
Littlestown	\$280,000	\$270,000	\$205,000	\$167,000	4%	37%	68%
Upper Adams	\$272,450	\$235,500	\$151,000	\$149,500	16%	80%	82%
Total Adams County	\$287,500	\$275,000	\$195,000	\$164,095	5%	47%	75%

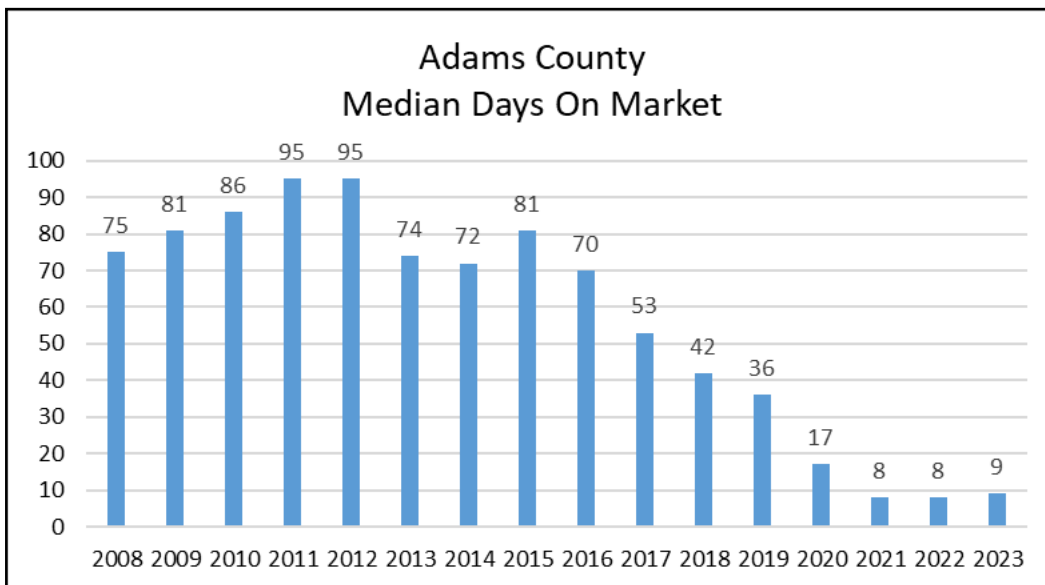
**Adams County Median Home Sale Price
2013-2023**



Adams County Housing Market by Price Range



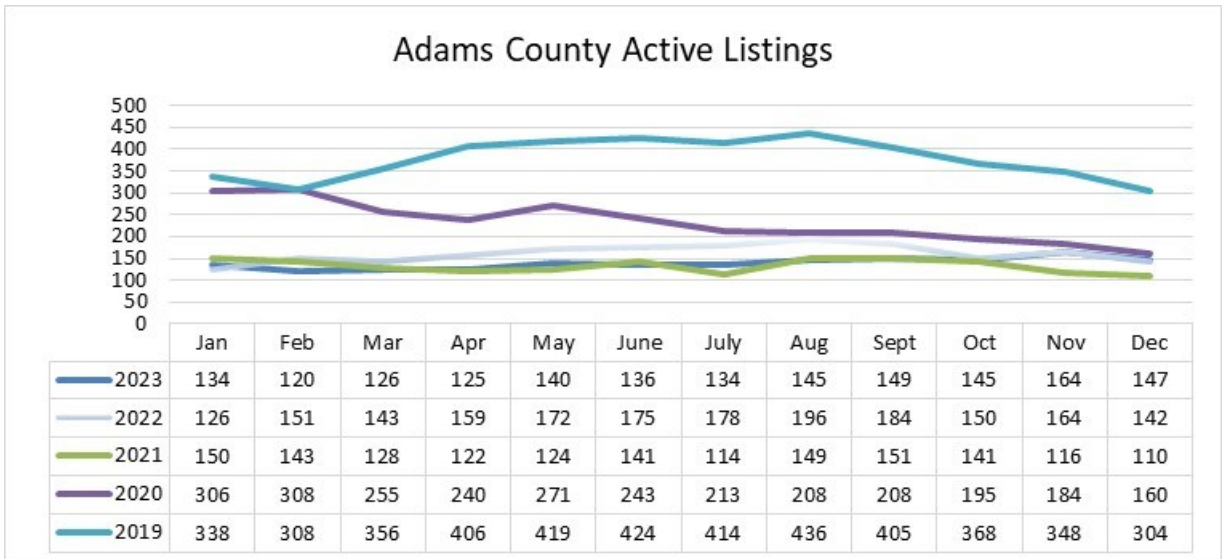
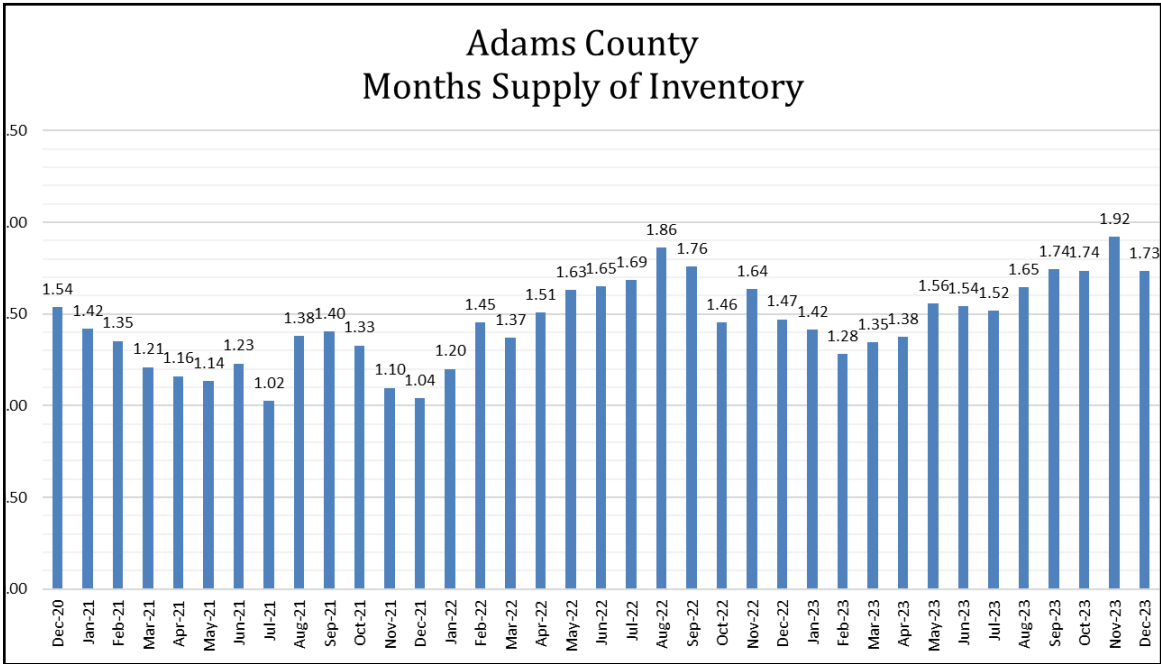
In 2023, 4% of the homes sold were under \$100,000. Homes purchased between \$100,000-\$199,999 were 13% of the market. Homes purchased between \$200,000-\$299,999 were 36% of the market and 47% of the homes sold were priced over \$300,000.



