

Local Market Update – June 2023

A Research Tool Provided by Iowa Association of REALTORS®



Adams County

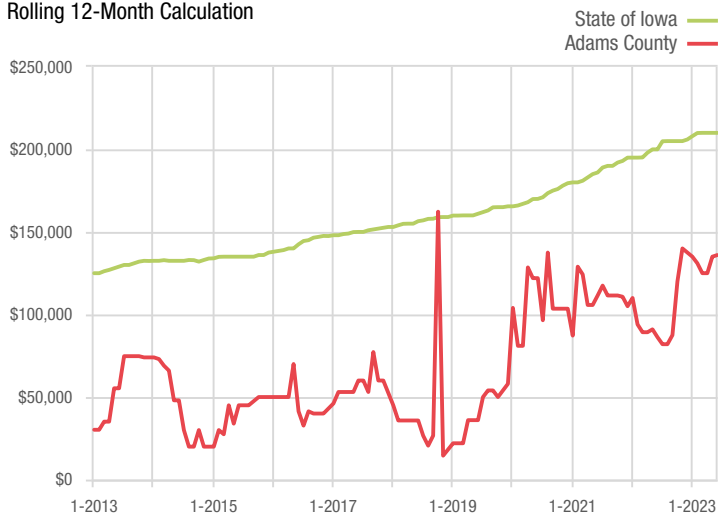
Single-Family Detached	June			Year to Date		
	2022	2023	% Change	Thru 6-2022	Thru 6-2023	% Change
New Listings	4	30	+ 650.0%	11	138	+ 1,154.5%
Pending Sales	1	23	+ 2,200.0%	6	133	+ 2,116.7%
Closed Sales	2	31	+ 1,450.0%	7	118	+ 1,585.7%
Days on Market Until Sale	160	28	- 82.5%	85	31	- 63.5%
Median Sales Price*	\$67,000	\$149,900	+ 123.7%	\$87,500	\$135,000	+ 54.3%
Average Sales Price*	\$67,000	\$189,037	+ 182.1%	\$126,929	\$159,197	+ 25.4%
Percent of List Price Received*	85.2%	96.5%	+ 13.3%	90.3%	95.0%	+ 5.2%
Inventory of Homes for Sale	9	32	+ 255.6%	—	—	—
Months Supply of Inventory	6.2	1.8	- 71.0%	—	—	—

Townhouse-Condo	June			Year to Date		
	2022	2023	% Change	Thru 6-2022	Thru 6-2023	% Change
New Listings	0	1	—	0	8	—
Pending Sales	0	2	—	0	9	—
Closed Sales	0	2	—	0	9	—
Days on Market Until Sale	—	13	—	—	42	—
Median Sales Price*	—	\$172,000	—	—	\$177,000	—
Average Sales Price*	—	\$172,000	—	—	\$159,000	—
Percent of List Price Received*	—	96.5%	—	—	96.2%	—
Inventory of Homes for Sale	0	1	—	—	—	—
Months Supply of Inventory	—	0.6	—	—	—	—

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

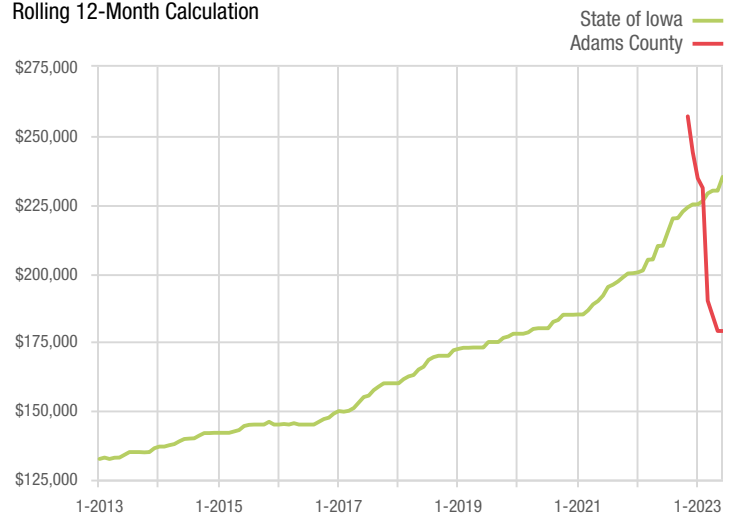
Median Sales Price - Single-Family Detached

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.