

Local Market Update – October 2024

A Research Tool Provided by Iowa Association of REALTORS®



Adams County

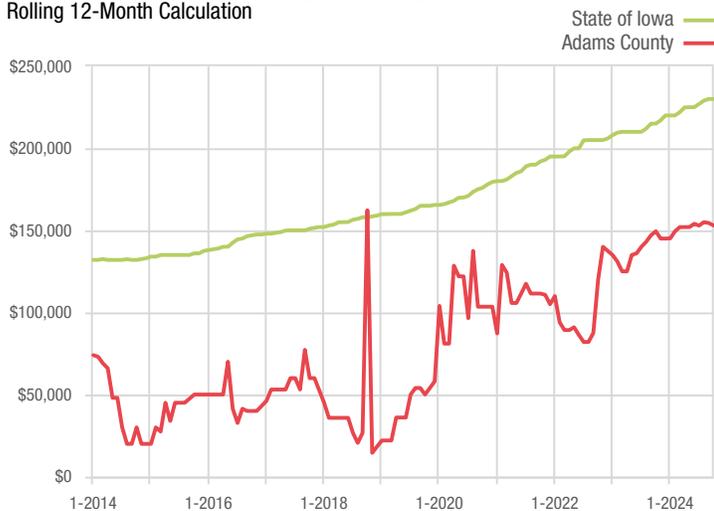
Single-Family Detached	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
New Listings	25	15	- 40.0%	239	210	- 12.1%
Pending Sales	22	11	- 50.0%	222	190	- 14.4%
Closed Sales	20	23	+ 15.0%	214	194	- 9.3%
Days on Market Until Sale	53	39	- 26.4%	28	35	+ 25.0%
Median Sales Price*	\$140,500	\$140,000	- 0.4%	\$149,000	\$157,000	+ 5.4%
Average Sales Price*	\$166,655	\$167,904	+ 0.7%	\$169,831	\$191,278	+ 12.6%
Percent of List Price Received*	97.2%	93.9%	- 3.4%	96.0%	96.4%	+ 0.4%
Inventory of Homes for Sale	39	39	0.0%	—	—	—
Months Supply of Inventory	1.8	2.1	+ 16.7%	—	—	—

Townhouse-Condo	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
New Listings	0	2	—	11	6	- 45.5%
Pending Sales	0	1	—	12	5	- 58.3%
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	1	0.0%	—	—	—
Months Supply of Inventory	0.6	0.8	+ 33.3%	—	—	—

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

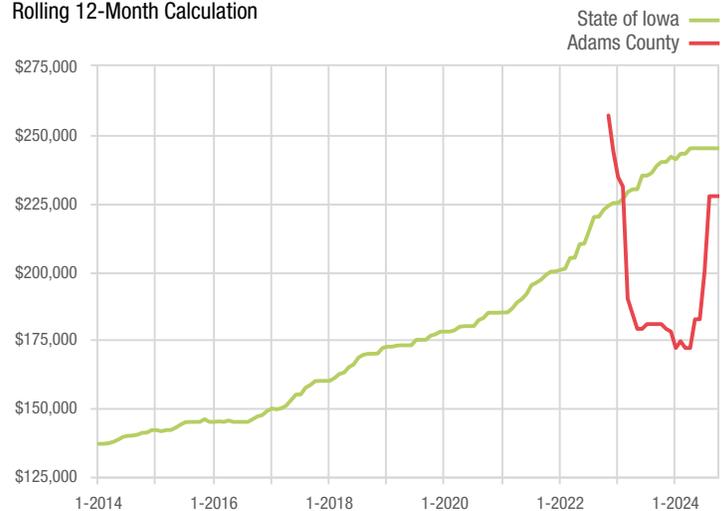
Median Sales Price - Single-Family Detached

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.