

# Local Market Update – February 2023

A Research Tool Provided by Iowa Association of REALTORS®



## Adair County

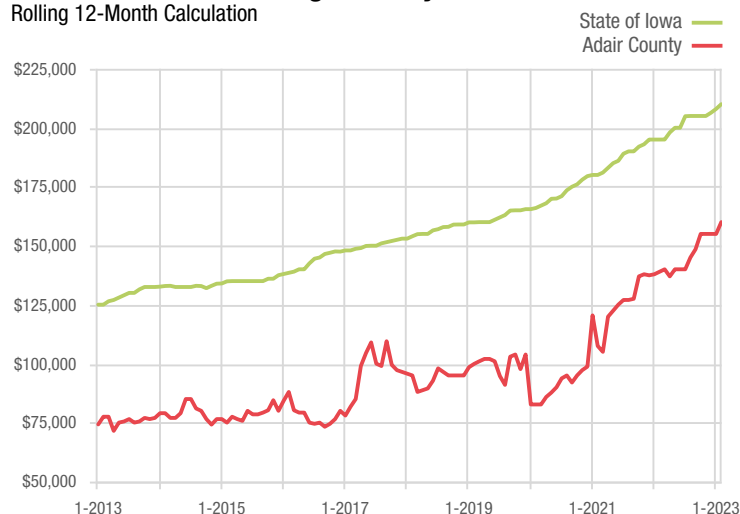
Single-Family Detached	February			Year to Date		
Key Metrics	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	5	9	+ 80.0%	9	16	+ 77.8%
Pending Sales	3	10	+ 233.3%	6	16	+ 166.7%
Closed Sales	5	7	+ 40.0%	9	8	- 11.1%
Days on Market Until Sale	69	93	+ 34.8%	72	83	+ 15.3%
Median Sales Price*	\$140,000	<b>\$195,000</b>	+ 39.3%	\$140,000	<b>\$192,450</b>	+ 37.5%
Average Sales Price*	\$152,800	<b>\$181,200</b>	+ 18.6%	\$186,236	<b>\$169,181</b>	- 9.2%
Percent of List Price Received*	91.3%	<b>99.0%</b>	+ 8.4%	95.0%	<b>98.6%</b>	+ 3.8%
Inventory of Homes for Sale	18	13	- 27.8%	—	—	—
Months Supply of Inventory	3.0	2.2	- 26.7%	—	—	—

Townhouse-Condo	February			Year to Date		
Key Metrics	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% 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	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.

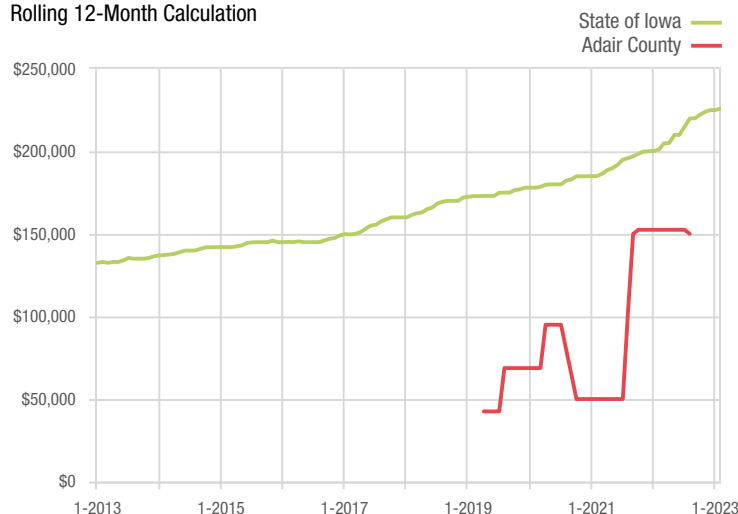
### Median Sales Price - Single-Family Detached

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.