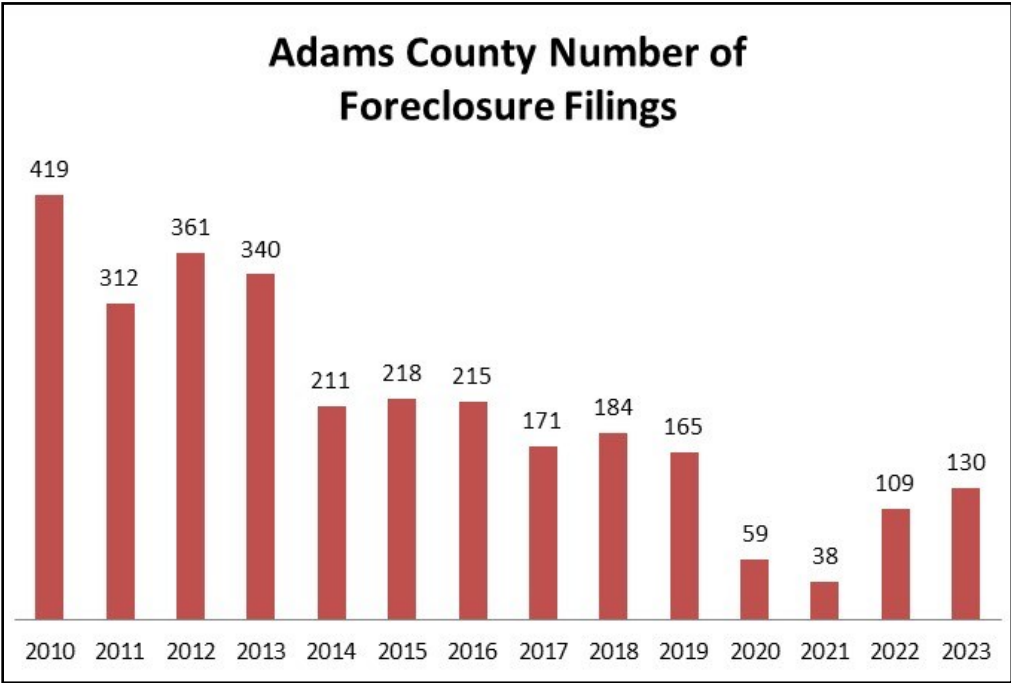
The median days on market for Adams County in 2023 was 9 days.

Adams County: Months Supply of Inventory

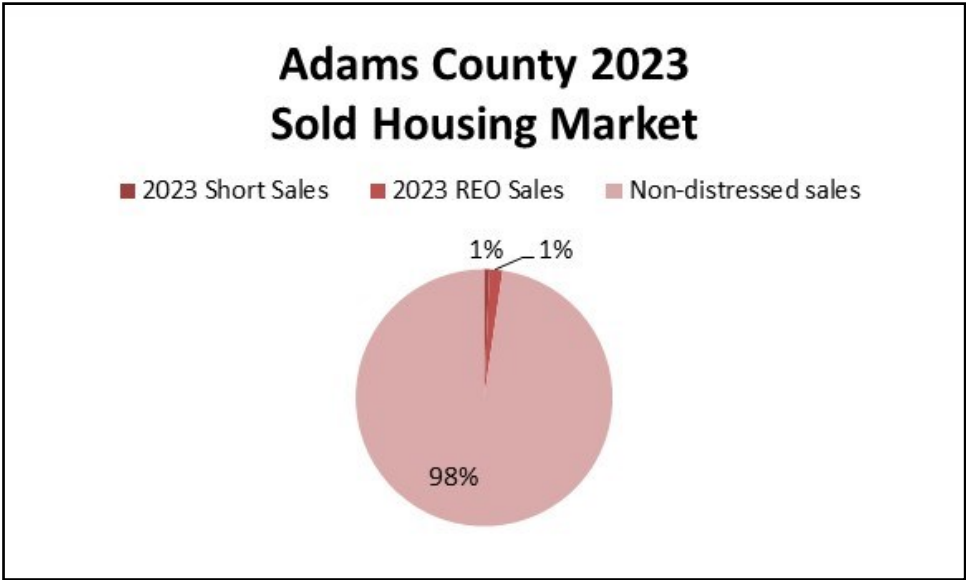
The months supply of inventory indicates how many months it would take for all the current homes for sale on the market to sell, given a monthly sales volume. Six months supply of inventory is considered a balanced market. The lower the number indicates there are more buyers than sellers in the market.



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

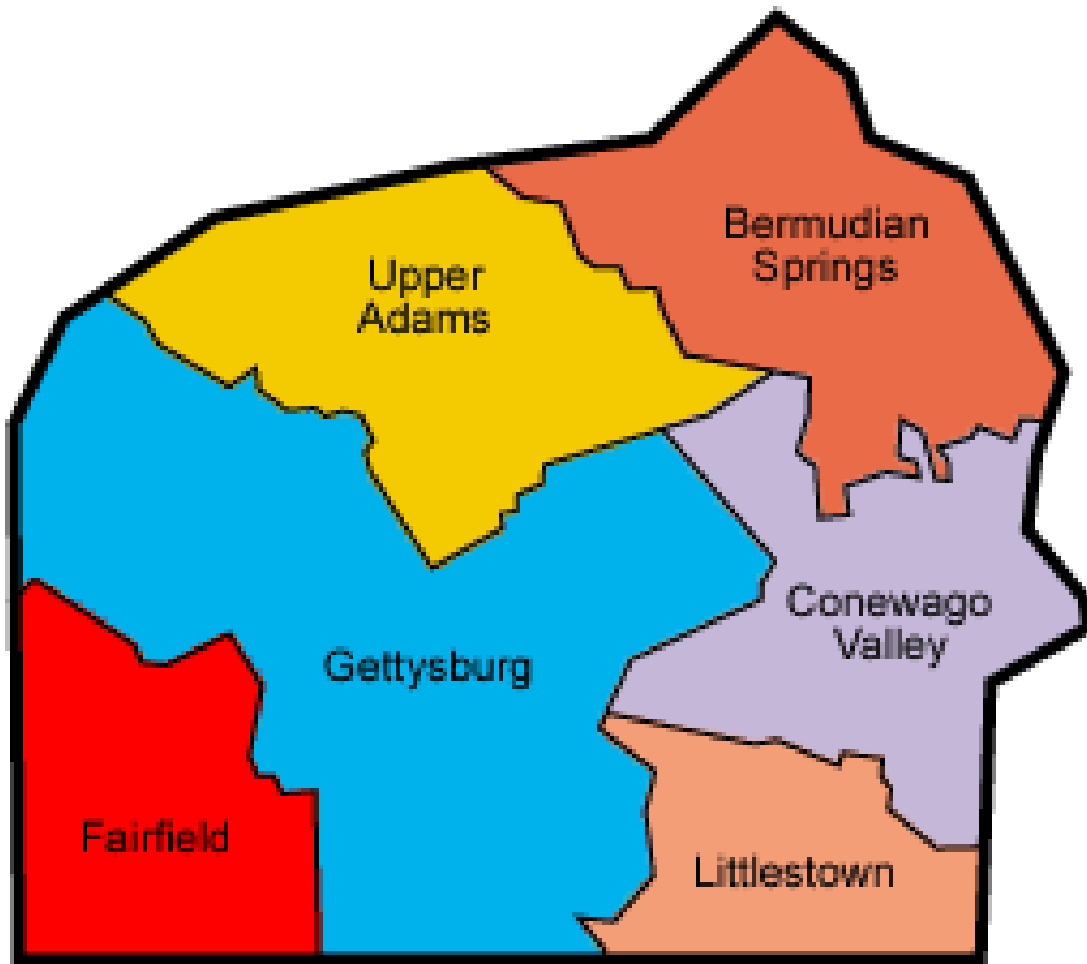
The RAYAC Multi-List System only captures a part of the new home construction market. Only transactions which involved a real estate agent are recorded.

Adams County Number of New Home Sales by School District						
	2023	2022	2021	2020	2019	2018
Bermudian Springs	8	15	8	9	10	6
Conewago Valley	15	31	33	10	21	39
Fairfield	5	2	2	4	5	6
Gettysburg	71	69	12	10	12	19
Littlestown	8	13	5	3	4	7
Upper Adams	1	2	5	1	1	0
Total Adams County	108	132	65	37	53	77

Single Family Detached				
Year	Number Sold	Median Sold Price	Median Finished Sq FT	\$/Sq Ft
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
2018	36	\$ 289,000	1986	\$ 146

Condominium and Town Home				
Year	Number Sold	Median Sold Price	Median Finished Sq FT	\$/Sq Ft
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
2018	41	\$ 181,300	1452	\$ 125

