

# Local Market Update – July 2022

A Research Tool Provided by Iowa Association of REALTORS®



## Adair County

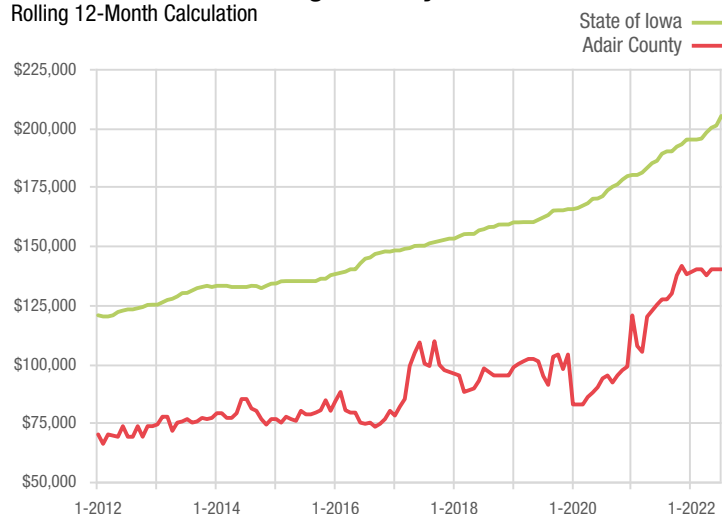
Single-Family Detached	July			Year to Date		
Key Metrics	2021	2022	% Change	Thru 7-2021	Thru 7-2022	% Change
New Listings	8	8	0.0%	41	45	+ 9.8%
Pending Sales	4	3	- 25.0%	34	43	+ 26.5%
Closed Sales	10	7	- 30.0%	34	38	+ 11.8%
Days on Market Until Sale	26	4	- 84.6%	57	39	- 31.6%
Median Sales Price*	\$153,500	<b>\$152,000</b>	- 1.0%	\$143,500	<b>\$142,500</b>	- 0.7%
Average Sales Price*	\$175,020	<b>\$195,695</b>	+ 11.8%	\$155,424	<b>\$175,013</b>	+ 12.6%
Percent of List Price Received*	96.2%	<b>98.4%</b>	+ 2.3%	96.6%	<b>96.1%</b>	- 0.5%
Inventory of Homes for Sale	18	14	- 22.2%	—	—	—
Months Supply of Inventory	3.6	2.2	- 38.9%	—	—	—

Townhouse-Condo	July			Year to Date		
Key Metrics	2021	2022	% Change	Thru 7-2021	Thru 7-2022	% Change
New Listings	0	0	0.0%	1	0	- 100.0%
Pending Sales	0	0	0.0%	1	1	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	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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

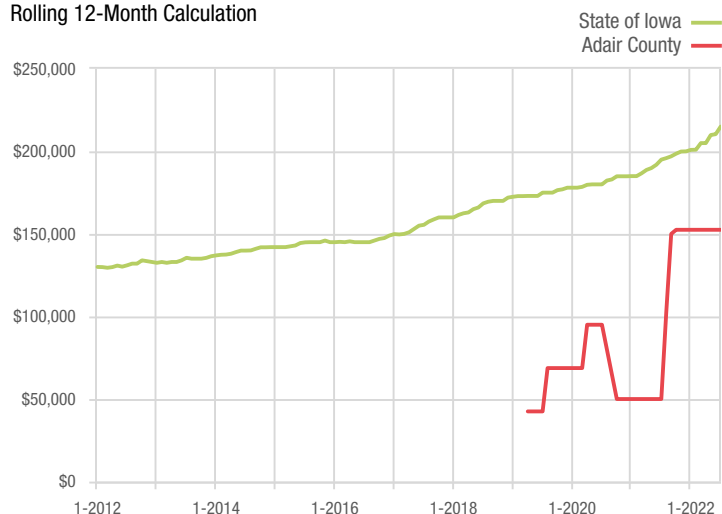
### Median Sales Price - Single-Family Detached

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.