

Local Market Update – June 2023

A Research Tool Provided by Iowa Association of REALTORS®



Adair County

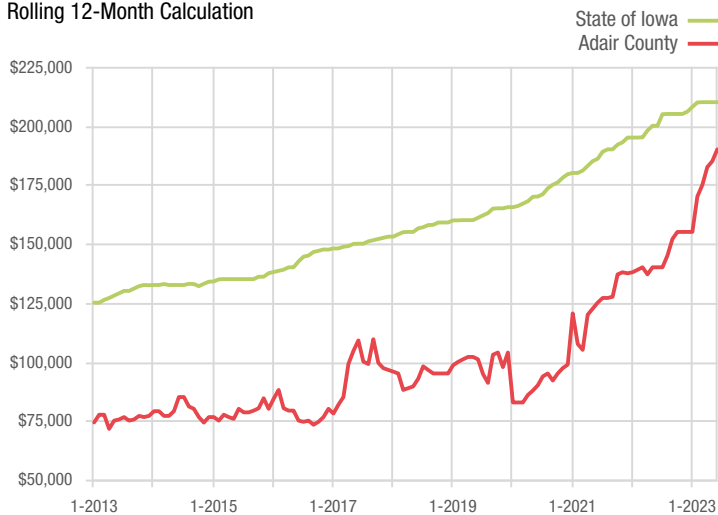
Single-Family Detached	June			Year to Date		
	2022	2023	% Change	Thru 6-2022	Thru 6-2023	% Change
New Listings	7	8	+ 14.3%	36	45	+ 25.0%
Pending Sales	7	7	0.0%	40	46	+ 15.0%
Closed Sales	7	5	- 28.6%	32	38	+ 18.8%
Days on Market Until Sale	14	55	+ 292.9%	48	56	+ 16.7%
Median Sales Price*	\$135,000	\$225,000	+ 66.7%	\$140,000	\$192,450	+ 37.5%
Average Sales Price*	\$171,071	\$243,500	+ 42.3%	\$169,238	\$205,283	+ 21.3%
Percent of List Price Received*	94.8%	96.8%	+ 2.1%	95.2%	97.6%	+ 2.5%
Inventory of Homes for Sale	10	9	- 10.0%	—	—	—
Months Supply of Inventory	1.5	1.6	+ 6.7%	—	—	—

Townhouse-Condo	June			Year to Date		
	2022	2023	% Change	Thru 6-2022	Thru 6-2023	% Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	1	0	- 100.0%	1	0	- 100.0%
Closed Sales	0	0	0.0%	0	1	—
Days on Market Until Sale	—	—	—	—	1	—
Median Sales Price*	—	—	—	—	\$300,895	—
Average Sales Price*	—	—	—	—	\$300,895	—
Percent of List Price Received*	—	—	—	—	108.0%	—
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.

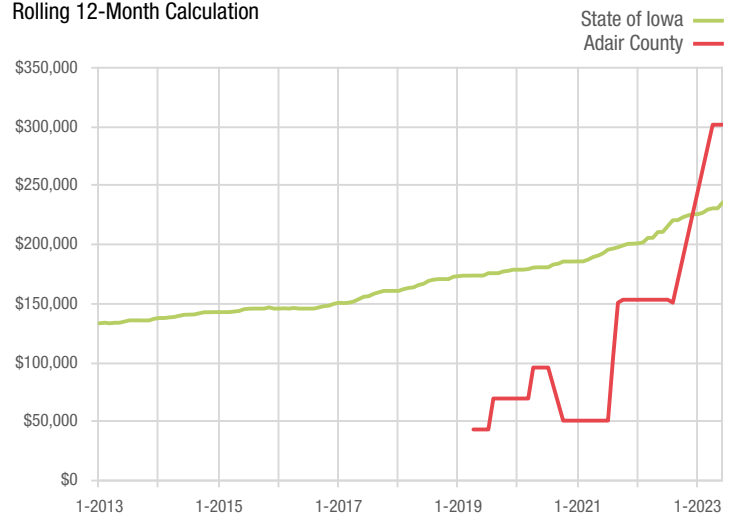
Median Sales Price - Single-Family Detached

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.