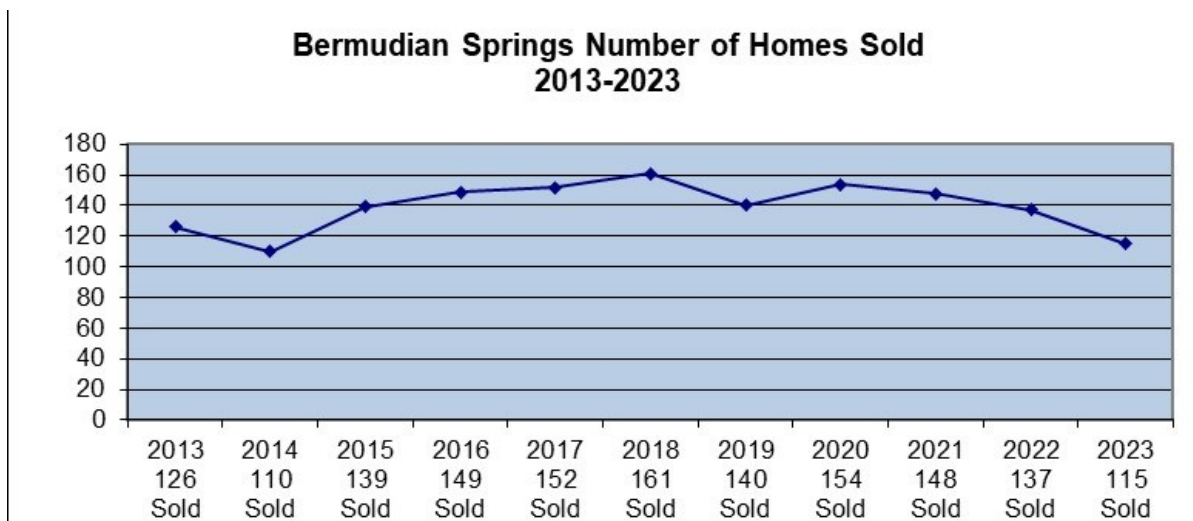
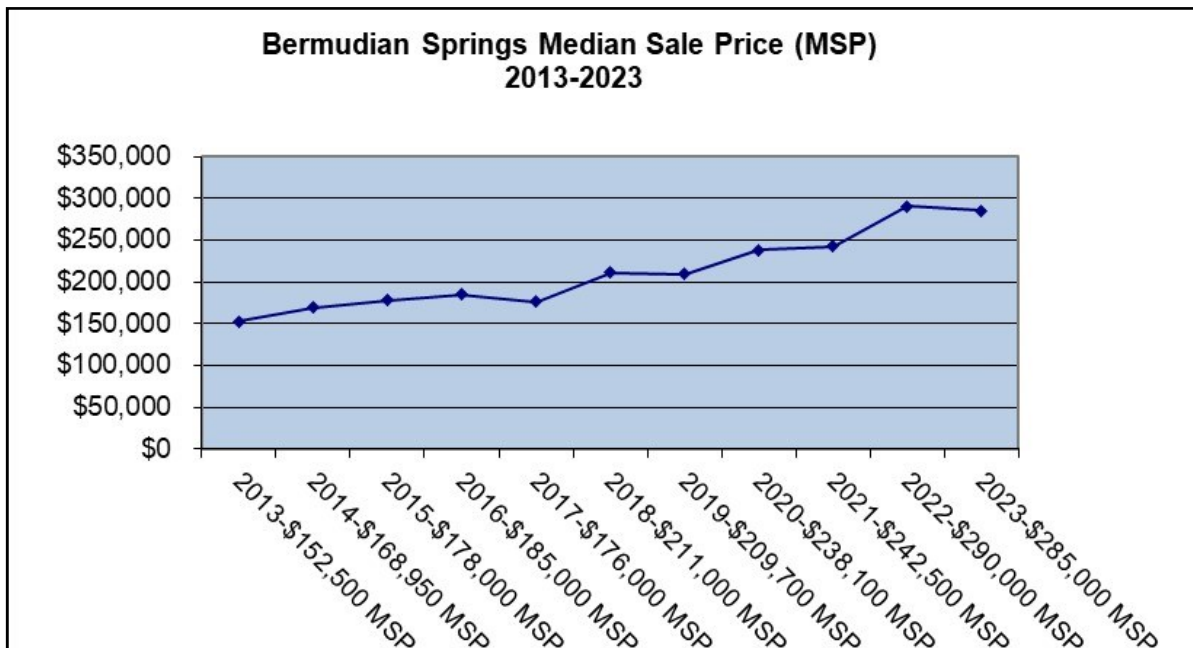
Real Estate Activity by School District



Bermudian Springs School District

In the Bermudian Springs School District there were 115 homes sold in 2023 for a total dollar volume of \$36.4 million. The number of homes sold in 2023 decreased by 16% over 2022 sales.

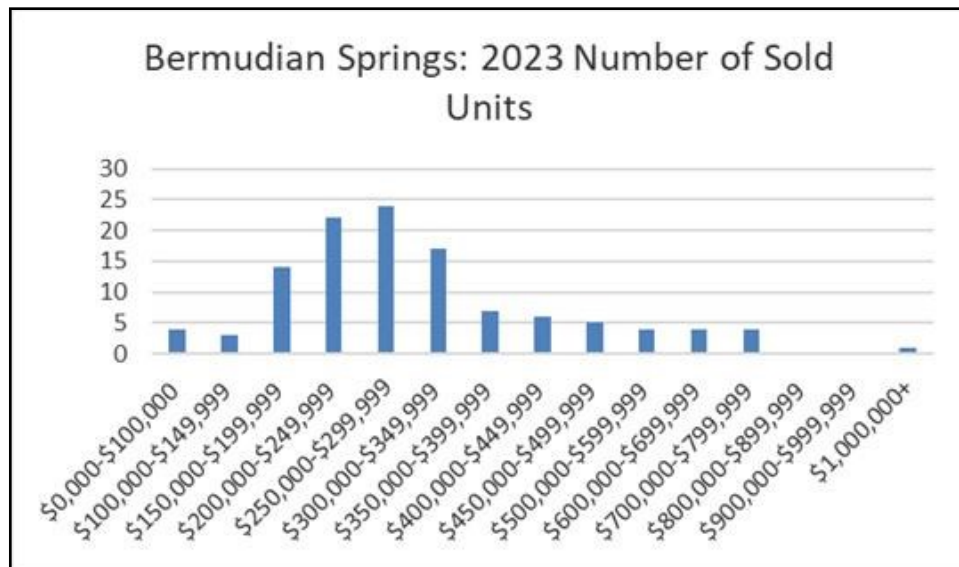
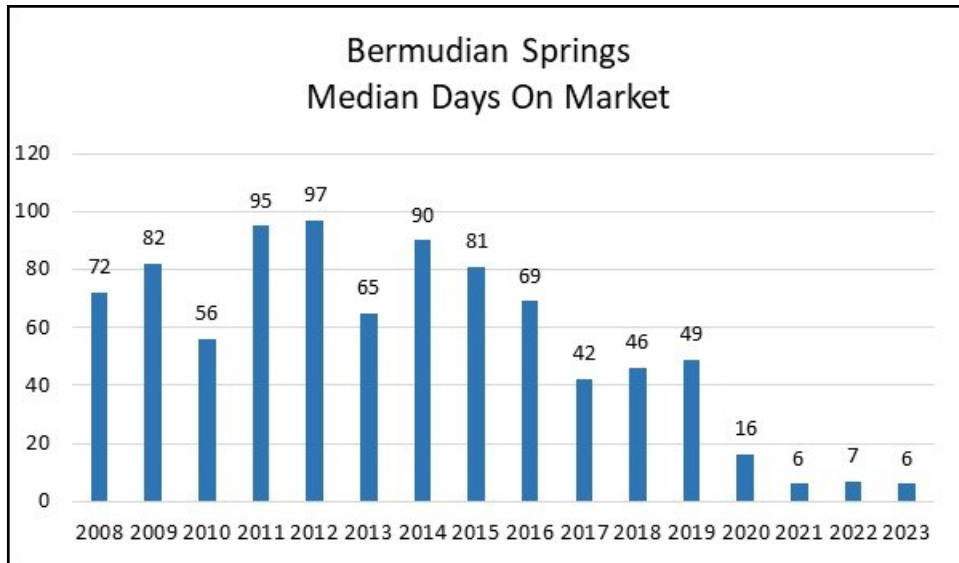
The median home sale price was \$285,000 in 2023. This home sale price reflects a 2% decrease over 2022 sales, a 35% increase over 5 years, and an 87% increase over 10 years.



