

Local Market Update – December 2023

A Research Tool Provided by Iowa Association of REALTORS®



Adair County

Single-Family Detached

Key Metrics	December			Year to Date		
	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
New Listings	3	4	+ 33.3%	71	68	- 4.2%
Pending Sales	3	1	- 66.7%	62	66	+ 6.5%
Closed Sales	1	1	0.0%	63	66	+ 4.8%
Days on Market Until Sale	40	3	- 92.5%	47	47	0.0%
Median Sales Price*	\$380,000	\$140,000	- 63.2%	\$155,000	\$185,000	+ 19.4%
Average Sales Price*	\$380,000	\$140,000	- 63.2%	\$210,558	\$192,180	- 8.7%
Percent of List Price Received*	96.2%	102.2%	+ 6.2%	95.8%	97.1%	+ 1.4%
Inventory of Homes for Sale	17	10	- 41.2%	—	—	—
Months Supply of Inventory	3.3	1.8	- 45.5%	—	—	—

Townhouse-Condo

Key Metrics	December			Year to Date		
	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	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.

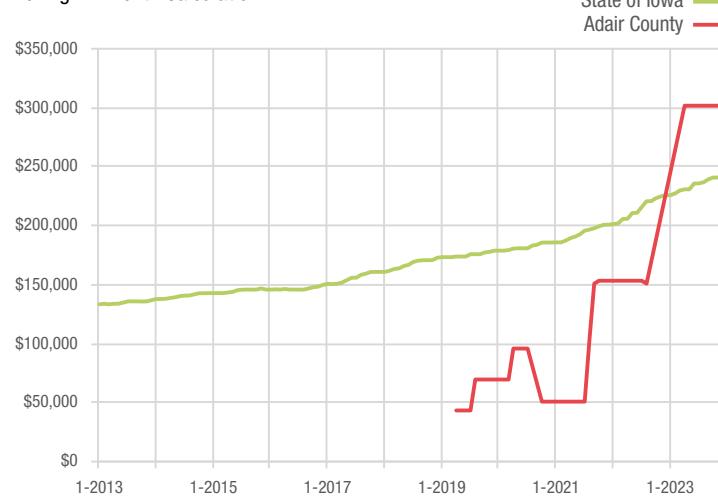
Median Sales Price - Single-Family Detached

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.