

ADAMS COUNTY, PENNSYLVANIA

Location

Adams County is situated along the Mason-Dixon Line in south-central Pennsylvania. Harrisburg, the state capital, is located 36 miles north of Gettysburg, the county seat. The outer suburbs of Washington, DC and Baltimore are within an hour's drive from many county communities. Surrounding counties include Cumberland, Franklin and York in Pennsylvania, and Carroll and Frederick counties in Maryland.



Mileage to Metro Areas from Gettysburg:

Baltimore, MD	58 miles
Philadelphia, PA	125 miles
Harrisburg, PA	36 miles
Pittsburgh, PA	180 miles
New York, NY	224 miles
Washington, DC	79 miles



ADAMS COUNTY, PENNSYLVANIA

Demographics

Population	102,811
Median Age	43.3
Race (one race)	
-White	93,849
-Black	1,469
-Am. Indian, AK Native	52
-Asian	727
-Native HI, Pacific Islander	0
-Some Other Race	3,223
-Two or More Races	2,269

Source: 2018 United States Census Bureau Estimates



Social & Economic Characteristics

Housing Units	42,563
Households	38,818
Average Household Size	2.51
High School Grad or Higher	88.6%
Bachelor's Degree or Higher	22.1%
Per Capita Income	\$29,685
Median Household Income	\$62,661
Workers 16 years and over	65,593
Mean Travel Time to Work	27.6 min.

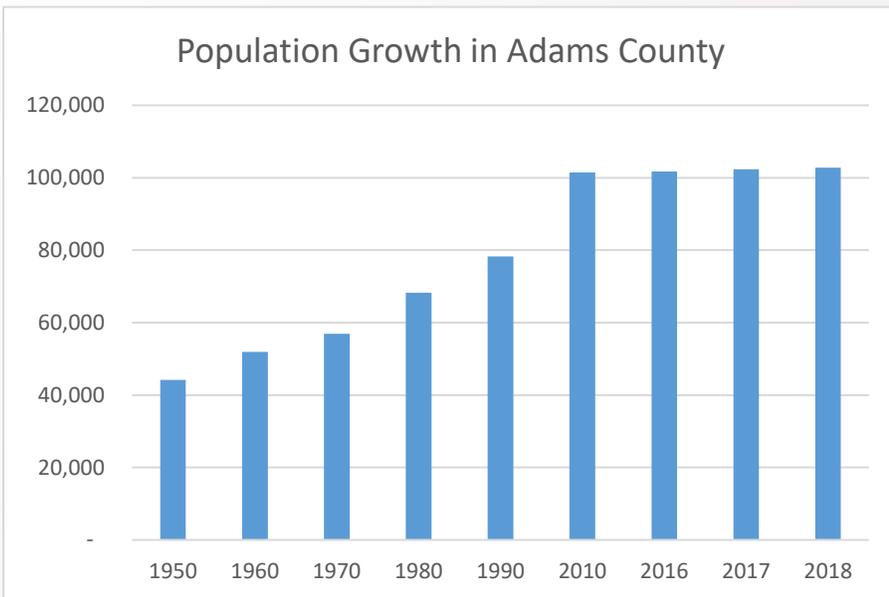
Source: 2018 United States Census Bureau Estimates

ADAMS COUNTY, PENNSYLVANIA

Population

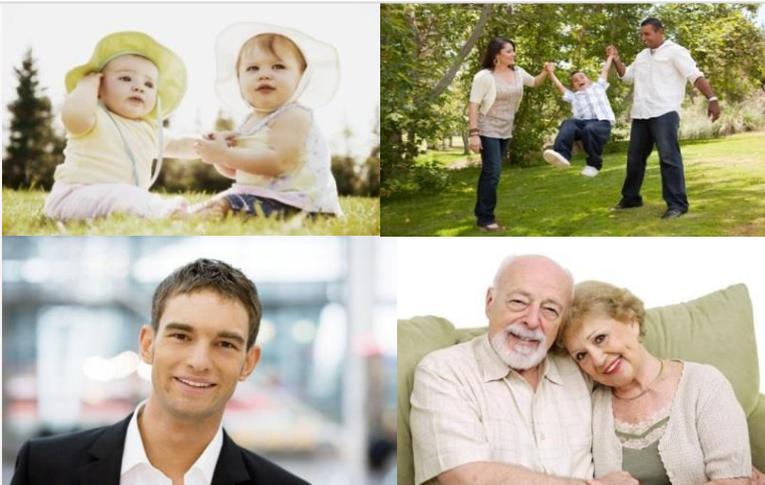
	1990 Census	2000 Census	2010 Census	2018 Estimate	% Change 2000–2010	% Change 2010-2018
United States	248,709,873	281,421,906	304,059,724	327,167,434	8.0%	7.1%
Pennsylvania	11,881,643	12,281,054	12,702,379	12,807,060	3.4%	0.8%
Adams County	78,274	91,292	101,407	102,811	11.1%	1.3%

