

# Local Market Update – October 2019

A Research Tool Provided by Iowa Association of REALTORS®



## Adair County

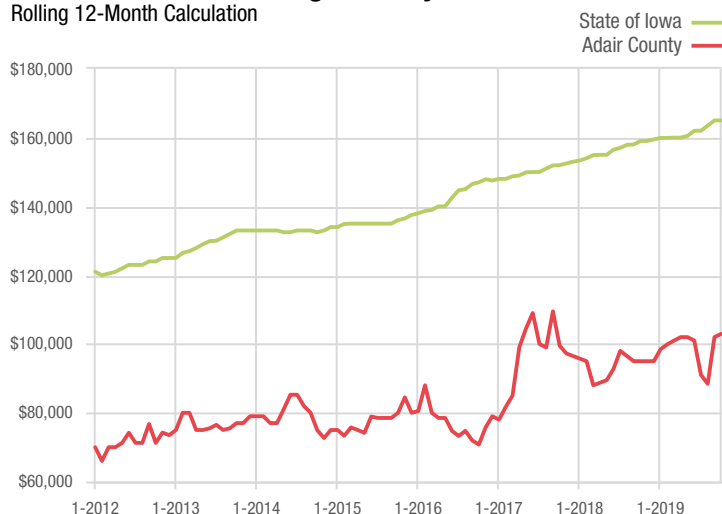
Single-Family Detached	October			Year to Date		
Key Metrics	2018	2019	% Change	Thru 10-2018	Thru 10-2019	% Change
New Listings	15	7	- 53.3%	79	49	- 38.0%
Pending Sales	7	5	- 28.6%	57	35	- 38.6%
Closed Sales	6	7	+ 16.7%	55	38	- 30.9%
Days on Market Until Sale	21	85	+ 304.8%	65	50	- 23.1%
Median Sales Price*	\$94,450	<b>\$149,000</b>	+ 57.8%	\$95,000	<b>\$110,250</b>	+ 16.1%
Average Sales Price*	\$101,483	<b>\$137,929</b>	+ 35.9%	\$118,436	<b>\$125,339</b>	+ 5.8%
Percent of List Price Received*	93.7%	<b>88.6%</b>	- 5.4%	93.1%	<b>93.5%</b>	+ 0.4%
Inventory of Homes for Sale	28	33	+ 17.9%	—	—	—
Months Supply of Inventory	5.0	8.6	+ 72.0%	—	—	—

Townhouse-Condo	October			Year to Date		
Key Metrics	2018	2019	% Change	Thru 10-2018	Thru 10-2019	% Change
New Listings	0	0	0.0%	0	1	—
Pending Sales	0	0	0.0%	0	2	—
Closed Sales	0	0	0.0%	0	2	—
Days on Market Until Sale	—	—	—	—	122	—
Median Sales Price*	—	—	—	—	<b>\$68,750</b>	—
Average Sales Price*	—	—	—	—	<b>\$68,750</b>	—
Percent of List Price Received*	—	—	—	—	<b>91.3%</b>	—
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.

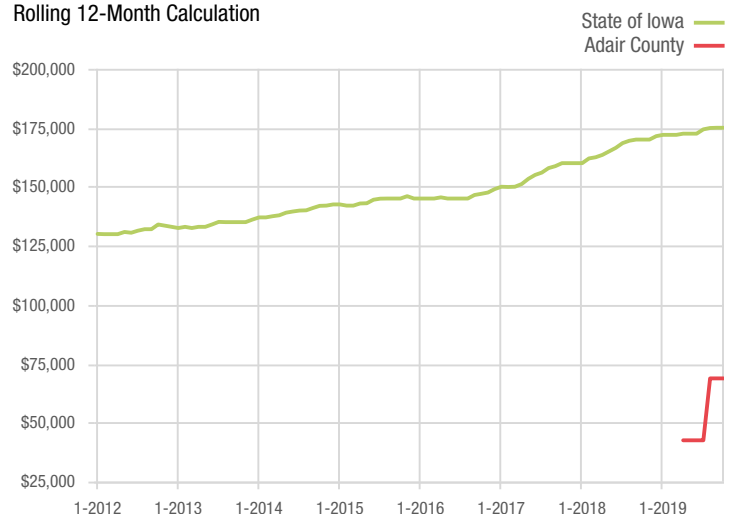
### Median Sales Price - Single-Family Detached

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.