

Local Market Update – April 2023

A Research Tool Provided by Iowa Association of REALTORS®



Adair County

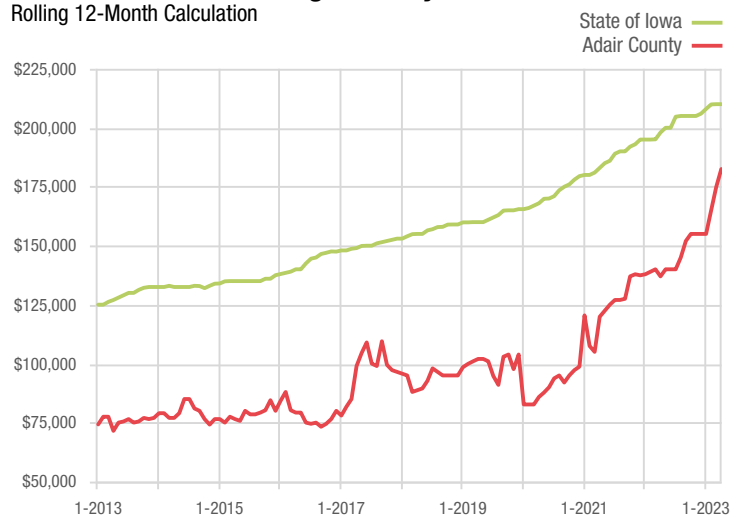
Single-Family Detached	April			Year to Date		
Key Metrics	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	7	9	+ 28.6%	20	30	+ 50.0%
Pending Sales	14	9	- 35.7%	24	32	+ 33.3%
Closed Sales	6	7	+ 16.7%	17	24	+ 41.2%
Days on Market Until Sale	42	74	+ 76.2%	53	63	+ 18.9%
Median Sales Price*	\$101,500	\$185,000	+ 82.3%	\$130,000	\$192,450	+ 48.0%
Average Sales Price*	\$108,083	\$211,929	+ 96.1%	\$153,860	\$202,577	+ 31.7%
Percent of List Price Received*	92.1%	94.7%	+ 2.8%	94.8%	97.0%	+ 2.3%
Inventory of Homes for Sale	10	9	- 10.0%	—	—	—
Months Supply of Inventory	1.6	1.5	- 6.3%	—	—	—

Townhouse-Condo	April			Year to Date		
Key Metrics	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	1	—	0	1	—
Days on Market Until Sale	—	1	—	—	1	—
Median Sales Price*	—	\$300,895	—	—	\$300,895	—
Average Sales Price*	—	\$300,895	—	—	\$300,895	—
Percent of List Price Received*	—	108.0%	—	—	108.0%	—
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.

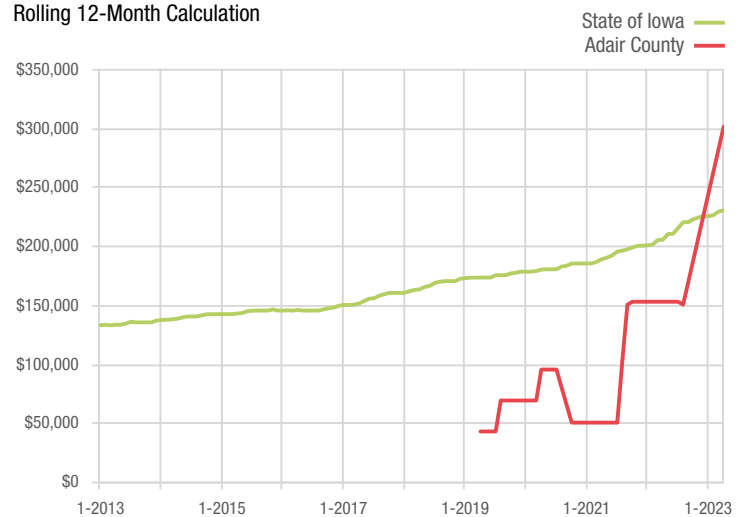
Median Sales Price - Single-Family Detached

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.