

Local Market Update – September 2024

A Research Tool Provided by Iowa Association of REALTORS®



Adams County

Single-Family Detached

Key Metrics	September			Year to Date		
	2023	2024	% Change	Thru 9-2023	Thru 9-2024	% Change
New Listings	18	22	+ 22.2%	214	194	- 9.3%
Pending Sales	11	21	+ 90.9%	200	180	- 10.0%
Closed Sales	22	9	- 59.1%	194	170	- 12.4%
Days on Market Until Sale	14	19	+ 35.7%	26	34	+ 30.8%
Median Sales Price*	\$191,500	\$208,500	+ 8.9%	\$149,000	\$158,000	+ 6.0%
Average Sales Price*	\$211,641	\$198,911	- 6.0%	\$170,160	\$194,118	+ 14.1%
Percent of List Price Received*	97.5%	99.8%	+ 2.4%	95.9%	96.7%	+ 0.8%
Inventory of Homes for Sale	37	40	+ 8.1%	—	—	—
Months Supply of Inventory	1.7	2.0	+ 17.6%	—	—	—

Townhouse-Condo

Key Metrics	September			Year to Date		
	2023	2024	% Change	Thru 9-2023	Thru 9-2024	% Change
New Listings	1	0	- 100.0%	11	4	- 63.6%
Pending Sales	0	0	0.0%	12	4	- 66.7%
Closed Sales	0	0	0.0%	14	5	- 64.3%
Days on Market Until Sale	—	—	—	45	14	- 68.9%
Median Sales Price*	—	—	—	\$178,000	\$227,500	+ 27.8%
Average Sales Price*	—	—	—	\$165,964	\$186,300	+ 12.3%
Percent of List Price Received*	—	—	—	97.3%	97.2%	- 0.1%
Inventory of Homes for Sale	1	0	- 100.0%	—	—	—
Months Supply of Inventory	0.6	—	—	—	—	—

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

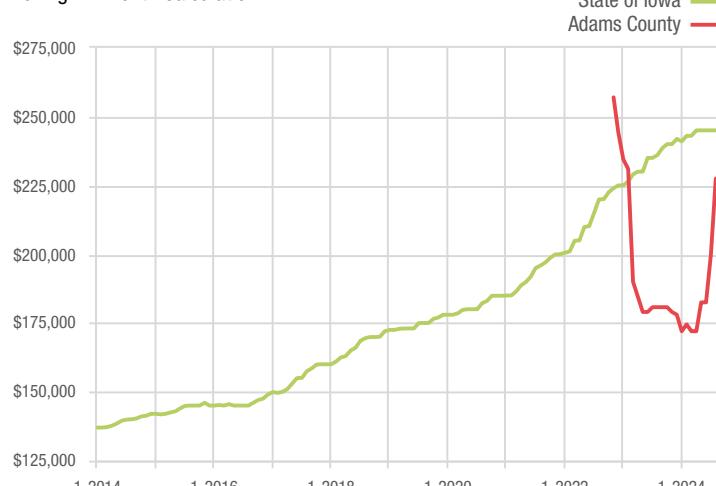
Median Sales Price - Single-Family Detached

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.