Bermudian Springs School District

Type	No. Sold	Median Price	Median Days on Market
Detached	111	\$ 287,500	7
Twin/Semi-Detached	0	\$ -	0
Row/Townhouse	2	\$ 147,500	4
Mobile Home w/ Land	2	\$ 172,000	17
Grand Total	115	\$ 285,000	6

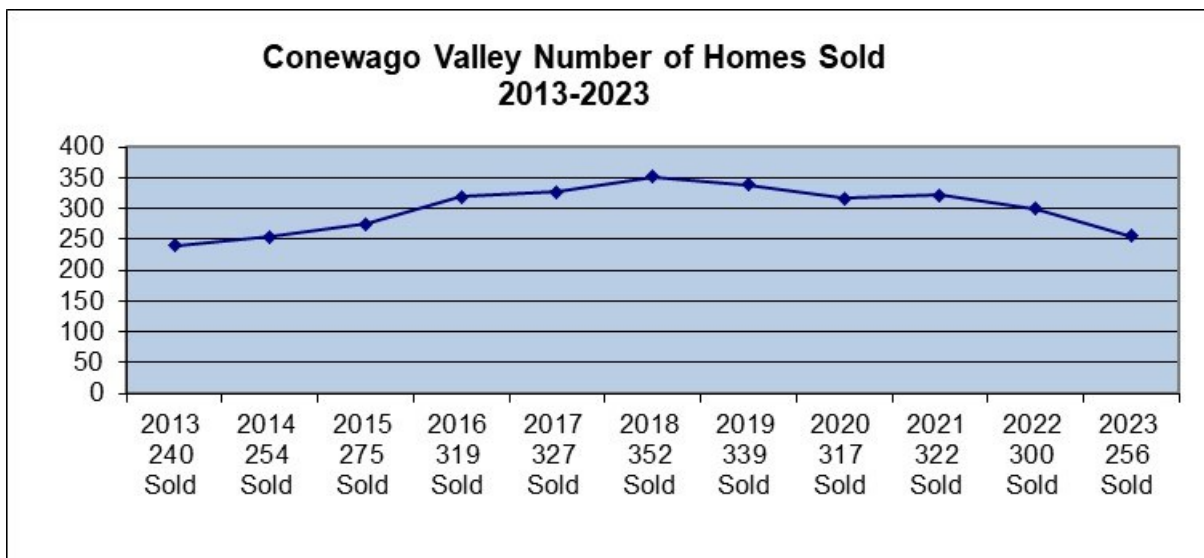
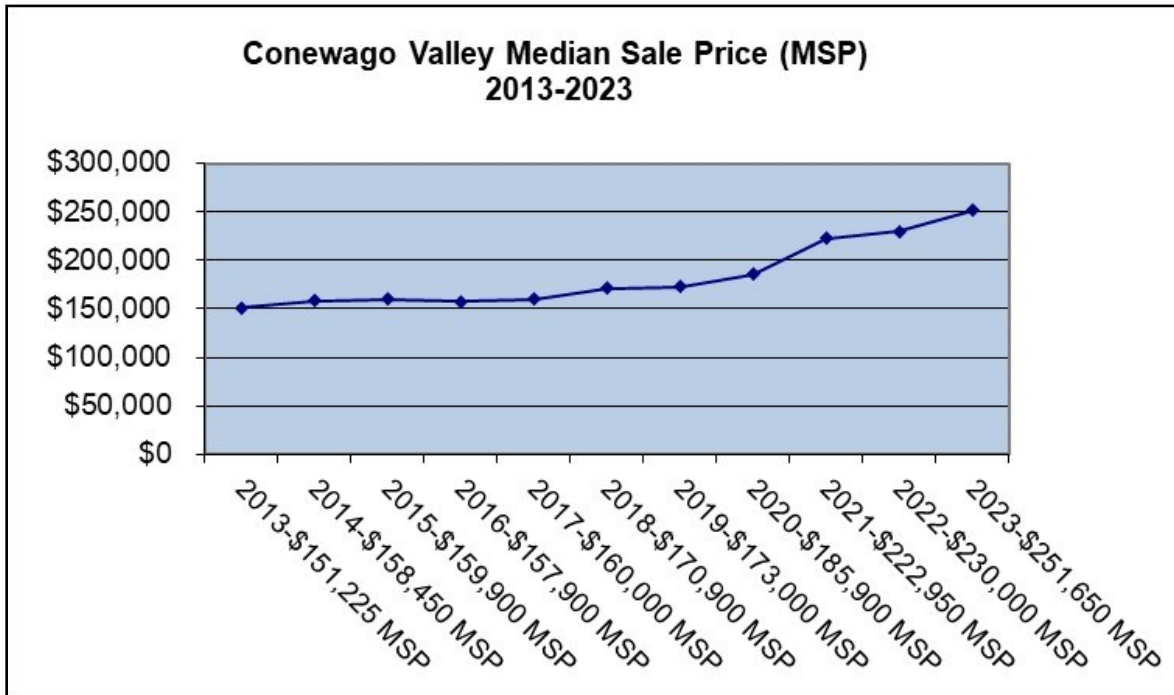
The charts below reflect the median days on market and the number of units sold in in each price range.



Conewago Valley School District

In the Conewago Valley School District there were 256 homes sold in 2023 for a total dollar volume of \$73.3 million. The number of homes sold in 2023 decreased by 15% over 2022 sales.

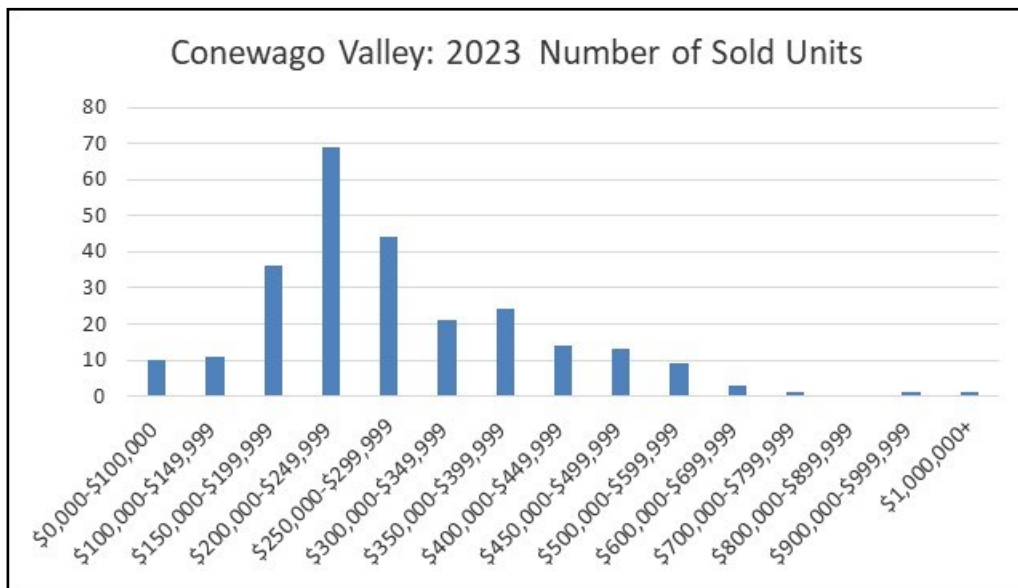
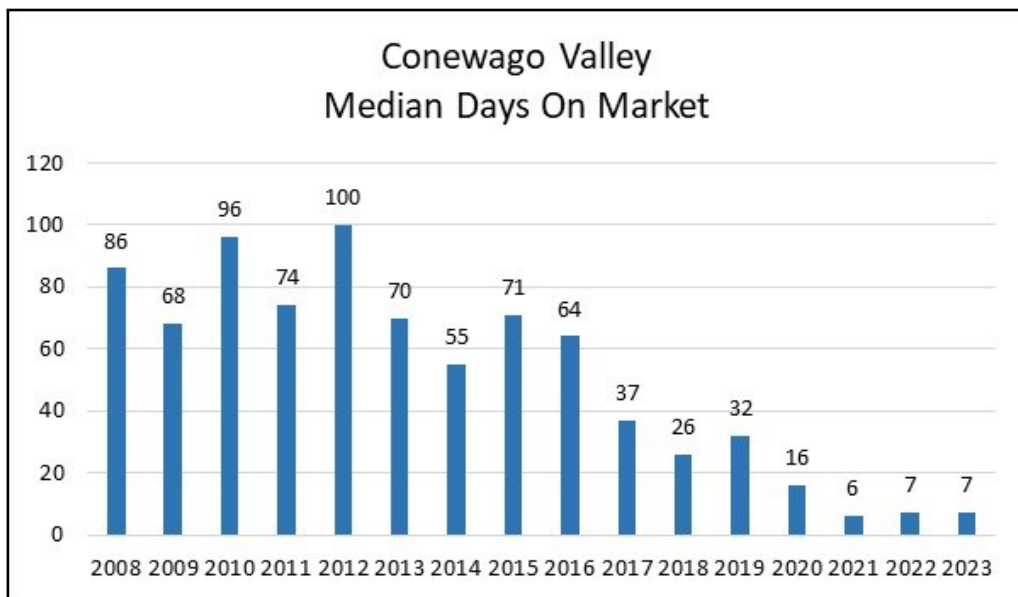
The median home sale price was \$251,650 in 2023. This home sale price reflects a 9% increase compared to 2022 a 47% increase over 5 years, and a 66% increase over 10 years.



