

Local Market Update – July 2019

A Research Tool Provided by Iowa Association of REALTORS®



Adair County

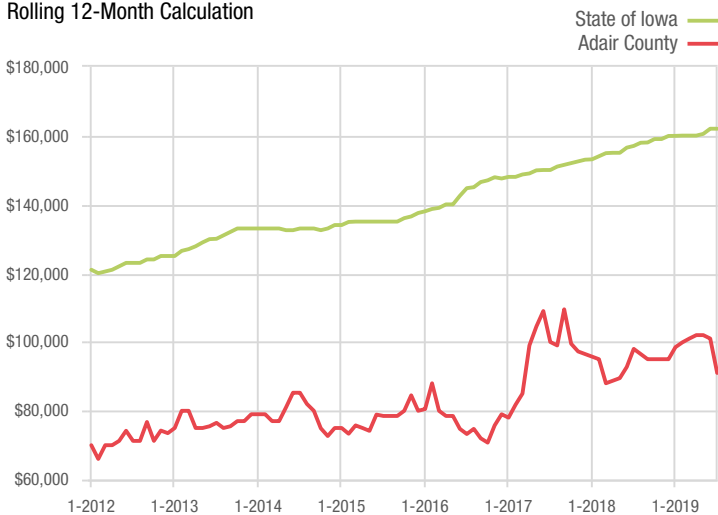
Single-Family Detached	July			Year to Date		
	2018	2019	% Change	Thru 7-2018	Thru 7-2019	% Change
New Listings	6	8	+ 33.3%	46	29	- 37.0%
Pending Sales	10	7	- 30.0%	41	27	- 34.1%
Closed Sales	10	5	- 50.0%	40	24	- 40.0%
Days on Market Until Sale	59	39	- 33.9%	71	50	- 29.6%
Median Sales Price*	\$106,250	\$71,000	- 33.2%	\$99,950	\$114,250	+ 14.3%
Average Sales Price*	\$145,950	\$82,900	- 43.2%	\$124,546	\$118,776	- 4.6%
Percent of List Price Received*	94.0%	96.4%	+ 2.6%	93.7%	95.2%	+ 1.6%
Inventory of Homes for Sale	14	25	+ 78.6%	—	—	—
Months Supply of Inventory	2.5	5.6	+ 124.0%	—	—	—

Townhouse-Condo	July			Year to Date		
	2018	2019	% Change	Thru 7-2018	Thru 7-2019	% Change
New Listings	0	0	0.0%	0	1	—
Pending Sales	0	1	—	0	2	—
Closed Sales	0	0	0.0%	0	1	—
Days on Market Until Sale	—	—	—	—	71	—
Median Sales Price*	—	—	—	—	\$42,500	—
Average Sales Price*	—	—	—	—	\$42,500	—
Percent of List Price Received*	—	—	—	—	89.5%	—
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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

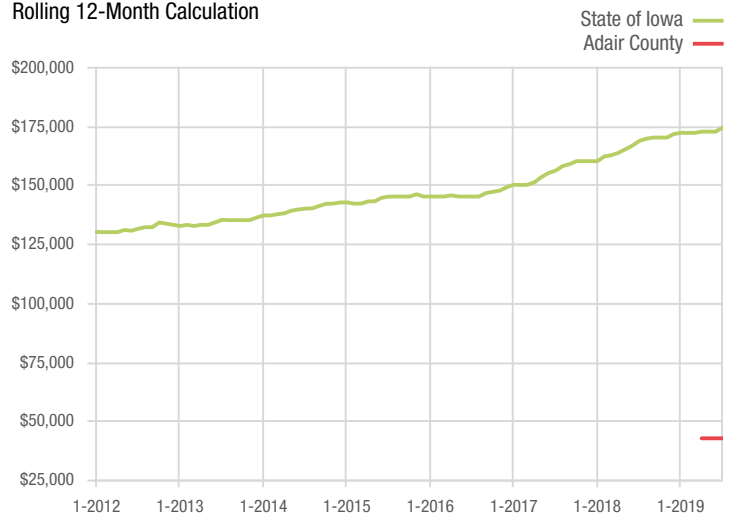
Median Sales Price - Single-Family Detached

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.