

Local Market Update – October 2020

A Research Tool Provided by Iowa Association of REALTORS®



Adair County

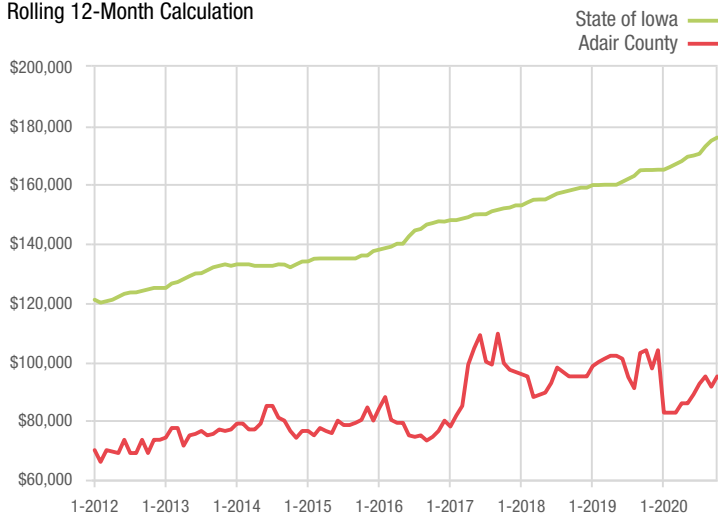
| Single-Family Detached | October | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------|--------------|------------------|----------|
| | 2019 | 2020 | % Change | Thru 10-2019 | Thru 10-2020 | % Change |
| New Listings | 6 | 8 | + 33.3% | 49 | 73 | + 49.0% |
| Pending Sales | 5 | 7 | + 40.0% | 36 | 57 | + 58.3% |
| Closed Sales | 7 | 10 | + 42.9% | 39 | 58 | + 48.7% |
| Days on Market Until Sale | 85 | 26 | - 69.4% | 50 | 61 | + 22.0% |
| Median Sales Price* | \$149,000 | \$98,500 | - 33.9% | \$113,500 | \$95,000 | - 16.3% |
| Average Sales Price* | \$137,929 | \$117,830 | - 14.6% | \$125,194 | \$109,807 | - 12.3% |
| Percent of List Price Received* | 88.6% | 94.7% | + 6.9% | 93.7% | 93.3% | - 0.4% |
| Inventory of Homes for Sale | 33 | 19 | - 42.4% | — | — | — |
| Months Supply of Inventory | 8.4 | 3.4 | - 59.5% | — | — | — |

| Townhouse-Condo | October | | | Year to Date | | |
|---------------------------------|---------|-----------------|----------|--------------|-----------------|----------|
| | 2019 | 2020 | % Change | Thru 10-2019 | Thru 10-2020 | % Change |
| New Listings | 0 | 0 | 0.0% | 1 | 1 | 0.0% |
| Pending Sales | 0 | 0 | 0.0% | 2 | 1 | - 50.0% |
| Closed Sales | 0 | 1 | — | 2 | 1 | - 50.0% |
| Days on Market Until Sale | — | 92 | — | 122 | 92 | - 24.6% |
| Median Sales Price* | — | \$50,000 | — | \$68,750 | \$50,000 | - 27.3% |
| Average Sales Price* | — | \$50,000 | — | \$68,750 | \$50,000 | - 27.3% |
| Percent of List Price Received* | — | 84.7% | — | 91.3% | 84.7% | - 7.2% |
| 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.

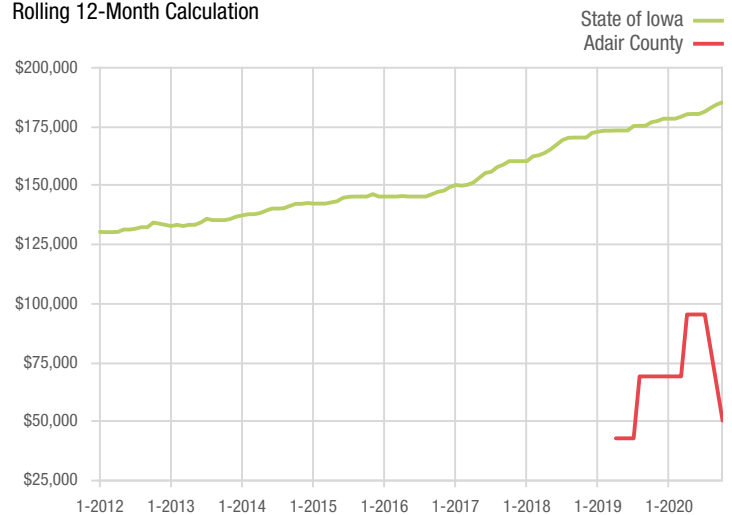
Median Sales Price - Single-Family Detached

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.