

Local Market Update – July 2020

A Research Tool Provided by Iowa Association of REALTORS®



Adair County

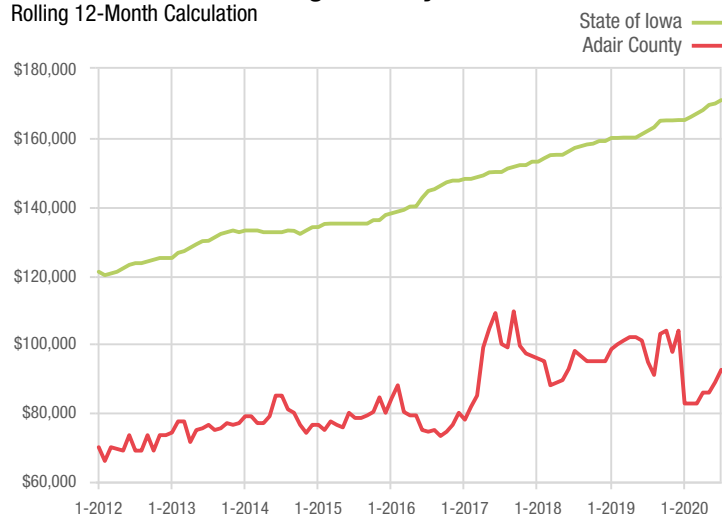
Single-Family Detached	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	8	5	- 37.5%	30	55	+ 83.3%
Pending Sales	6	5	- 16.7%	26	41	+ 57.7%
Closed Sales	6	5	- 16.7%	25	41	+ 64.0%
Days on Market Until Sale	39	12	- 69.2%	50	69	+ 38.0%
Median Sales Price*	\$77,500	\$95,000	+ 22.6%	\$115,000	\$95,000	- 17.4%
Average Sales Price*	\$89,031	\$106,000	+ 19.1%	\$118,813	\$112,000	- 5.7%
Percent of List Price Received*	97.0%	93.1%	- 4.0%	95.4%	93.5%	- 2.0%
Inventory of Homes for Sale	28	19	- 32.1%	—	—	—
Months Supply of Inventory	6.3	3.7	- 41.3%	—	—	—

Townhouse-Condo	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	0	0	0.0%	1	1	0.0%
Pending Sales	1	0	- 100.0%	2	0	- 100.0%
Closed Sales	0	0	0.0%	1	0	- 100.0%
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	1	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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

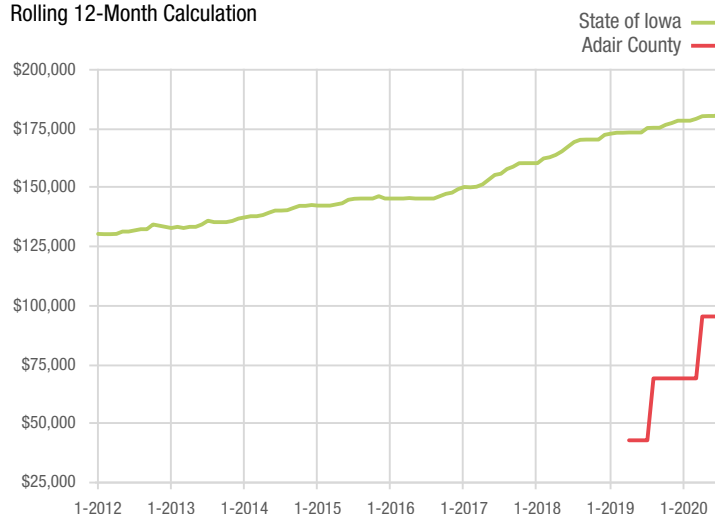
Median Sales Price - Single-Family Detached

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.