Source: US Census Bureau Estimates 2017



Age Distribution	
Age	Percent
0 to 17 years	20.6%
18 to 24 years	9.7%
25 to 34 years	10.5%
35 to 44 years	11.2%
45 to 54 years	14.8%
55 to 64 years	14.6%
65 to 74 years	10.6%
75 to 84 years	8.0%
Median Age	43.3

Source: US Census Bureau Estimates



2020 ADAMS COUNTY BUDGET

ADAMS COUNTY, PENNSYLVANIA

Municipal Population				
Municipality	2000 Census	2010 Census	2015 Estimate	2020 Estimate
Abbottstown	905	1,011	1,018	1,035
Arendtsville	848	952	952	962
Bendersville	576	641	651	662
Berwick Twp	1,818	2,389	2,466	2,643
Biglerville	1,101	1,200	1,207	1,231
Bonneauville	1,378	1,800	2,082	1,939
Butler Twp	2,678	2,567	2,650	2,777
Carroll Valley	3,291	3,876	3,925	4,080
Conewago Twp	5,709	7,085	7,369	7,813
Cumberland Twp	5,718	6,162	6,779	7,400
East Berlin	1,365	1,521	1,523	1,539
Fairfield	486	507	509	522
Franklin Twp	4,590	4,877	4,985	5,114
Freedom Twp	844	831	846	869
Germany Twp	2,269	2,700	2,833	2,943
Gettysburg	7,490	7,620	7,680	7,770
Hamilton Twp	2,044	2,530	2,630	2,843
Hamiltonban Twp	2,216	2,372	2,403	2,510
Highland Twp	825	943	968	1,029
Huntington Twp	2,233	2,369	2,417	2,489
Latimore Twp	2,528	2,580	2,644	2,702
Liberty Twp	1,063	1,237	1,278	1,354
Littlestown	3,947	4,434	4,565	4,657
McSherrystown	2,691	3,038	3,053	3,079
Menallen Twp	2,974	3,515	3,728	3,918
Mt Joy Twp	3,232	3,670	3,827	4,090
Mt Pleasant Twp	4,420	4,693	4,938	5,133
New Oxford	1,696	1,783	1,792	1,798
Oxford Twp	4,876	5,517	5,628	5,833
Reading Twp	5,106	5,708	5,933	6,237
Straban Twp	4,539	4,928	5,044	5,208
Tyrone Twp	2,273	2,298	2,343	2,411
Union Twp	2,989	3,148	3,180	3,285
York Springs	574	833	833	848

Source: US Census Bureau, Adams County Office of Planning, 2019 Projections

ADAMS COUNTY, PENNSYLVANIA

Employment

Typically, unemployment rates in Adams County fall below the state and national averages. Many area employers indicate that they choose to locate, or remain, in Adams County because of the exceptional work ethic of the labor force.

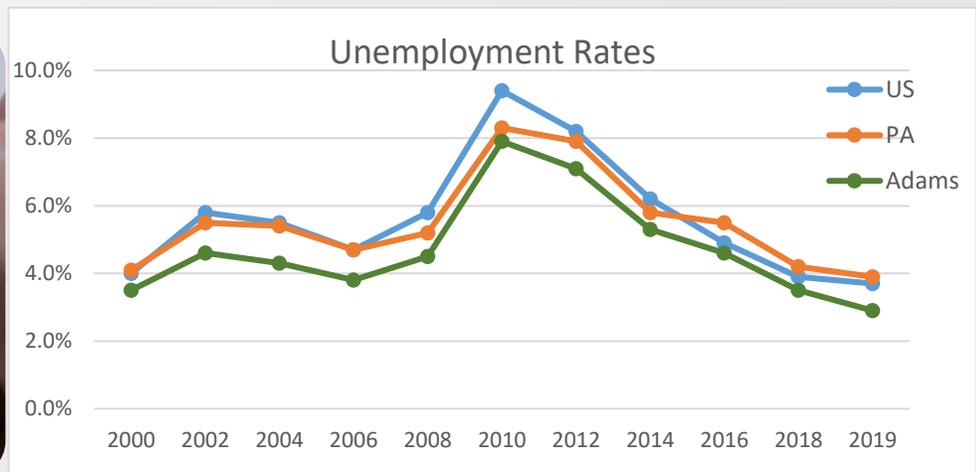
Employment in Adams County				
Adams County	August 2016	August 2017	August 2018	August 2019
Labor Force	55,919	56,396	56,929	55,600
Employed	53,340	54,079	54,947	54,000
Unemployed	2,579	2,317	1,982	1,600
Unemployment Rate %	4.6%	4.1%	3.5%	2.9%



