

Local Market Update – November 2022

A Research Tool Provided by Iowa Association of REALTORS®



Adair County

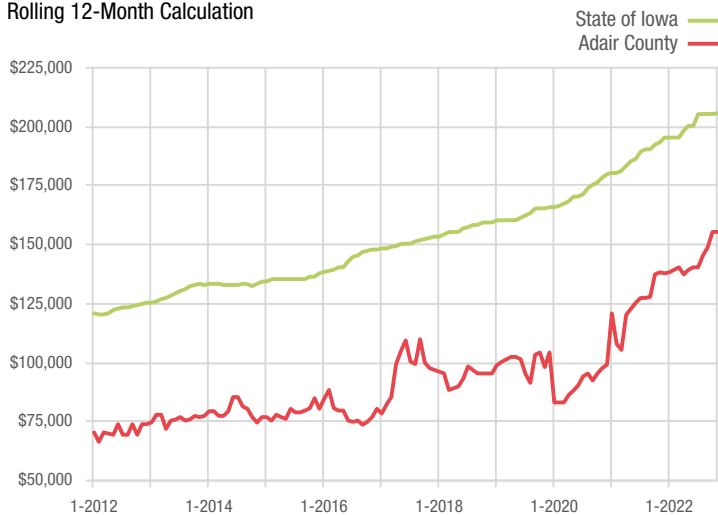
Single-Family Detached	November			Year to Date		
	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% Change
New Listings	7	3	- 57.1%	76	71	- 6.6%
Pending Sales	10	1	- 90.0%	64	59	- 7.8%
Closed Sales	8	3	- 62.5%	60	61	+ 1.7%
Days on Market Until Sale	50	63	+ 26.0%	52	48	- 7.7%
Median Sales Price*	\$240,000	\$155,000	- 35.4%	\$141,450	\$155,000	+ 9.6%
Average Sales Price*	\$204,438	\$161,667	- 20.9%	\$154,847	\$206,331	+ 33.2%
Percent of List Price Received*	89.4%	93.0%	+ 4.0%	94.7%	95.7%	+ 1.1%
Inventory of Homes for Sale	22	20	- 9.1%	—	—	—
Months Supply of Inventory	3.8	3.8	0.0%	—	—	—

Townhouse-Condo	November			Year to Date		
	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% Change
New Listings	1	0	- 100.0%	3	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	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.

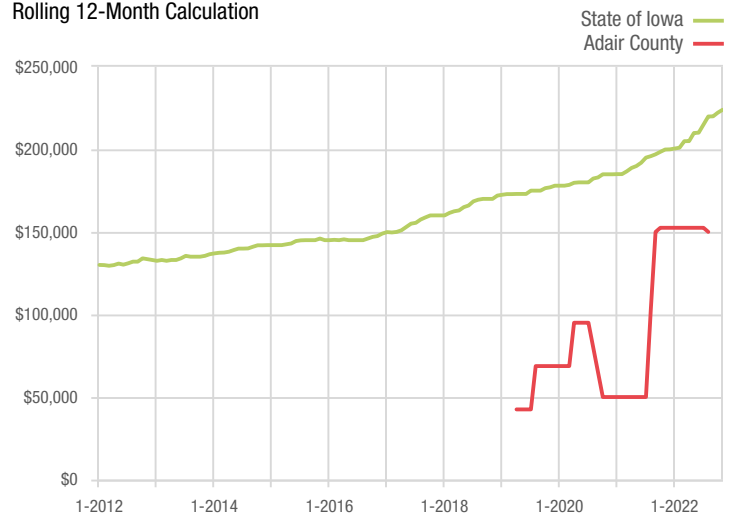
Median Sales Price - Single-Family Detached

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.