

# Local Market Update – December 2019

A Research Tool Provided by Iowa Association of REALTORS®



## Adair County

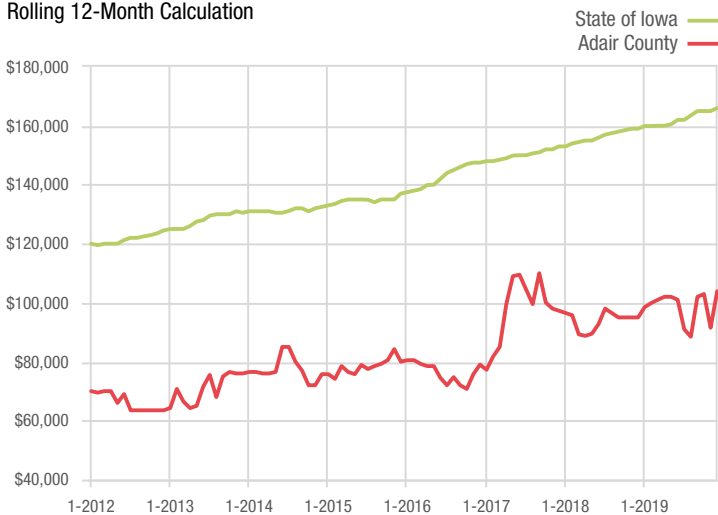
Single-Family Detached	December			Year to Date		
	2018	2019	% Change	Thru 12-2018	Thru 12-2019	% Change
New Listings	5	2	- 60.0%	90	58	- 35.6%
Pending Sales	3	2	- 33.3%	68	45	- 33.8%
Closed Sales	6	2	- 66.7%	67	45	- 32.8%
Days on Market Until Sale	51	25	- 51.0%	62	50	- 19.4%
Median Sales Price*	\$73,000	<b>\$96,250</b>	+ 31.8%	\$95,000	<b>\$103,880</b>	+ 9.3%
Average Sales Price*	\$83,542	<b>\$96,250</b>	+ 15.2%	\$113,493	<b>\$121,262</b>	+ 6.8%
Percent of List Price Received*	89.0%	<b>91.2%</b>	+ 2.5%	92.6%	<b>93.6%</b>	+ 1.1%
Inventory of Homes for Sale	32	<b>36</b>	+ 12.5%	—	—	—
Months Supply of Inventory	5.6	<b>9.6</b>	+ 71.4%	—	—	—

Townhouse-Condo	December			Year to Date		
	2018	2019	% Change	Thru 12-2018	Thru 12-2019	% Change
New Listings	1	0	- 100.0%	1	1	0.0%
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	1	0	- 100.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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

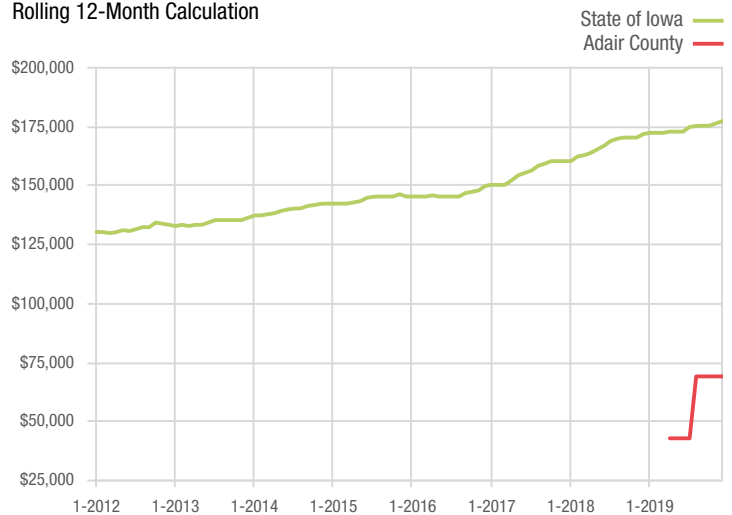
### Median Sales Price - Single-Family Detached

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.