Source: PA Department of Labor & Industry, Bureau of Labor Statistics

National and State Employment Comparisons				
	Pennsylvania August 2015	United States August 2015	Pennsylvania August 2019	United States August 2019
Labor Force	6,415,000	157,132,000	6,479,400	161,539,000
Employed	6,071,000	149,136,000	6,225,000	155,474,000
Unemployed	344,000	7,996,000	255,000	6,065,000
Unemployment Rate %	5.4%	5.1%	3.9%	3.7%

Source: PA Department of Labor & Industry, Bureau of Labor Statistics



Source: PA Department of Labor & Industry

ADAMS COUNTY, PENNSYLVANIA

Industry and Occupation Trends

Adams County Industry Trends - Average Number of Employees (as of Sept 2019)				
NAICS	Industry	2008	2012	2018
11	Agriculture, Forestry, Fishing & Hunting	1,522	1,838	1,669
21	Mining, Quarrying, and Oil & Gas Extraction	ND	ND	250
22	Utilities	ND	ND	ND
23	Construction	1,443	1,481	1,604
31-33	Manufacturing	6,100	6,642	7,444
42	Wholesale Trade	642	462	322
44-45	Retail Trade	3,550	3,529	3,609
48-49	Transportation and Warehousing	1,324	1,591	1,443
51	Information	532	350	263
52	Finance and Insurance	568	592	556
53	Real Estate and Rental and Leasing	195	161	167
54	Professional and Technical Services	625	781	650
55	Management of Companies and Enterprises	158	248	290
56	Administrative and Waste Services	452	984	841
61	Educational Services	3,582	3,487	ND
62	Health Care and Social Assistance	4,365	4,627	4,988
71	Arts, Entertainment, and Recreation	664	672	685
72	Accommodation and Food Services	3,880	4,004	4,195
81	Other Services	1,023	1,140	1,151
92	Public Administration	1,418	1,371	1,389

Source: PA Department of Labor & Industry

'ND' represents Non-Disclosable information

Top Employers

1. Gettysburg College
2. Knouse Foods
3. Hain Pure Protein
4. Ski Liberty
5. The Gettysburg Hospital

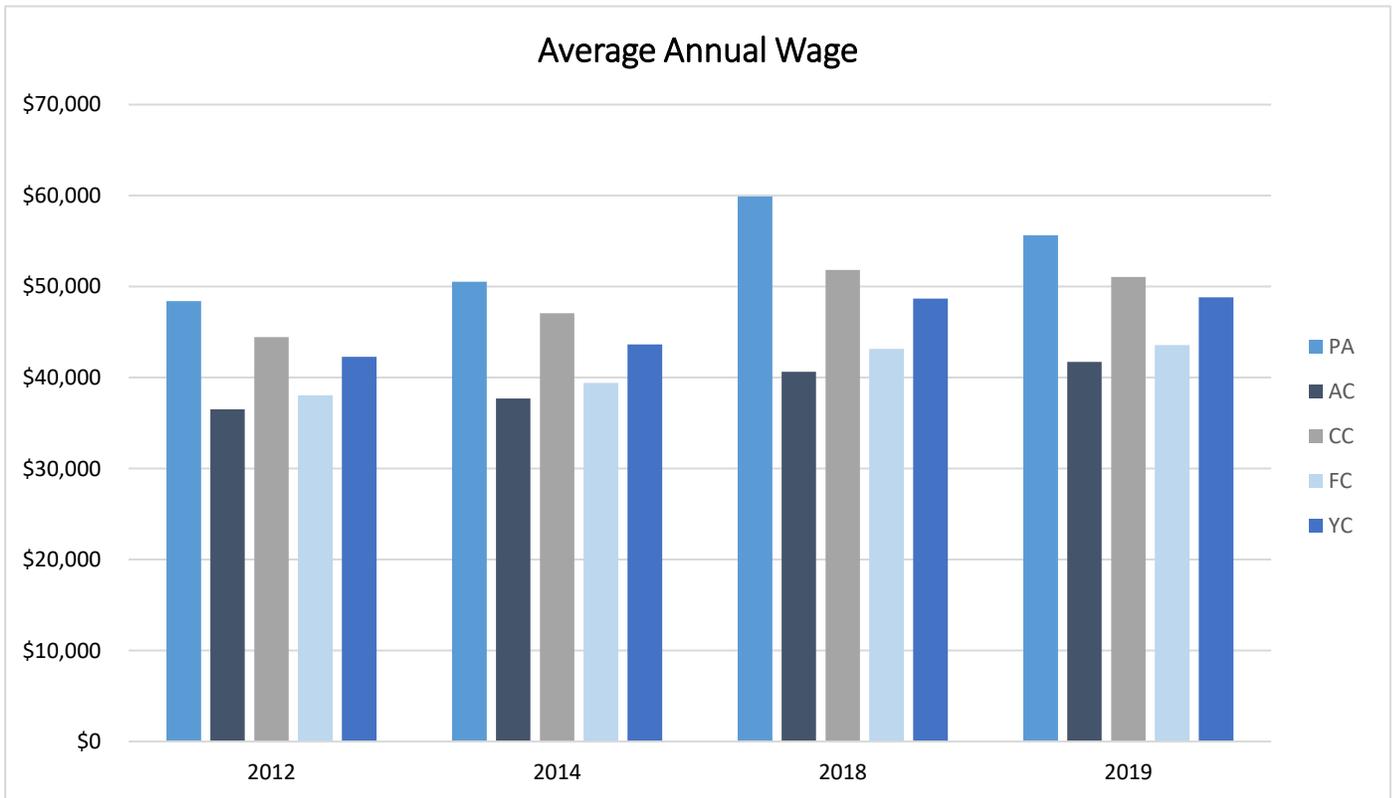
6. Federal Government
7. Cross Keys
8. PCA Corrugated
9. Adams County
10. Conewago School

