

# Local Market Update – November 2024

A Research Tool Provided by Iowa Association of REALTORS®

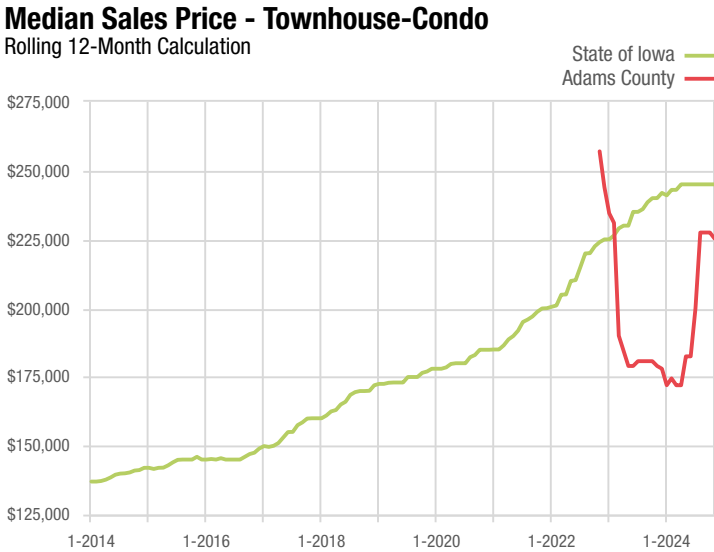
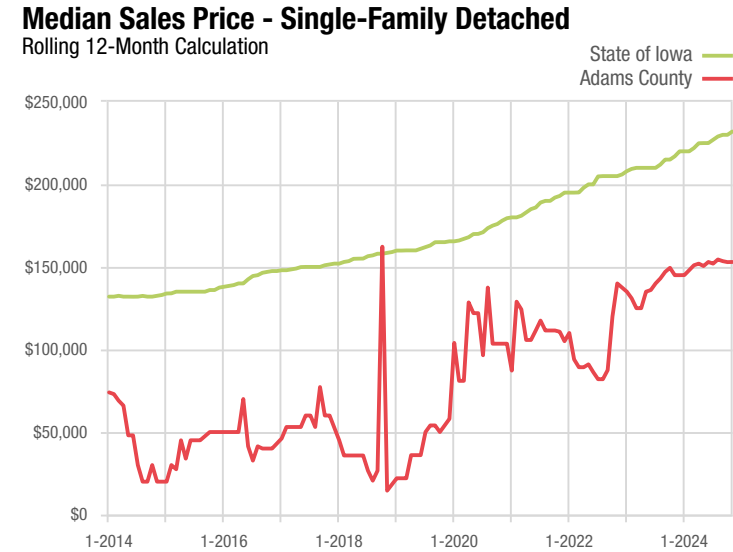


## Adams County

Single-Family Detached	November			Year to Date		
	2023	2024	% Change	Thru 11-2023	Thru 11-2024	% Change
New Listings	19	13	- 31.6%	258	224	- 13.2%
Pending Sales	14	19	+ 35.7%	236	210	- 11.0%
Closed Sales	12	14	+ 16.7%	226	210	- 7.1%
Days on Market Until Sale	60	15	- 75.0%	30	34	+ 13.3%
Median Sales Price*	\$138,000	\$154,500	+ 12.0%	\$149,000	\$155,000	+ 4.0%
Average Sales Price*	\$194,575	\$161,093	- 17.2%	\$171,151	\$188,464	+ 10.1%
Percent of List Price Received*	94.2%	98.2%	+ 4.2%	95.9%	96.5%	+ 0.6%
Inventory of Homes for Sale	41	31	- 24.4%	—	—	—
Months Supply of Inventory	2.0	1.6	- 20.0%	—	—	—

Townhouse-Condo	November			Year to Date		
	2023	2024	% Change	Thru 11-2023	Thru 11-2024	% Change
New Listings	1	1	0.0%	12	7	- 41.7%
Pending Sales	0	1	—	12	6	- 50.0%
Closed Sales	0	1	—	14	6	- 57.1%
Days on Market Until Sale	—	2	—	45	12	- 73.3%
Median Sales Price*	—	\$223,000	—	\$178,000	\$225,250	+ 26.5%
Average Sales Price*	—	\$223,000	—	\$165,964	\$192,417	+ 15.9%
Percent of List Price Received*	—	99.1%	—	97.3%	97.5%	+ 0.2%
Inventory of Homes for Sale	1	1	0.0%	—	—	—
Months Supply of Inventory	0.6	0.9	+ 50.0%	—	—	—

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



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.