

Local Market Update – May 2021

A Research Tool Provided by Iowa Association of REALTORS®



Adair County

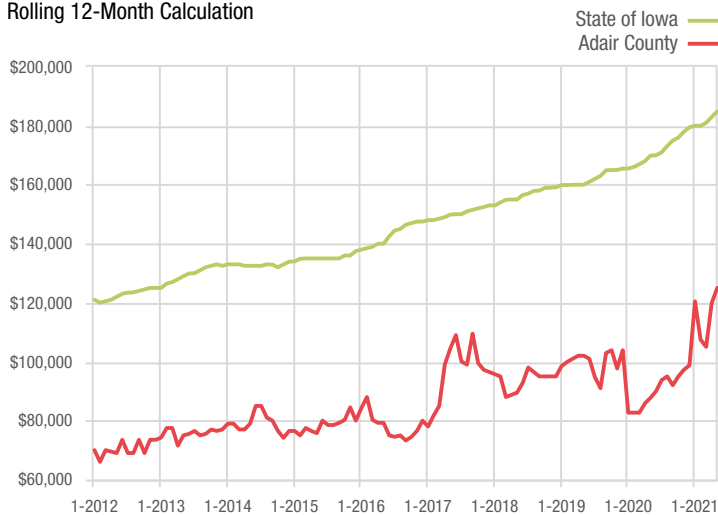
Single-Family Detached	May			Year to Date		
	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
Key Metrics						
New Listings	6	8	+ 33.3%	40	27	- 32.5%
Pending Sales	4	5	+ 25.0%	28	22	- 21.4%
Closed Sales	7	3	- 57.1%	28	17	- 39.3%
Days on Market Until Sale	35	43	+ 22.9%	79	72	- 8.9%
Median Sales Price*	\$110,000	\$150,000	+ 36.4%	\$101,250	\$150,000	+ 48.1%
Average Sales Price*	\$128,065	\$149,667	+ 16.9%	\$107,036	\$142,690	+ 33.3%
Percent of List Price Received*	97.0%	97.3%	+ 0.3%	92.8%	97.7%	+ 5.3%
Inventory of Homes for Sale	18	16	- 11.1%	—	—	—
Months Supply of Inventory	3.7	3.1	- 16.2%	—	—	—

Townhouse-Condo	May			Year to Date		
	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
Key Metrics						
New Listings	1	0	- 100.0%	1	1	0.0%
Pending Sales	0	1	—	0	1	—
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	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.

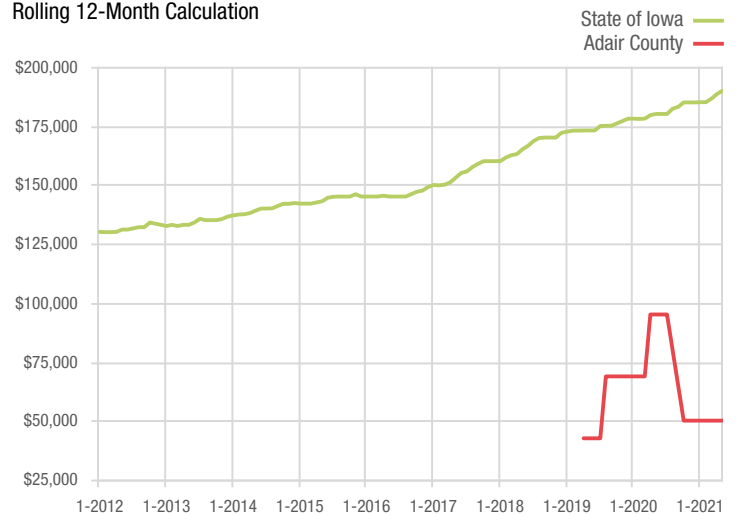
Median Sales Price - Single-Family Detached

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.