Department of Labor and Industry – First Quarter 2019

ADAMS COUNTY, PENNSYLVANIA

Wages

Average Annual Wage Comparison—PA and the Region								
Location	2012	Rank	2014	Rank	2018	Rank	2019	Rank
Pennsylvania	\$48,412		\$50,544		\$59,904		\$55,627	
Adams County	\$36,504	39	\$37,700	43	\$40,644	44	\$41,728	44
Cumberland Co.	\$44,460	12	\$47,060	12	\$51,844	13	\$51,062	13
Franklin County	\$38,064	32	\$39,416	33	\$43,160	34	\$43,576	34
York County	\$42,276	18	\$43,628	19	\$48,672	17	\$48,808	17



United States Department of Labor- Bureau of Labor Statistics
 *As of September 2019



2020 ADAMS COUNTY BUDGET

ADAMS COUNTY, PENNSYLVANIA

Average Annual Wage by Industry

Industry	2010	2012	2014	2016	2018
Agriculture, Forestry, Fishing & Hunting	\$30,784	\$33,072	\$34,944	\$34,998	\$39,345
Mining, Quarrying, Oil & Gas Extraction	ND	ND	ND	\$70,700	\$73,405
Utilities	ND	ND	ND	ND	ND
Construction	\$42,848	\$46,288	\$48,724	\$49,943	\$55,408
Manufacturing	\$41,392	\$44,512	\$47,268	\$47,593	\$49,543
Wholesale Trade	\$37,752	\$38,948	\$41,860	\$42,432	\$45,729
Retail Trade	\$24,700	\$25,012	\$24,804	\$25,515	\$27,198
Transportation and Warehousing	\$34,060	\$36,348	\$37,024	\$38,852	\$44,606
Information	\$37,076	\$41,808	\$45,656	\$41,352	\$43,079
Finance and Insurance	\$42,224	\$44,564	\$52,728	\$58,506	\$58,612
Real Estate and Rental and Leasing	\$26,104	\$31,356	\$33,904	\$39,672	\$40,382
Professional and Technical Services	\$45,604	\$49,036	\$55,848	\$58,472	\$53,626
Management of Companies/Enterprises	\$55,120	\$58,500	\$62,556	\$65,482	\$71,716
Administrative and Waste Services	\$22,984	\$24,544	\$22,464	\$23,607	\$27,725
Educational Services	\$39,728	\$44,720	\$46,280	ND	ND
Health Care and Social Assistance	\$38,636	\$39,676	\$41,496	\$42,595	\$45,368
Arts, Entertainment and Recreation	\$15,028	\$22,516	\$23,140	\$23,597	\$24,645
Accommodation and Food Services	\$13,988	\$14,508	\$14,924	\$15,159	\$16,696
Other Services	\$20,800	\$21,736	\$21,840	\$22,716	\$24,843
Public Administration	\$52,208	\$54,340	\$52,364	\$58,440	\$60,415

