

Local Market Update – February 2022

A Research Tool Provided by Iowa Association of REALTORS®



Adair County

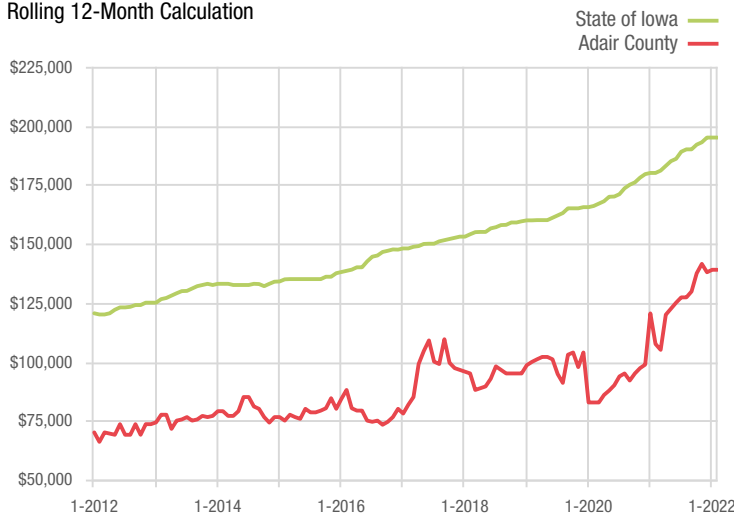
Single-Family Detached	February			Year to Date		
	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% Change
New Listings	4	5	+ 25.0%	7	9	+ 28.6%
Pending Sales	2	3	+ 50.0%	4	6	+ 50.0%
Closed Sales	0	4	—	3	8	+ 166.7%
Days on Market Until Sale	—	43	—	74	60	- 18.9%
Median Sales Price*	—	\$137,000	—	\$153,500	\$148,000	- 3.6%
Average Sales Price*	—	\$156,000	—	\$141,417	\$192,016	+ 35.8%
Percent of List Price Received*	—	92.1%	—	95.1%	95.9%	+ 0.8%
Inventory of Homes for Sale	16	19	+ 18.8%	—	—	—
Months Supply of Inventory	3.2	3.3	+ 3.1%	—	—	—

Townhouse-Condo	February			Year to Date		
	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% Change
New Listings	0	0	0.0%	0	0	0.0%
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	0	1	—	—	—	—
Months Supply of Inventory	—	1.0	—	—	—	—

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

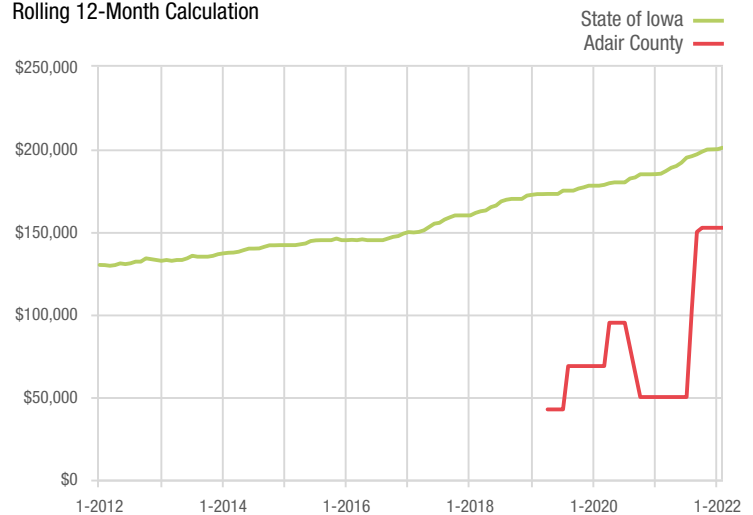
Median Sales Price - Single-Family Detached

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.