

Local Market Update – September 2024

A Research Tool Provided by Iowa Association of REALTORS®



Adair County

Single-Family Detached

Key Metrics	September			Year to Date		
	2023	2024	% Change	Thru 9-2023	Thru 9-2024	% Change
New Listings	7	8	+ 14.3%	58	44	- 24.1%
Pending Sales	5	3	- 40.0%	60	32	- 46.7%
Closed Sales	4	3	- 25.0%	57	28	- 50.9%
Days on Market Until Sale	19	45	+ 136.8%	51	60	+ 17.6%
Median Sales Price*	\$214,000	\$101,000	- 52.8%	\$185,000	\$154,750	- 16.4%
Average Sales Price*	\$195,500	\$186,082	- 4.8%	\$192,940	\$190,358	- 1.3%
Percent of List Price Received*	95.7%	90.8%	- 5.1%	96.6%	96.6%	0.0%
Inventory of Homes for Sale	9	12	+ 33.3%	—	—	—
Months Supply of Inventory	1.6	3.8	+ 137.5%	—	—	—

Townhouse-Condo

Key Metrics	September			Year to Date		
	2023	2024	% Change	Thru 9-2023	Thru 9-2024	% 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%	1	0	- 100.0%
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.

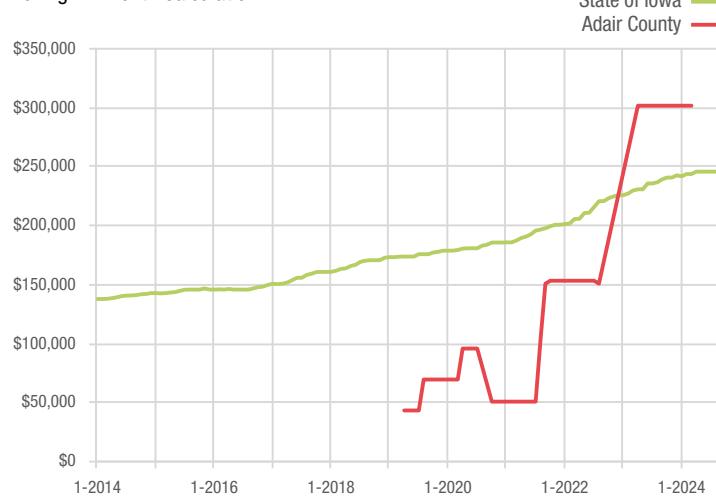
Median Sales Price - Single-Family Detached

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.