ND represents Non-Disclosable information

Source: PA Department of Labor and Industry



ADAMS COUNTY, PENNSYLVANIA

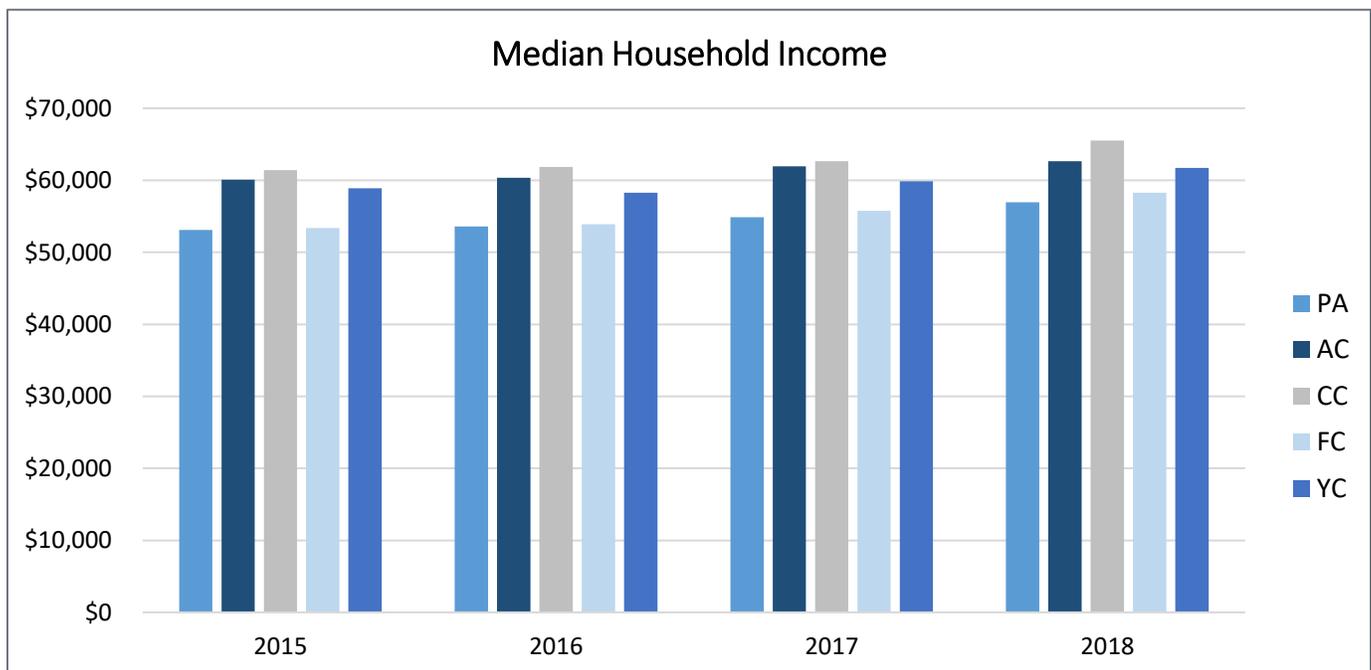
Income

The median household income in Adams County has typically been higher than the median income for the state and nation. This high standing can be attributed to households with workers who commute to higher wage areas outside the County, including Maryland, Harrisburg, and D.C. Also, many retirees with reasonably high pension incomes have chosen to reside in Adams County.

Median Household Income				
	2015	2016	2017	2018
United States	\$53,482	\$53,889	\$55,322	\$57,652
Pennsylvania	\$53,115	\$53,599	\$54,895	\$56,951
Adams Co.	\$60,068	\$60,356	\$61,927	\$62,661
Cumberland Co.	\$61,417	\$61,840	\$62,640	\$65,544
Franklin Co.	\$53,394	\$53,916	\$55,751	\$58,267
York County	\$58,906	\$58,269	\$59,853	\$61,707



Source: US Census Bureau, American Community Survey, as of September 2019



ADAMS COUNTY, PENNSYLVANIA

Municipal & School Taxes

Municipality	2019 Municipal Real Estate
Abbottstown	2.6656
Arendtsville	1.4300
Bendersville	1.0491
Berwick Twp	0.4000
Biglerville	3.3500
Bonneauville	2.1699
Butler Twp	0.7472
Carroll Valley	2.7000
Conewago Twp	2.0109
Cumberland Twp	2.1500
East Berlin	1.8000
Fairfield	1.5822
Franklin Twp	0.7764
Freedom Twp	0.6058
Germany Twp	0.3500
Gettysburg	4.0820
Hamilton Twp	0.7345
Hamiltonban Twp	1.7359
Highland Twp	0.2088
Huntington Twp	None
Latimore Twp	0.6200
Liberty Twp	0.9400
Littlestown	3.8090
McSherrystown	3.6256
Menallen Twp	0.4434
Mt Joy Twp	0.1500
Mt Pleasant Twp	0.7050
New Oxford	2.3900
Oxford Twp	0.9828
Reading Twp	0.2583
Straban Twp	0.3510
Tyrone Twp	0.6727
Union Twp	0.3700
York Springs	1.6365

The County, each municipality (with the exception of Huntington Township) and school district in Adams County levy real estate taxes. The millage rate is multiplied by the assessed value of the property to determine the amount of the tax.

Most municipalities and school districts also levy per capita taxes and several municipalities collect a fire tax. The local municipality or Adams County Tax Services Office (717-337-9837) will be able to provide current tax rates.

