

Local Market Update – August 2022

A Research Tool Provided by Iowa Association of REALTORS®



Adair County

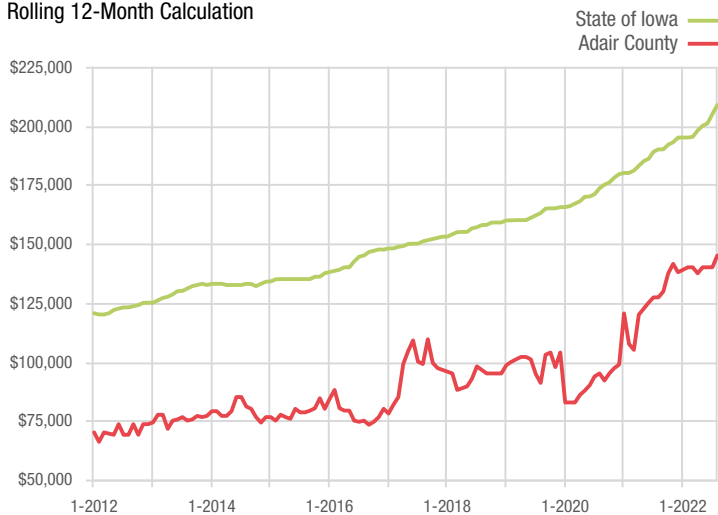
Single-Family Detached	August			Year to Date		
	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	9	10	+ 11.1%	50	55	+ 10.0%
Pending Sales	9	5	- 44.4%	43	48	+ 11.6%
Closed Sales	5	5	0.0%	39	43	+ 10.3%
Days on Market Until Sale	24	43	+ 79.2%	53	39	- 26.4%
Median Sales Price*	\$99,500	\$175,000	+ 75.9%	\$137,000	\$145,000	+ 5.8%
Average Sales Price*	\$107,000	\$172,880	+ 61.6%	\$149,216	\$174,765	+ 17.1%
Percent of List Price Received*	92.5%	95.5%	+ 3.2%	96.1%	96.0%	- 0.1%
Inventory of Homes for Sale	18	19	+ 5.6%	—	—	—
Months Supply of Inventory	3.5	3.1	- 11.4%	—	—	—

Townhouse-Condo	August			Year to Date		
	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	0	0	0.0%	1	0	- 100.0%
Pending Sales	0	0	0.0%	1	1	0.0%
Closed Sales	1	0	- 100.0%	1	0	- 100.0%
Days on Market Until Sale	2	—	—	2	—	—
Median Sales Price*	\$155,000	—	—	\$155,000	—	—
Average Sales Price*	\$155,000	—	—	\$155,000	—	—
Percent of List Price Received*	106.9%	—	—	106.9%	—	—
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.

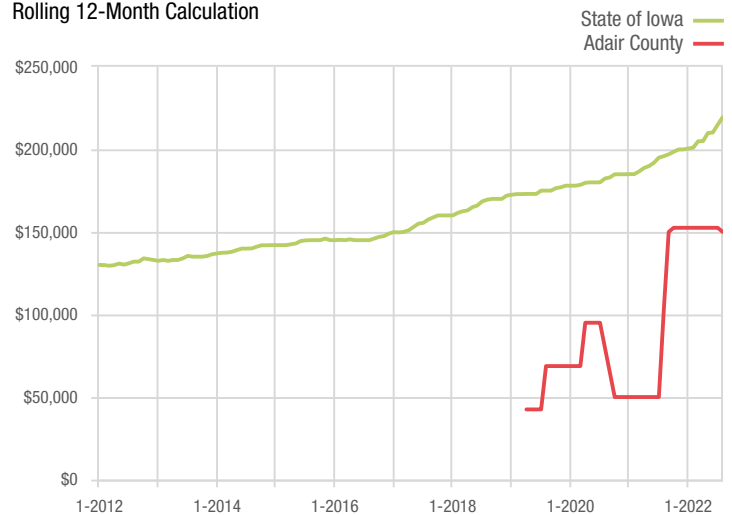
Median Sales Price - Single-Family Detached

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.