

Local Market Update – April 2020

A Research Tool Provided by Iowa Association of REALTORS®



Adair County

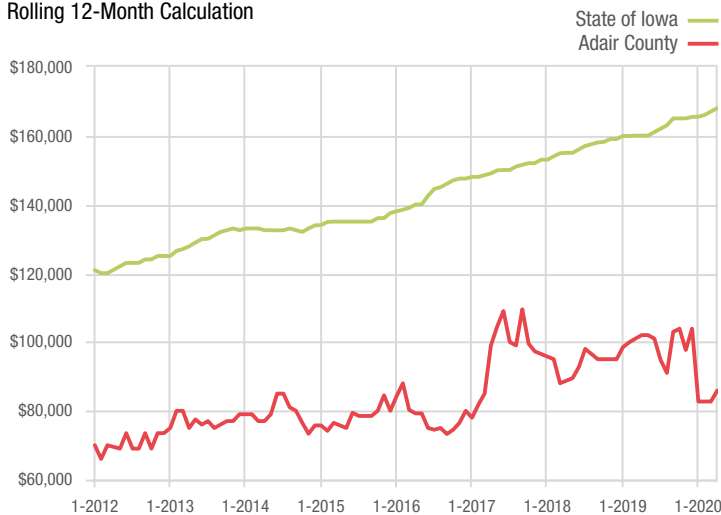
Single-Family Detached	April			Year to Date		
	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
New Listings	4	8	+ 100.0%	12	34	+ 183.3%
Pending Sales	1	7	+ 600.0%	12	24	+ 100.0%
Closed Sales	1	5	+ 400.0%	14	21	+ 50.0%
Days on Market Until Sale	5	71	+ 1,320.0%	58	94	+ 62.1%
Median Sales Price*	\$70,000	\$130,000	+ 85.7%	\$114,250	\$77,500	- 32.2%
Average Sales Price*	\$70,000	\$142,180	+ 103.1%	\$116,259	\$100,027	- 14.0%
Percent of List Price Received*	88.7%	94.9%	+ 7.0%	94.1%	91.4%	- 2.9%
Inventory of Homes for Sale	27	26	- 3.7%	—	—	—
Months Supply of Inventory	5.4	5.3	- 1.9%	—	—	—

Townhouse-Condo	April			Year to Date		
	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
New Listings	0	0	0.0%	1	0	- 100.0%
Pending Sales	1	0	- 100.0%	1	0	- 100.0%
Closed Sales	1	0	- 100.0%	1	0	- 100.0%
Days on Market Until Sale	71	—	—	71	—	—
Median Sales Price*	\$42,500	—	—	\$42,500	—	—
Average Sales Price*	\$42,500	—	—	\$42,500	—	—
Percent of List Price Received*	89.5%	—	—	89.5%	—	—
Inventory of Homes for Sale	1	0	- 100.0%	—	—	—
Months Supply of Inventory	1.0	—	—	—	—	—

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

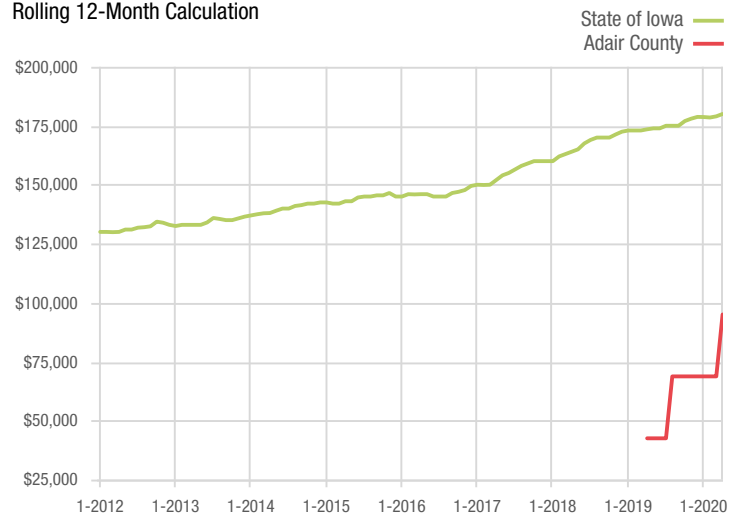
Median Sales Price - Single-Family Detached

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.