Adams County Taxes - 2020	
Real Estate	4.1893 mills
Per Capita	\$5



School District	2019 School Real Estate
Bermudian Springs	12.0325
Conewago Valley	13.4501
Fairfield Area	10.7241
Gettysburg Area	11.0187
Littlestown Area	12.2946
Upper Adams	15.3167

ADAMS COUNTY, PENNSYLVANIA

Home Sale Statistics

Number of Homes Sold					
School District	2015	2016	2017	2018	2019*
Bermudian Springs	139	149	152	108	81
Conewago Valley	275	319	327	243	212
Fairfield Area	95	116	131	63	71
Gettysburg Area	260	284	322	235	223
Littlestown Area	184	197	213	116	135
Upper Adams	94	120	121	69	65
Total Adams County	1,047	1,185	1,266	834	787



Source: RAYAC
*2019 is as of August

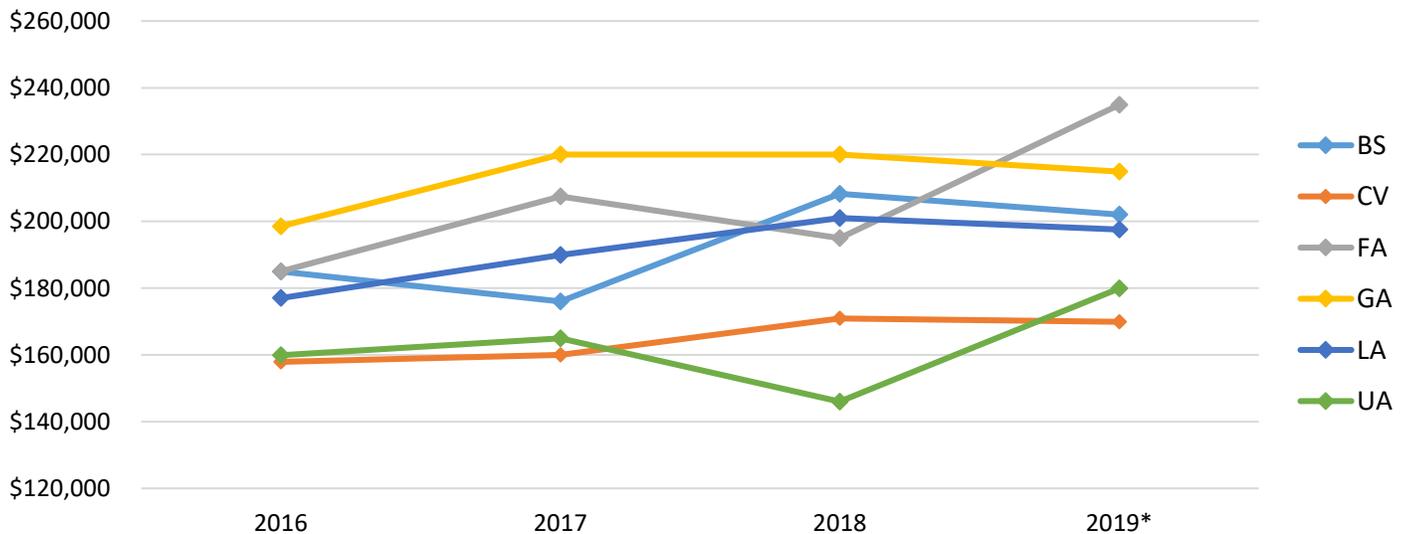


Median Home Sale Price				
School District	2016	2017	2018	2019*
Bermudian Springs	\$185,000	\$176,000	\$208,250	\$202,000
Conewago Valley	\$157,900	\$160,000	\$170,900	\$169,900
Fairfield Area	\$185,000	\$207,450	\$195,000	\$234,900
Gettysburg Area	\$198,500	\$220,000	\$220,000	\$214,900
Littlestown Area	\$177,000	\$189,950	\$201,000	\$197,500
Upper Adams	\$159,900	\$164,900	\$146,000	\$179,900
Total Adams Co.	\$175,000	\$184,900	\$193,000	\$199,900