Conewago Valley School District

Type	No. Sold	Median Price	Median Days on Market
Detached	197	\$ 275,000	7
Twin/Semi-Detached	32	\$ 217,500	6
Row/Townhouse	16	\$ 196,500	10
Mobile Home w/ Land	11	\$ 85,000	35
Grand Total	256	\$ 251,650	7

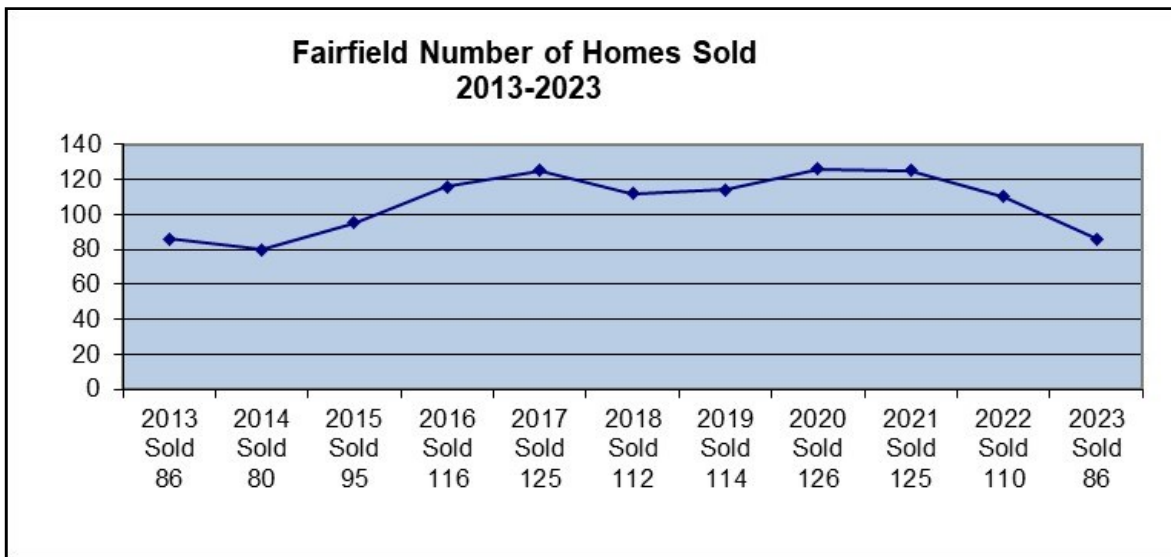
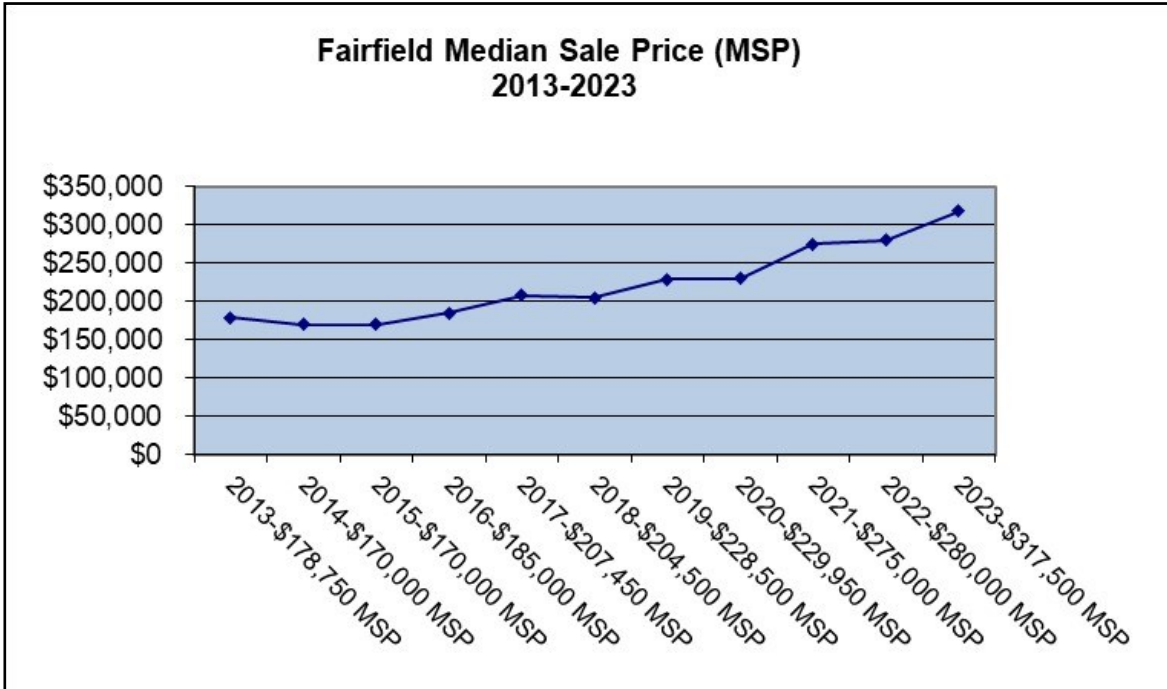
The charts below reflect the median days on market and the number of units sold in in each price range.



Fairfield Area School District

In the Fairfield Area School District there were 86 homes sold in 2023 for a total dollar volume of \$26.8 million. The number of homes sold in 2023 decreased by 22% over 2022 sales.

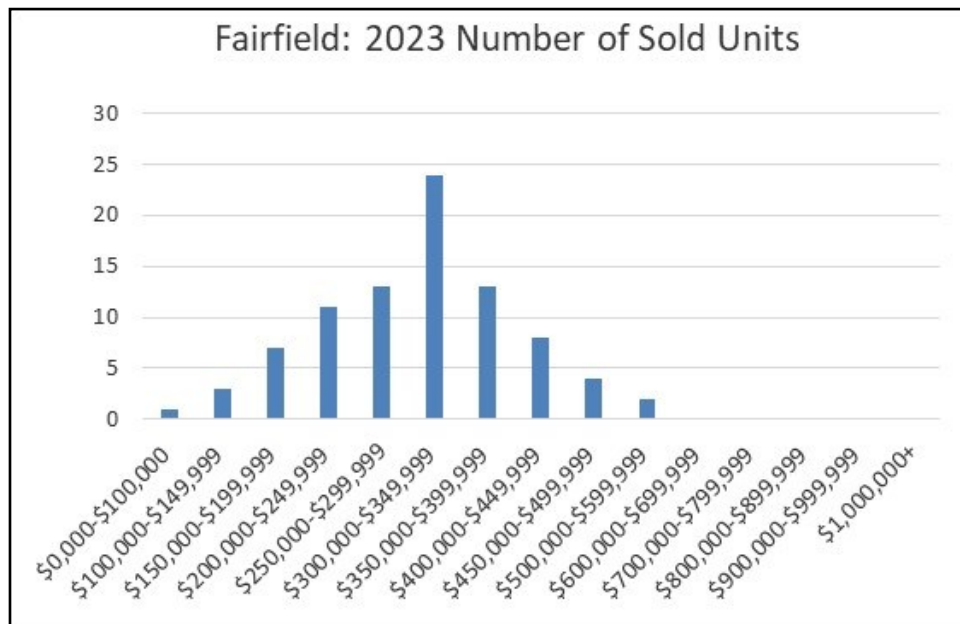
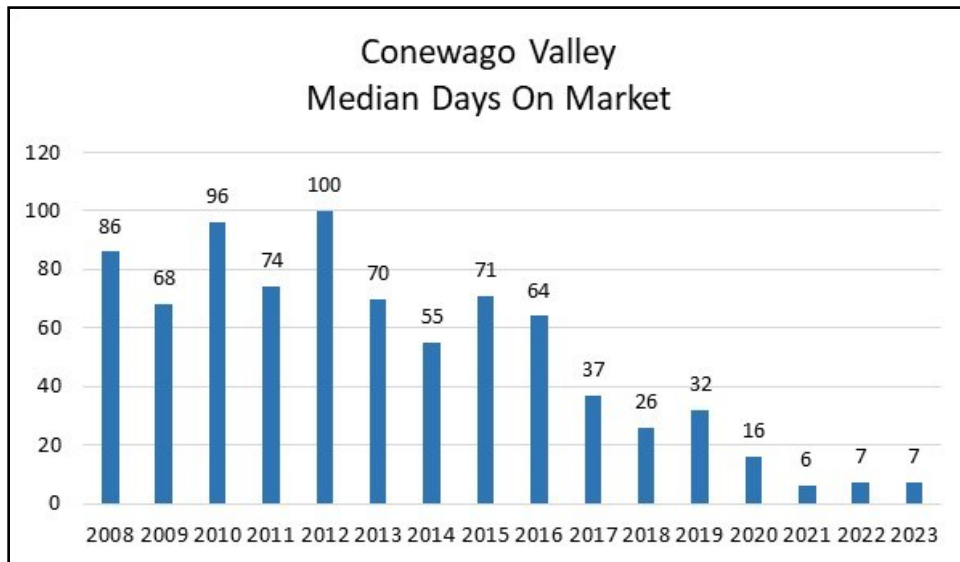
The median home sale price was \$317,500 in 2023. This home sale price reflects a 13% increase compared to 2022 sales, 55% increase over 5 years, and a 78% increase over 10 years.



