

Local Market Update – March 2023

A Research Tool Provided by Iowa Association of REALTORS®



Adams County

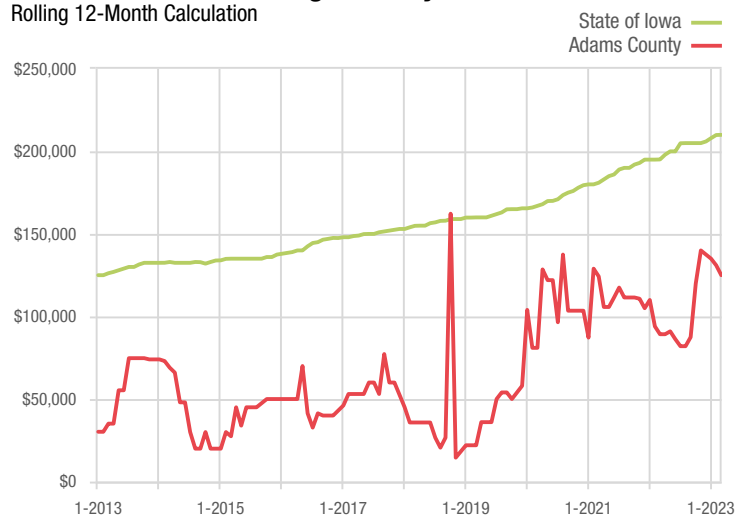
Single-Family Detached	March			Year to Date		
Key Metrics	2022	2023	% Change	Thru 3-2022	Thru 3-2023	% Change
New Listings	0	24	—	1	59	+ 5,800.0%
Pending Sales	1	20	+ 1,900.0%	2	57	+ 2,750.0%
Closed Sales	0	28	—	4	53	+ 1,225.0%
Days on Market Until Sale	—	45	—	68	40	- 41.2%
Median Sales Price*	—	\$80,000	—	\$138,750	\$87,500	- 36.9%
Average Sales Price*	—	\$113,214	—	\$153,625	\$121,152	- 21.1%
Percent of List Price Received*	—	93.5%	—	90.3%	93.2%	+ 3.2%
Inventory of Homes for Sale	5	34	+ 580.0%	—	—	—
Months Supply of Inventory	2.2	2.9	+ 31.8%	—	—	—

Townhouse-Condo	March			Year to Date		
Key Metrics	2022	2023	% Change	Thru 3-2022	Thru 3-2023	% Change
New Listings	0	3	—	0	4	—
Pending Sales	0	3	—	0	4	—
Closed Sales	0	2	—	0	5	—
Days on Market Until Sale	—	94	—	—	63	—
Median Sales Price*	—	\$101,500	—	—	\$179,000	—
Average Sales Price*	—	\$101,500	—	—	\$147,600	—
Percent of List Price Received*	—	94.3%	—	—	95.3%	—
Inventory of Homes for Sale	0	2	—	—	—	—
Months Supply of Inventory	—	1.3	—	—	—	—

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

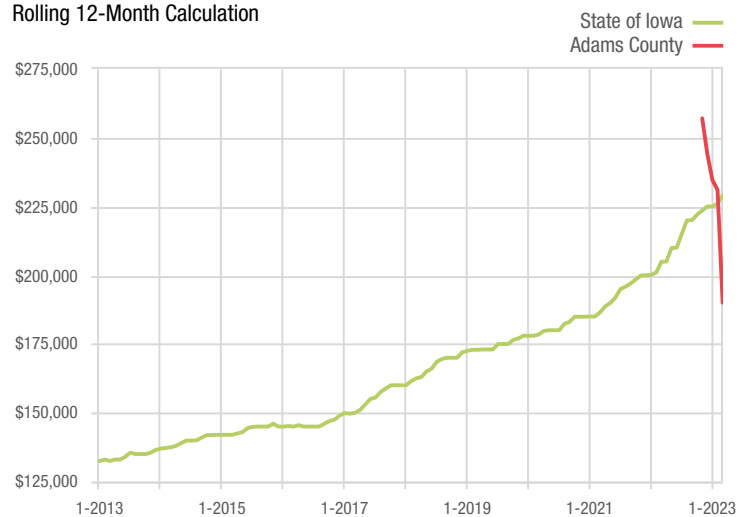
Median Sales Price - Single-Family Detached

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.