

Local Market Update – April 2023

A Research Tool Provided by Iowa Association of REALTORS®



Adams County

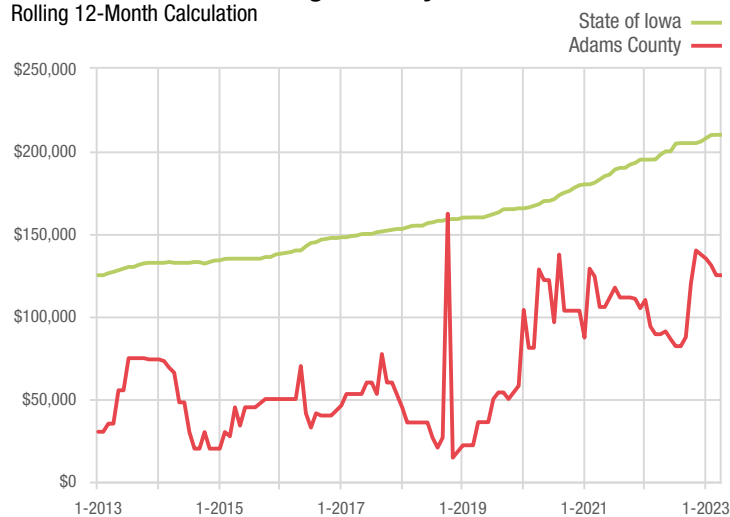
Single-Family Detached	April			Year to Date		
Key Metrics	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	6	21	+ 250.0%	7	80	+ 1,042.9%
Pending Sales	1	21	+ 2,000.0%	3	78	+ 2,500.0%
Closed Sales	1	10	+ 900.0%	5	63	+ 1,160.0%
Days on Market Until Sale	3	26	+ 766.7%	55	38	- 30.9%
Median Sales Price*	\$140,000	\$143,000	+ 2.1%	\$140,000	\$98,500	- 29.6%
Average Sales Price*	\$140,000	\$182,540	+ 30.4%	\$150,900	\$131,053	- 13.2%
Percent of List Price Received*	100.4%	92.1%	- 8.3%	92.3%	93.0%	+ 0.8%
Inventory of Homes for Sale	9	30	+ 233.3%	—	—	—
Months Supply of Inventory	5.2	2.2	- 57.7%	—	—	—

Townhouse-Condo	April			Year to Date		
Key Metrics	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	0	1	—	0	5	—
Pending Sales	0	1	—	0	5	—
Closed Sales	0	1	—	0	6	—
Days on Market Until Sale	—	1	—	—	52	—
Median Sales Price*	—	\$177,000	—	—	\$178,000	—
Average Sales Price*	—	\$177,000	—	—	\$152,500	—
Percent of List Price Received*	—	100.0%	—	—	96.1%	—
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.

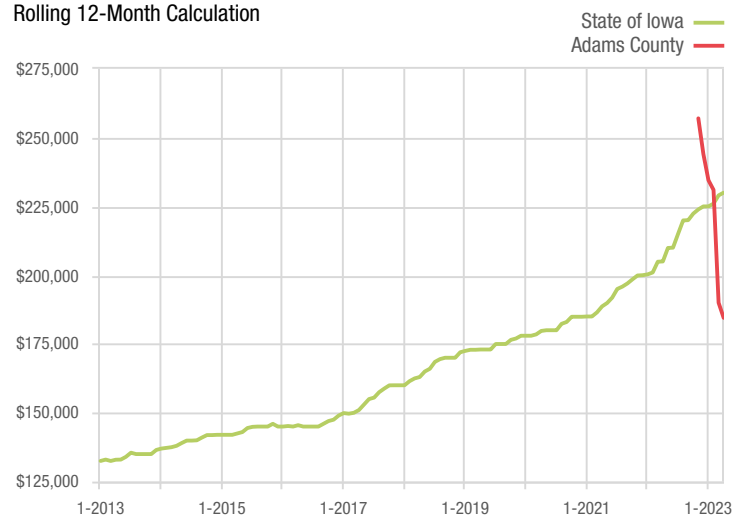
Median Sales Price - Single-Family Detached

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.