Fairfield Area School District

Type	No. Sold	Median Price	Median Days on Market
Detached	83	\$ 325,000	13
Twin/Semi-Detached	2	\$ 249,900	4
Row/Townhouse	0	\$ -	0
Mobile Home w/ Land	1	\$ 125,000	23
Grand Total	86	\$ 317,500	13

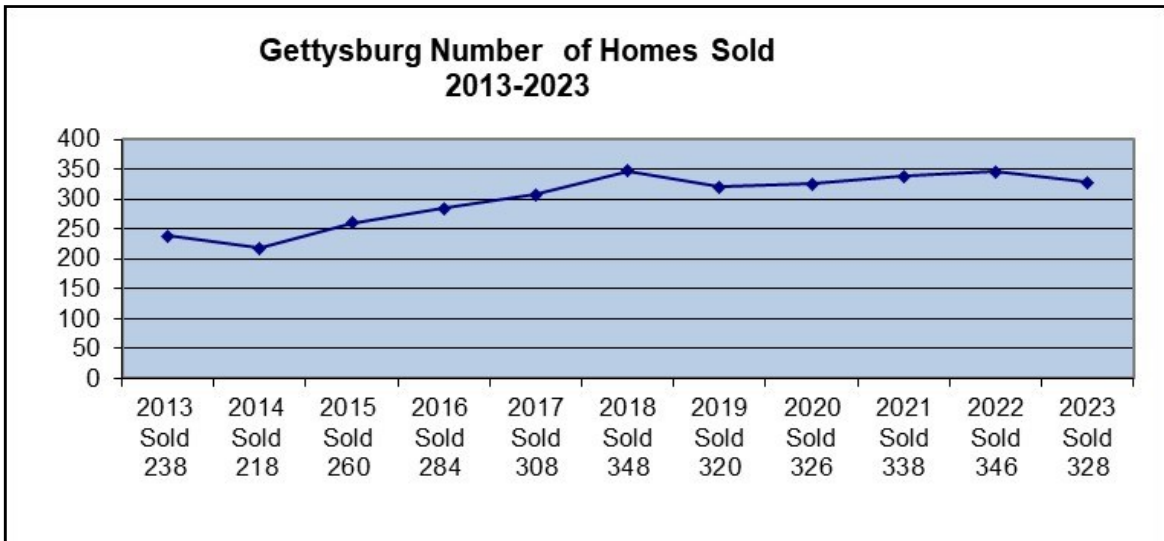
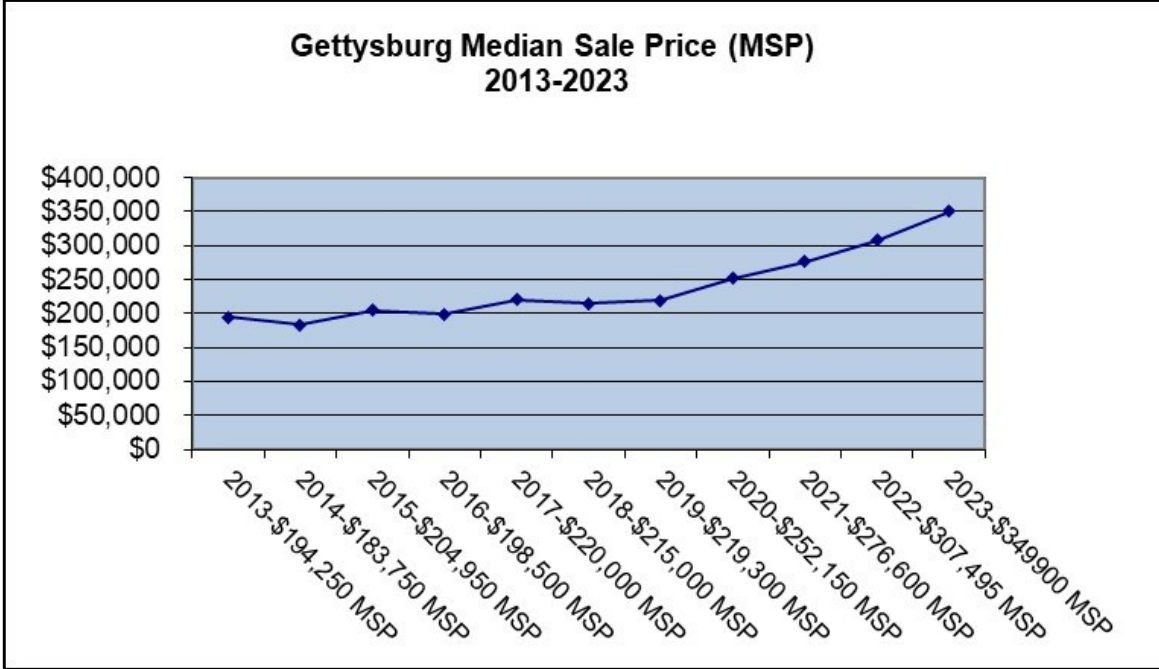
The charts below reflect the median days on market and the number of units sold in in each price range.



Gettysburg Area School District

In the Gettysburg Area School District there were 328 homes sold in 2023 for a total dollar volume of \$114.7 million. The number of homes sold in 2023 decreased by 5% over 2022 sales.

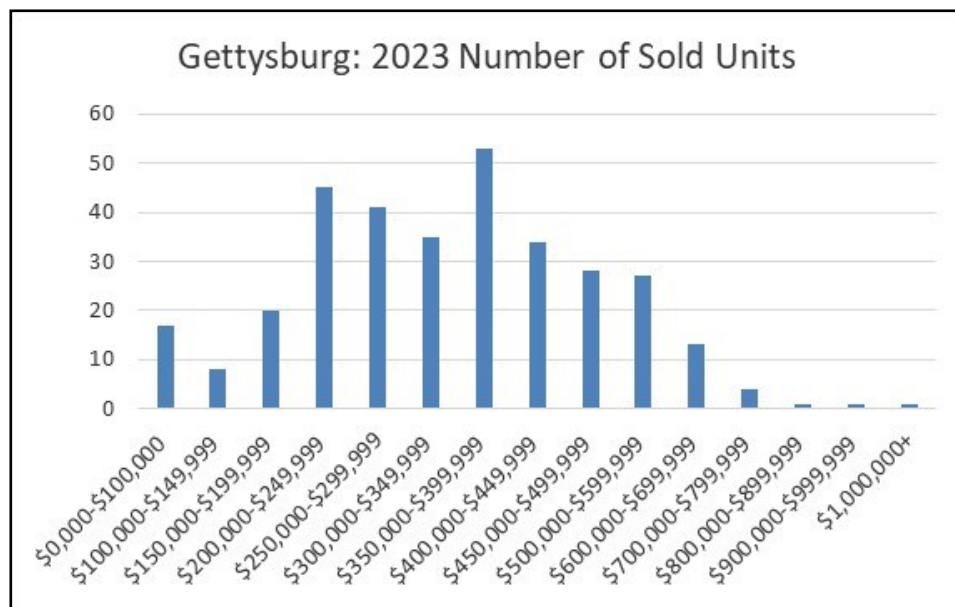
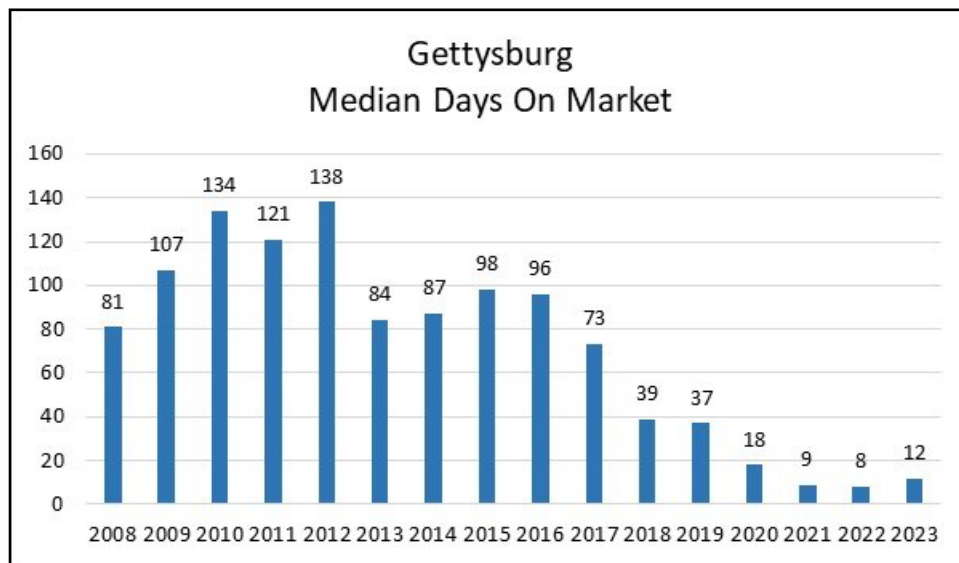
The median home sale price was \$349,900 in 2023. This home sale price reflects a 14% increase over 2022 sales, a 63% increase over 5 years, and a 80% increase over 10 years.



