

Local Market Update – October 2020

A Research Tool Provided by Iowa Association of REALTORS®



Adams County

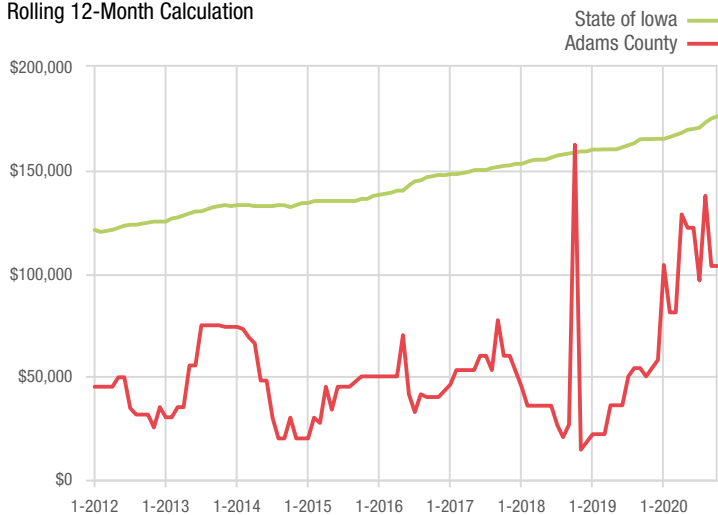
Single-Family Detached	October			Year to Date		
	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% Change
New Listings	2	1	- 50.0%	14	13	- 7.1%
Pending Sales	2	0	- 100.0%	8	10	+ 25.0%
Closed Sales	3	1	- 66.7%	9	12	+ 33.3%
Days on Market Until Sale	91	3	- 96.7%	84	89	+ 6.0%
Median Sales Price*	\$30,500	\$25,500	- 16.4%	\$58,000	\$103,500	+ 78.4%
Average Sales Price*	\$159,667	\$25,500	- 84.0%	\$133,889	\$106,625	- 20.4%
Percent of List Price Received*	94.0%	68.0%	- 27.7%	93.4%	91.2%	- 2.4%
Inventory of Homes for Sale	6	4	- 33.3%	—	—	—
Months Supply of Inventory	4.0	2.7	- 32.5%	—	—	—

Townhouse-Condo	October			Year to Date		
	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

* Does not account for seller concessions; % Change may be extreme due to small sample size.

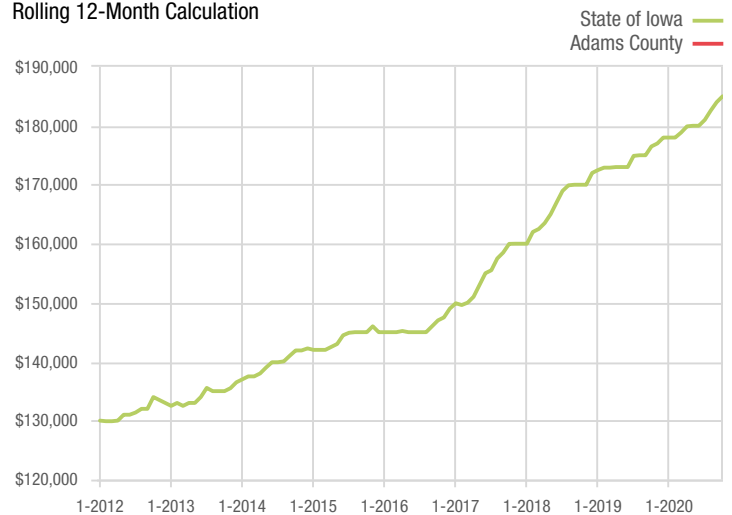
Median Sales Price - Single-Family Detached

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.