

Local Market Update – February 2019

This is a research tool provided by Iowa Association of REALTORS®.



Adair County

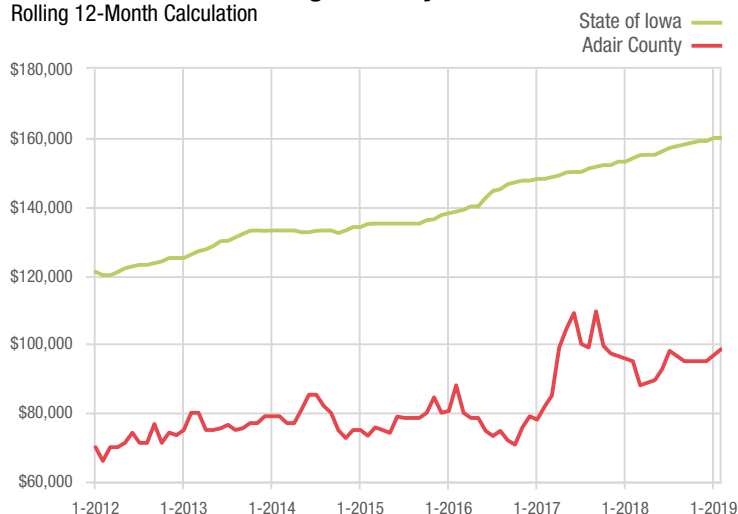
Single-Family Detached	February			Year to Date		
Key Metrics	2018	2019	% Change	Thru 2-2018	Thru 2-2019	% Change
New Listings	7	0	- 100.0%	15	0	- 100.0%
Pending Sales	4	2	- 50.0%	6	10	+ 66.7%
Closed Sales	1	2	+ 100.0%	4	8	+ 100.0%
Days on Market Until Sale	250	94	- 62.4%	139	46	- 66.9%
Median Sales Price*	\$175,000	\$197,375	+ 12.8%	\$90,000	\$125,750	+ 39.7%
Average Sales Price*	\$175,000	\$197,375	+ 12.8%	\$97,500	\$129,406	+ 32.7%
Percent of List Price Received*	94.6%	96.9%	+ 2.4%	87.7%	94.4%	+ 7.6%
Inventory of Homes for Sale	23	16	- 30.4%	—	—	—
Months Supply of Inventory	5.1	2.7	- 47.1%	—	—	—

Townhouse-Condo	February			Year to Date		
Key Metrics	2018	2019	% Change	Thru 2-2018	Thru 2-2019	% Change
New Listings	0	0	0.0%	0	1	—
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	2	2	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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

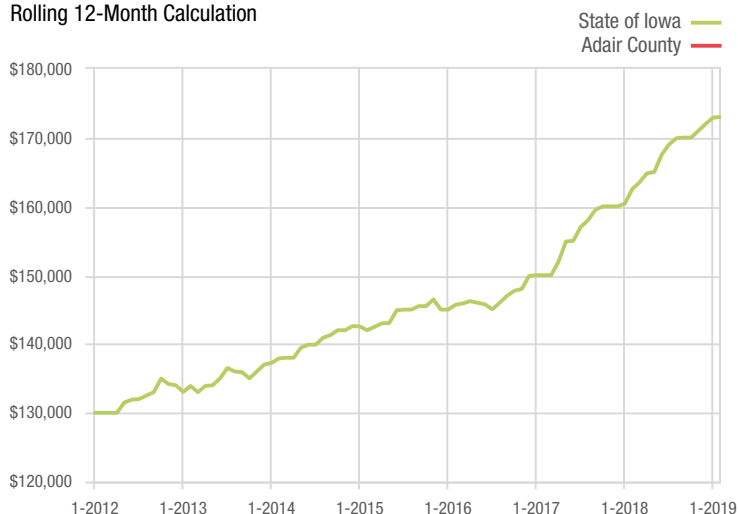
Median Sales Price - Single-Family Detached

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.