Gettysburg Area School District

Type	No. Sold	Median Price	Median Days on Market
Detached	265	\$ 378,000	13
Twin/Semi-Detached	15	\$ 249,900	20
Row/Townhouse	33	\$ 250,000	8
Mobile Home w/ Land	15	\$ 65,000	19
Grand Total	328	\$ 349,900	12

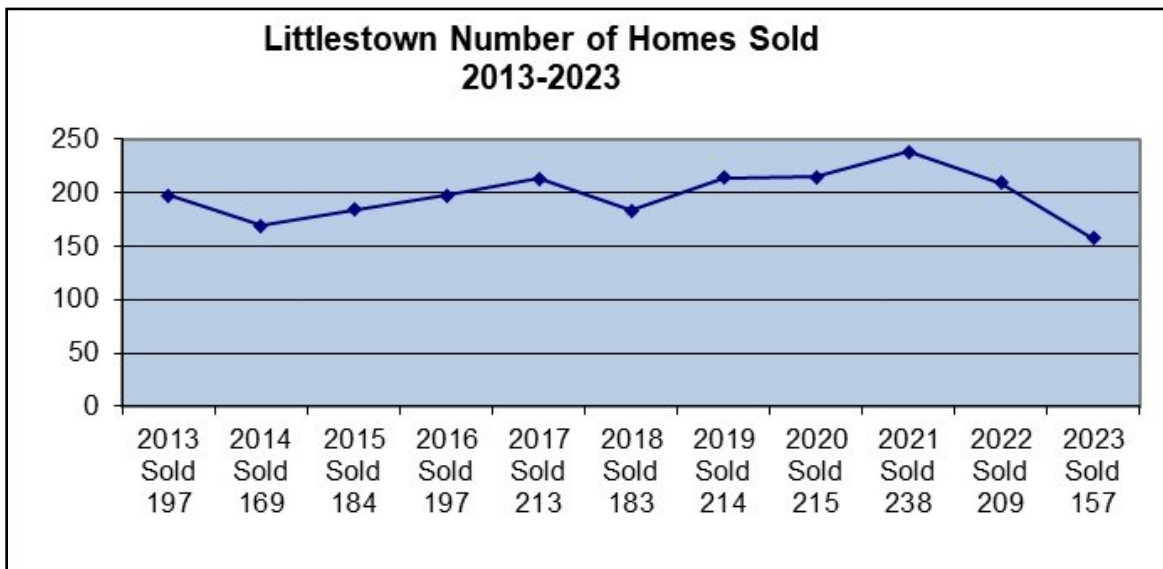
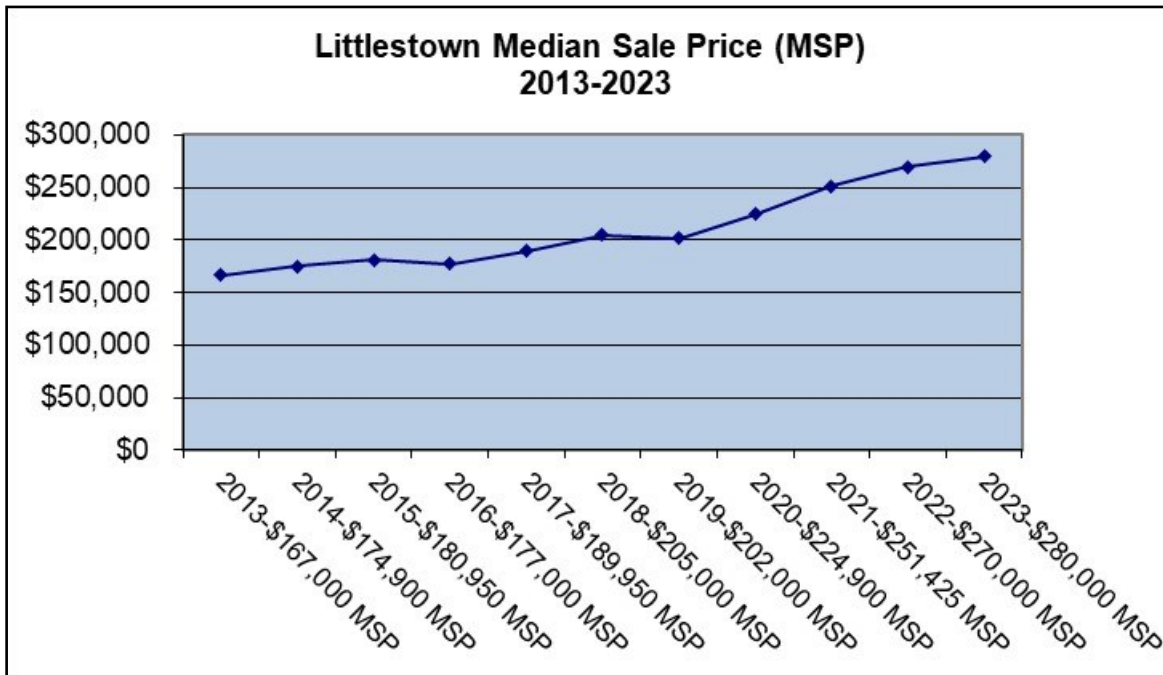
The charts below reflect the median days on market and the number of units sold in in each price range.



Littlestown Area School District

In the Littlestown Area School District there were 157 homes sold in 2023 for a total dollar volume of \$48.4 million. The number of homes sold in 2023 decreased by 25% over 2022 sales.