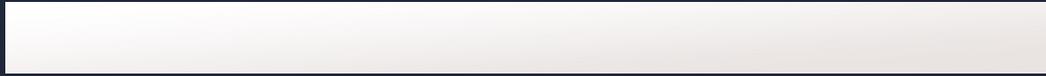
Source: RAYAC

*2019 is as of August

Median Home Sale Prices per School District



2020 ADAMS COUNTY BUDGET



Private Schools		
School	Address	Grade Level
Adams County Christian Academy (Baptist)	1865 Biglerville Road, Gettysburg, PA 17325	Pre-K to 12
Annunciation B.V.M.	316 North St, McSherrystown, PA 17344	K to 8
Delone Catholic High School	140 South Street, McSherrystown, PA 17344	9 to 12
Forest Lane Mennonite School (Mennonite)	1216 Red Bridge Rd, Gettysburg, PA 17325	2 to 6
Freedom Christian School (Assembly of God)	3185 York Rd, Gettysburg, PA 17325	Pre-K to 12
Children's Montessori School of Gettysburg	120 Broadway, Gettysburg PA 17325	K to 9
Gettysburg Seventh-day Adventist School	1493 Biglerville Rd, Gettysburg, PA 17325	Pre-K to 8
Hanover Mennonite School	3080 York Rd, Gettysburg PA 17325	2 to 9
Hoffman Homes, Inc.	P.O. Box 4777, Gettysburg PA 17325	2 to 12
Immaculate Conception School	101 N. Peter St, New Oxford, PA 17350	K to 8
Littlestown Christian Academy	2075 Fish & Game Rd, Littlestown, PA 17340	Pre-K to 8
Oxford Christian Academy	29 Center Square, New Oxford, PA 17350	4 to 9
Sacred Heart School	55 Basilica Dr, Hanover, PA 17331	K to 8
Shekinah Christian Academy	6925 York Rd, Hanover, PA 17331	4 to 12
St Francis Xavier School	465 Table Rock Rd, Gettysburg, PA 17325	Pre-K to 8
Vida Charter School	Eisenhower Center, Gettysburg, PA 17325	K to 6
Zwingli Christian School	403 W. King St, East Berlin, PA 17316	Pre-K to K

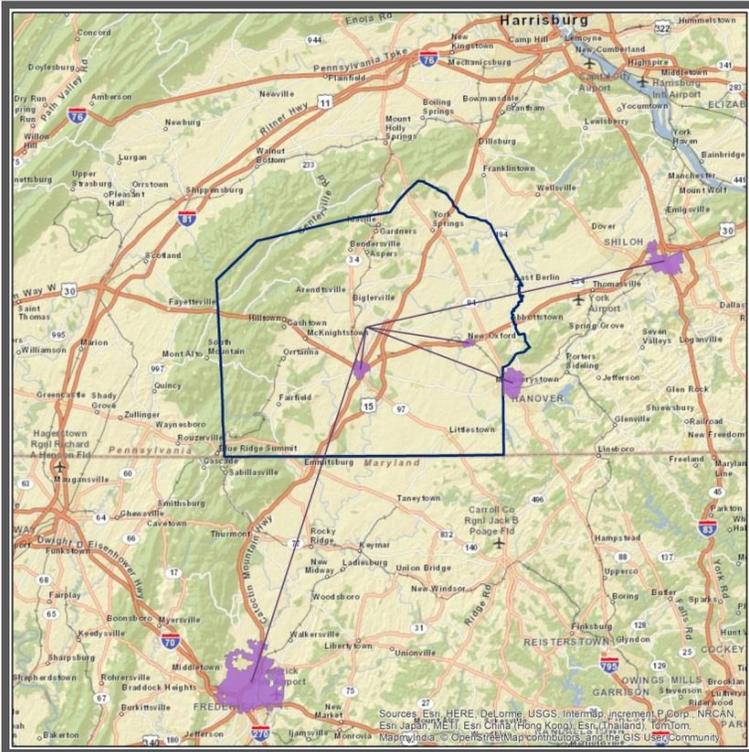
Source: Pennsylvania Department of Education, Private School Review (www.privateschoolreview.com)



Colleges		
School	Address	Type
Gettysburg College	300 N. Washington St, Gettysburg, PA 17325	Private
Harrisburg Area Community College/ Gettysburg	731 Old Harrisburg Rd, Gettysburg, PA 17325	Public
Lutheran Theological Seminary at Gettysburg	61 Seminary Ridge, Gettysburg, PA 17325	Private

