

Local Market Update – October 2022

A Research Tool Provided by Iowa Association of REALTORS®



Adair County

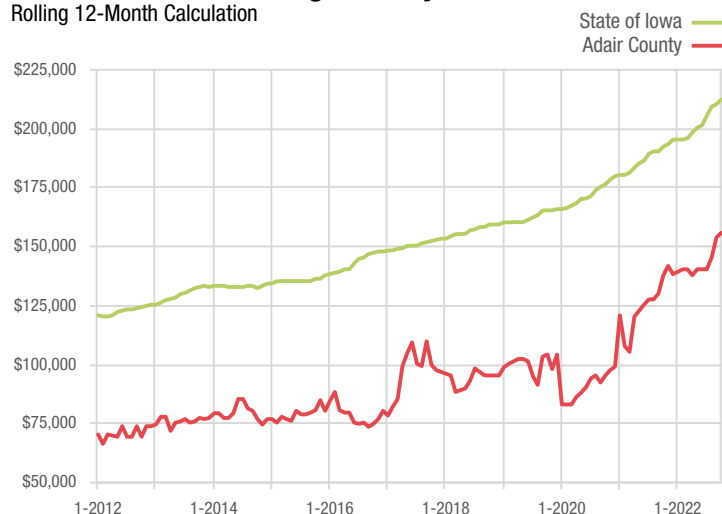
Single-Family Detached	October			Year to Date		
Key Metrics	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
New Listings	10	2	- 80.0%	68	63	- 7.4%
Pending Sales	5	4	- 20.0%	53	57	+ 7.5%
Closed Sales	8	4	- 50.0%	51	54	+ 5.9%
Days on Market Until Sale	35	193	+ 451.4%	51	48	- 5.9%
Median Sales Price*	\$108,950	\$235,500	+ 116.2%	\$137,000	\$155,000	+ 13.1%
Average Sales Price*	\$133,488	\$481,500	+ 260.7%	\$148,497	\$213,929	+ 44.1%
Percent of List Price Received*	93.6%	96.9%	+ 3.5%	95.5%	96.2%	+ 0.7%
Inventory of Homes for Sale	25	16	- 36.0%	—	—	—
Months Supply of Inventory	4.8	2.7	- 43.8%	—	—	—

Townhouse-Condo	October			Year to Date		
Key Metrics	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
New Listings	0	0	0.0%	2	0	- 100.0%
Pending Sales	0	0	0.0%	2	1	- 50.0%
Closed Sales	0	0	0.0%	2	0	- 100.0%
Days on Market Until Sale	—	—	—	2	—	—
Median Sales Price*	—	—	—	\$152,500	—	—
Average Sales Price*	—	—	—	\$152,500	—	—
Percent of List Price Received*	—	—	—	128.4%	—	—
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.

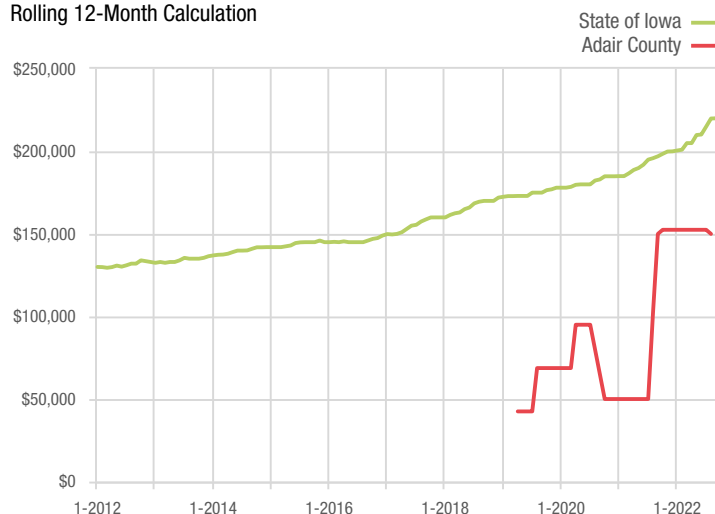
Median Sales Price - Single-Family Detached

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.