

Local Market Update – February 2020

A Research Tool Provided by Iowa Association of REALTORS®



Adair County

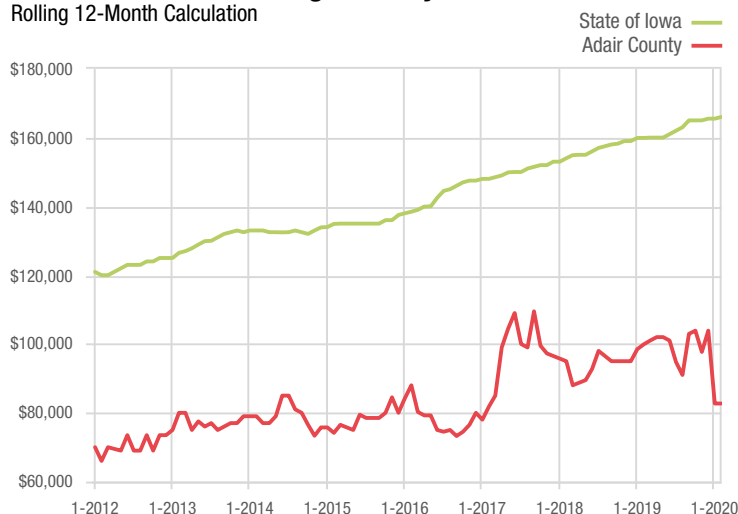
Single-Family Detached	February			Year to Date		
Key Metrics	2019	2020	% Change	Thru 2-2019	Thru 2-2020	% Change
New Listings	0	6	—	0	10	—
Pending Sales	2	8	+ 300.0%	10	11	+ 10.0%
Closed Sales	3	3	0.0%	10	9	- 10.0%
Days on Market Until Sale	140	124	- 11.4%	61	118	+ 93.4%
Median Sales Price*	\$171,750	\$127,000	- 26.1%	\$125,750	\$75,000	- 40.4%
Average Sales Price*	\$166,210	\$140,667	- 15.4%	\$127,913	\$84,487	- 33.9%
Percent of List Price Received*	99.2%	96.9%	- 2.3%	95.0%	93.3%	- 1.8%
Inventory of Homes for Sale	17	20	+ 17.6%	—	—	—
Months Supply of Inventory	2.8	5.0	+ 78.6%	—	—	—

Townhouse-Condo	February			Year to Date		
Key Metrics	2019	2020	% Change	Thru 2-2019	Thru 2-2020	% Change
New Listings	0	0	0.0%	1	0	- 100.0%
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	0	- 100.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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

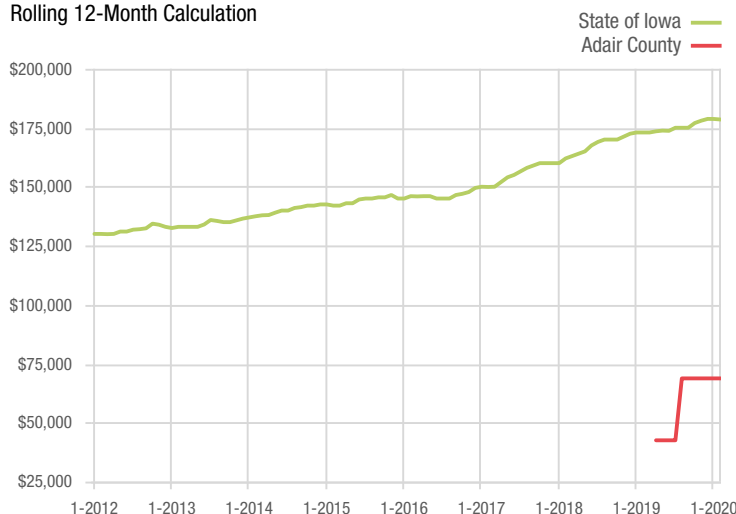
Median Sales Price - Single-Family Detached

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.