ADAMS COUNTY, PENNSYLVANIA

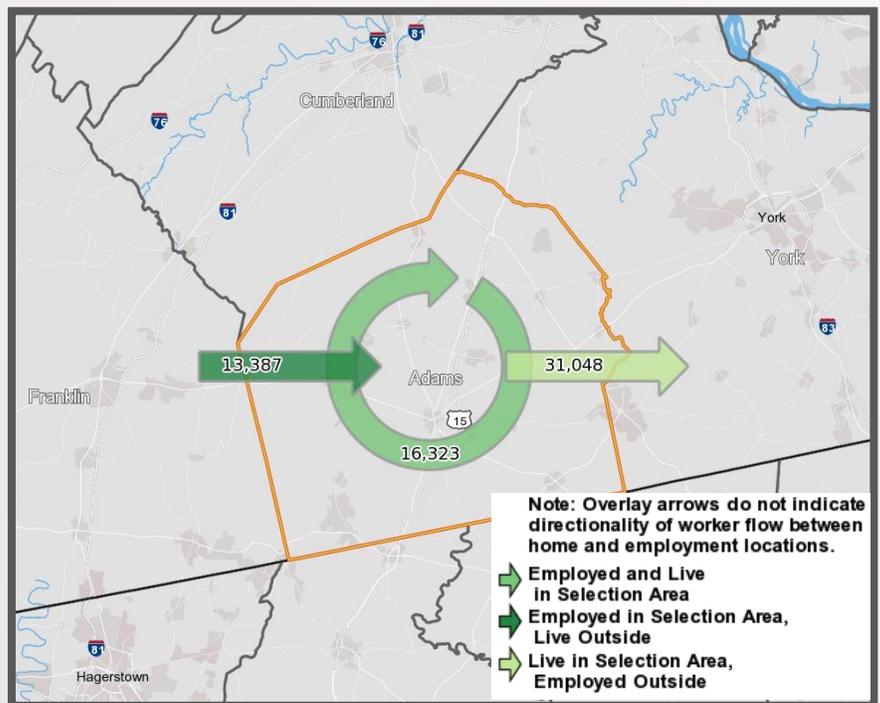
Commuting Patterns



Work Destination (Live in A.C.)		
	Count	Share
Total Primary Jobs	47,371	100.0%
Jobs Counts by Top 5 Places		
Gettysburg borough, PA	3,781	8.0%
Hanover borough, PA	3,462	7.3%
New Oxford borough, PA	1,062	2.2%
Frederick city, MD	782	1.7%
York city, PA	780	1.6%

Home Destination (Work in A.C.)		
	Count	Share
Total Primary Jobs	29,710	100.0%
Jobs Counts by Top 5 Places		
Hanover borough, PA	1,074	3.6%
Gettysburg borough, PA	1,056	3.6%
Carroll Valley borough, PA	615	2.1%
Littlestown borough, PA	488	1.6%
Parkville CDP, PA	462	1.6%

Out of 38,519 Adams County residents who are employed, there are 16,545 individuals with jobs in other counties as of September 2018 according to South Central Pennsylvania Workforce Development Board.



ADAMS COUNTY, PENNSYLVANIA

Agricultural Statistics

	1997	2002	2007	2012	2017
Farms (number)					
Pennsylvania	45,457	58,105	63,163	59,309	53,157
Adams County	984	1,261	1,289	1,188	1,146
Land in Farms (acres)					
Pennsylvania	7,167,906	7,745,336	7,809,244	7,704,444	7,278,668
Adams County	178,780	181,081	174,595	171,305	166,227
Average Size of Farm (ac)					
Pennsylvania	158	133	124	130	137
Adams County	182	144	135	144	145
Market Value of Products Sold					
Pennsylvania (\$1,000)	\$3,997,565	\$4,256,959	\$5,808,803	\$7,400,781	\$7,758,884
Adams County (\$1,000)	\$150,040	\$139,808	\$216,994	\$201,742	\$207,566
Average Per Farm (\$)					
Pennsylvania	\$87,942	\$73,263	\$91,965	\$124,783	\$145,962
Adams County	\$152,480	\$110,871	\$168,343	\$169,817	\$181,122

Source: Us Department of Agriculture, NASS; Census of Agriculture

The fruit industry has been an important part of Adams County’s history since the mid- nineteenth century. Adams County is the top apple and peach producing County in the Commonwealth and 6th in the nation for apples (according to the 2012 Census of Agriculture). Apples are Pennsylvania’s fourth largest agricultural commodity and about 400 to 500 million pounds of apples are produced each year. The Fruit belt contributes a conservative figure of \$580 million annually to the county’s economy and supports 8,500 – 9,500 jobs. Hanover Shoe Farms is the largest Standardbred breeding horse farm in the World. These farms are located throughout the southeast region of Adams County.



ADAMS COUNTY, PENNSYLVANIA

Land Holdings

There are over 20,000 acres of orchards and vineyards in the South Mountain region, which includes northern Adams County. The Adams County Fruitbelt contains a unique combination of soils, slopes, and micro-climate that has been recognized as prime land for orchards. The Fruitbelt has been deemed eligible for listing on the National Register of Historic Places and is considered “America’s Orchard”.

Orchard Land (acres)					
	1997	2002	2007	2012	2017
Pennsylvania	56,029	50,267	46,560	41,437	43,509
Adams County	20,563	17,219	15,404	14,758	15,410

Source: Us Department of Agriculture, NASS



Michaux State Forest is comprised of over 85,000 acres located partially in Adams, Cumberland, and Franklin Counties. Approximately 23,000 acres, or 6% of the land area, in Adams County is within the Michaux State Forest. The Forest is managed for a variety of wood products which benefit the local economy and offers a variety of recreational uses.



State & Federal Land in Adams County

Michaux State Forest	23,000 ac.
Gettysburg National Military Park	6,700 ac.
State Game Lands	1,800 ac.

Total acreage in Adams County 366,640 ac.