

Local Market Update – December 2023

A Research Tool Provided by Iowa Association of REALTORS®



Adams County

Single-Family Detached

Key Metrics	December			Year to Date		
	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
New Listings	13	21	+ 61.5%	122	281	+ 130.3%
Pending Sales	10	18	+ 80.0%	86	254	+ 195.3%
Closed Sales	19	25	+ 31.6%	76	251	+ 230.3%
Days on Market Until Sale	27	34	+ 25.9%	34	30	- 11.8%
Median Sales Price*	\$125,500	\$131,450	+ 4.7%	\$137,500	\$145,000	+ 5.5%
Average Sales Price*	\$147,411	\$148,096	+ 0.5%	\$162,051	\$168,929	+ 4.2%
Percent of List Price Received*	94.5%	96.4%	+ 2.0%	95.8%	96.0%	+ 0.2%
Inventory of Homes for Sale	36	44	+ 22.2%	—	—	—
Months Supply of Inventory	4.6	2.1	- 54.3%	—	—	—

Townhouse-Condo

Key Metrics	December			Year to Date		
	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
New Listings	1	0	- 100.0%	6	12	+ 100.0%
Pending Sales	2	1	- 50.0%	4	13	+ 225.0%
Closed Sales	1	0	- 100.0%	2	14	+ 600.0%
Days on Market Until Sale	15	—	—	10	45	+ 350.0%
Median Sales Price*	\$231,000	—	—	\$244,000	\$178,000	- 27.0%
Average Sales Price*	\$231,000	—	—	\$244,000	\$165,964	- 32.0%
Percent of List Price Received*	96.3%	—	—	97.6%	97.3%	- 0.3%
Inventory of Homes for Sale	2	0	- 100.0%	—	—	—
Months Supply of Inventory	1.5	—	—	—	—	—

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

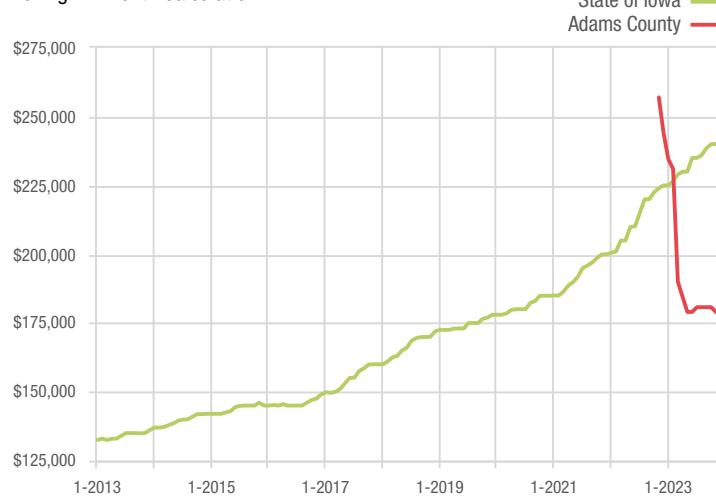
Median Sales Price - Single-Family Detached

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.