

# Local Market Update – February 2023

A Research Tool Provided by Iowa Association of REALTORS®



## Adams County

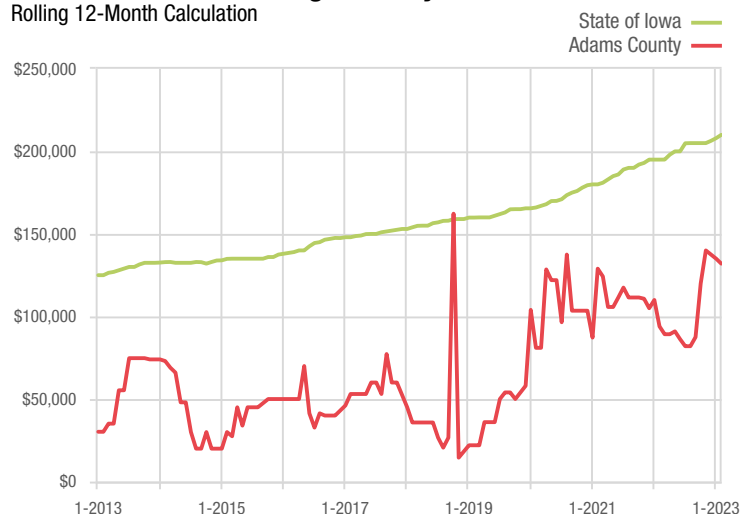
Single-Family Detached	February			Year to Date		
Key Metrics	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	1	18	+ 1,700.0%	1	34	+ 3,300.0%
Pending Sales	0	20	—	1	36	+ 3,500.0%
Closed Sales	2	13	+ 550.0%	4	24	+ 500.0%
Days on Market Until Sale	96	32	- 66.7%	68	37	- 45.6%
Median Sales Price*	\$129,500	<b>\$110,000</b>	- 15.1%	\$138,750	<b>\$110,000</b>	- 20.7%
Average Sales Price*	\$129,500	<b>\$128,992</b>	- 0.4%	\$153,625	<b>\$133,735</b>	- 12.9%
Percent of List Price Received*	85.6%	<b>94.0%</b>	+ 9.8%	90.3%	<b>92.6%</b>	+ 2.5%
Inventory of Homes for Sale	6	31	+ 416.7%	—	—	—
Months Supply of Inventory	2.3	3.1	+ 34.8%	—	—	—

Townhouse-Condo	February			Year to Date		
Key Metrics	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	0	0	0.0%	0	1	—
Pending Sales	0	0	0.0%	0	1	—
Closed Sales	0	1	—	0	3	—
Days on Market Until Sale	—	3	—	—	42	—
Median Sales Price*	—	<b>\$107,000</b>	—	—	<b>\$190,000</b>	—
Average Sales Price*	—	<b>\$107,000</b>	—	—	<b>\$178,333</b>	—
Percent of List Price Received*	—	<b>97.5%</b>	—	—	<b>96.0%</b>	—
Inventory of Homes for Sale	0	2	—	—	—	—
Months Supply of Inventory	—	1.6	—	—	—	—

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

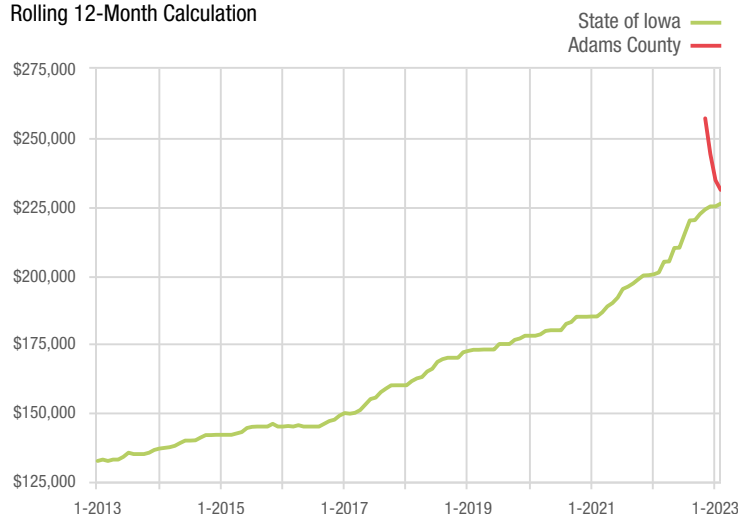
### Median Sales Price - Single-Family Detached

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.