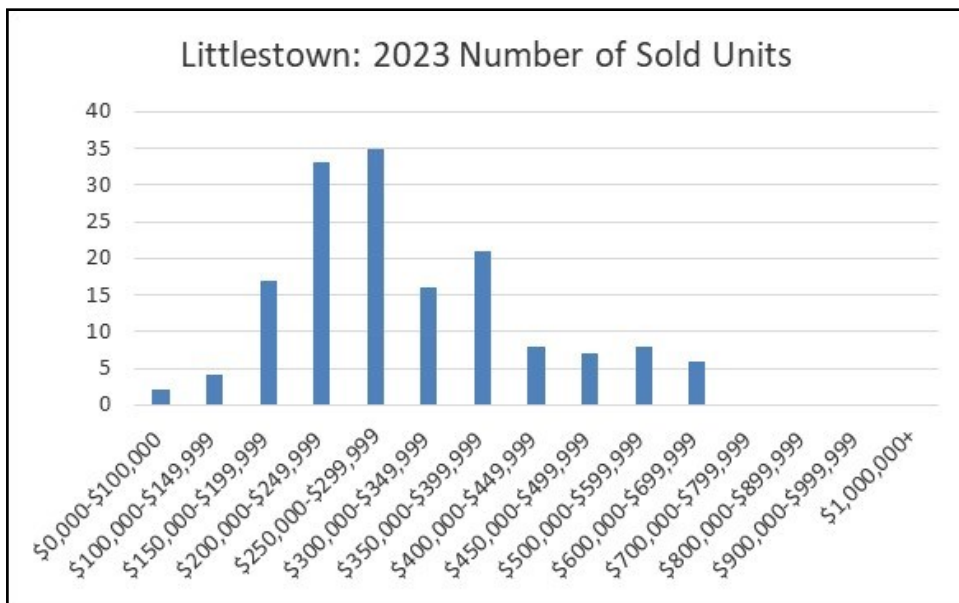
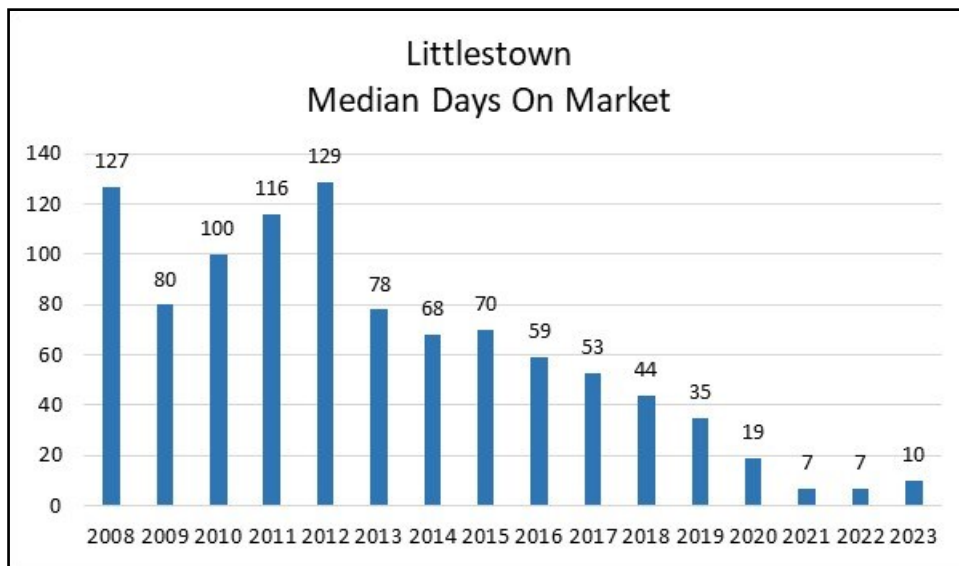
The median home sale price was \$280,000 in 2023. This home sale price reflects a 4% increase compared to 2022 sales, a 37% increase over 5 years and a 68% increase over 10 years.



Littlestown Area School District

Type	No. Sold	Median Price	Median Days on Market
Detached	133	\$ 285,000	9
Twin/Semi-Detached	8	\$ 407,408	83
Row/Townhouse	12	\$ 220,000	12
Mobile Home w/ Land	4	\$ 137,500	7
Grand Total	157	\$ 280,000	10

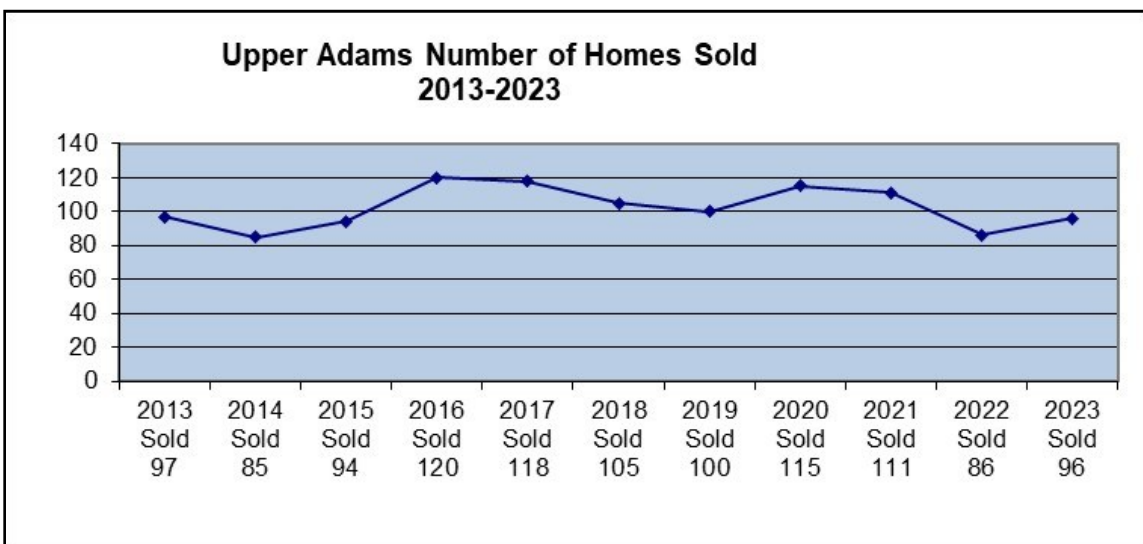
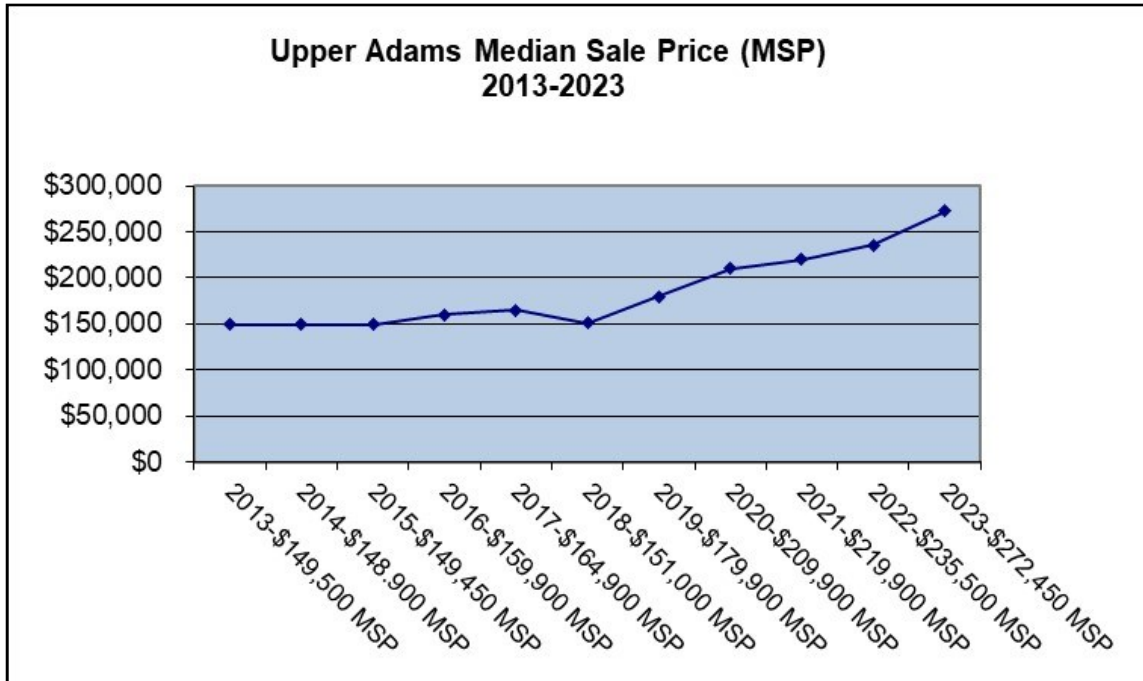
The charts below reflect the median days on market and the number of units sold in in each price range.



Upper Adams School District

In the Upper Adams Area School District there were 96 homes sold in 2023 for a total dollar volume of \$27.7 million. The number of homes sold in 2023 increased by 12% over 2022 sales.

The median home sale price was \$272,450 in 2023. This home sale price is a 16% increase compared to 2022 sales, a 80% increase over 5 years, and a 82% increase over 10 years.



Upper Adams School District

Type	No. Sold	Median Price	Median Days on Market
Detached	86	\$ 276,000	12
Twin/Semi-Detached	0	\$ -	0
Row/Townhouse	3	\$ 189,900	4
Mobile Home w/ Land	7	\$ 190,000	19
Grand Total	96	\$ 272,450	12

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

