

Adams County, PA

County · PA · Pennsylvania

SELLER'S MARKET

\$331K

MEDIAN SALE PRICE

+8.0%

1-YR CHANGE

1,272

SALES (12 MO)

\$321K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 60 / 100



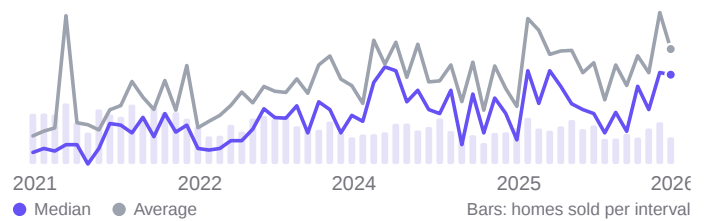
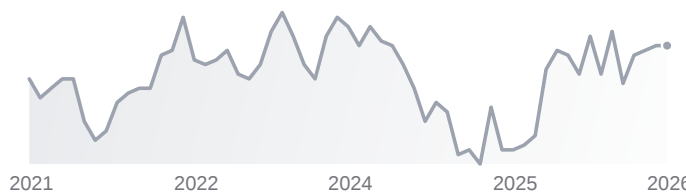
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

60 / 100

Sale prices

Median \$345K · Average \$378K

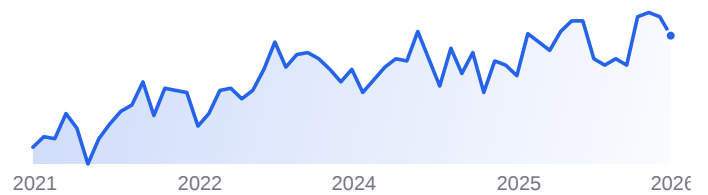
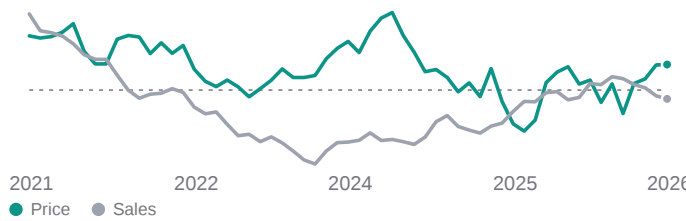


Growth (year over year)

Price +8.0% · Sales -2.8%

Price per square foot

\$201/ft²

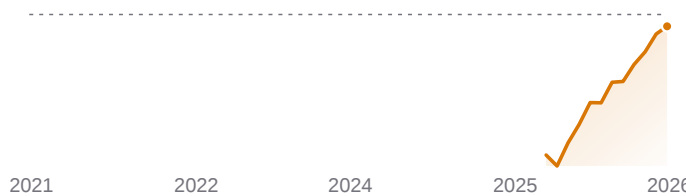


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

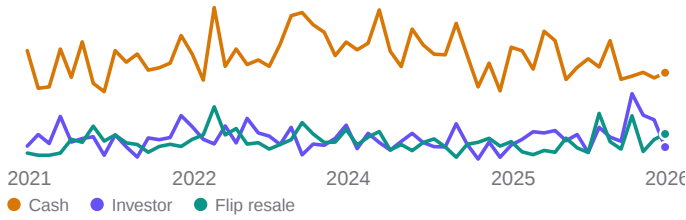
3.3%



BUYERS & OUTCOMES

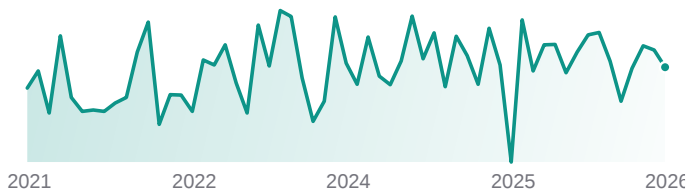
Buyer mix

Cash 25% · Investor 4.7% · Flip resale 8.2%



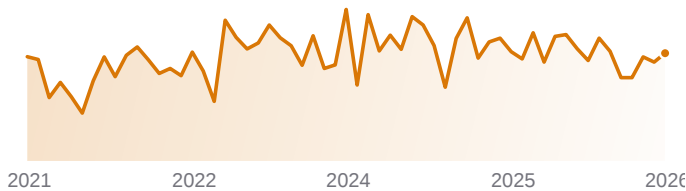
Sellers who sold at a gain

91%

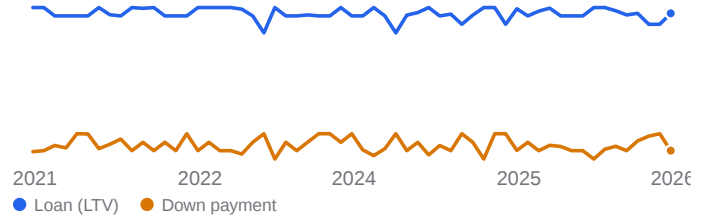


Median annualized return at resale

+5.4%

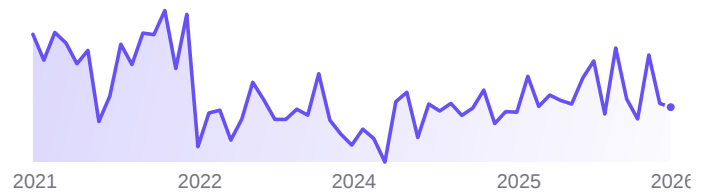


Financing (share of purchase price) Loan (LTV) 92% · Down payment 10%



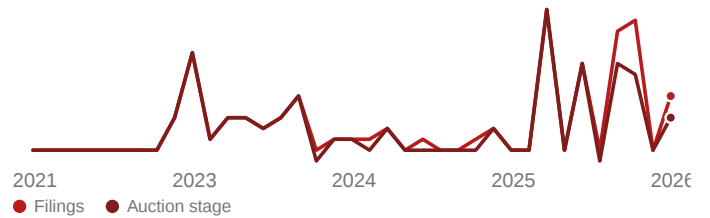
Typical hold before selling

5.0 yrs



Preforeclosure filings

Filings 6 · Auction stage 4



HOUSING STOCK

Homes	38,382
Median value (AVM)	\$321K
Median size	1,592 ft²
Median bedrooms	3
Median year built	1981
Single family	81%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	48%
Underwater (LTV 125% or more)	2.1%
Owner occupied	81%
Company owned	7.1%
Median loan-to-value	52%
Typical ownership tenure	13.0 yrs

COMMUNITY

Population	108,398
Density	209 / mi²
Median household income	\$79K
Average household income	\$97K
Crime index (US avg 100)	109
Air pollution index (US avg 100)	74
Earthquake index (US avg 100)	42
Homes occupied	92%
Bachelor's or higher	14%
Poverty rate	7.8%
Unemployment	0.9%
Average temp	52°F
Annual precip	43 in
Sunshine	57%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.