

Local Market Update – October 2024

A Research Tool Provided by Iowa Association of REALTORS®



Adair County

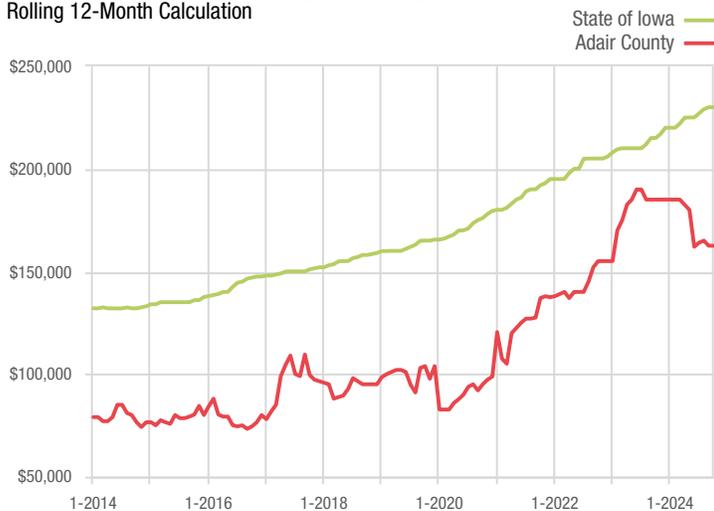
Single-Family Detached	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
New Listings	4	6	+ 50.0%	62	50	- 19.4%
Pending Sales	4	7	+ 75.0%	64	39	- 39.1%
Closed Sales	4	4	0.0%	61	32	- 47.5%
Days on Market Until Sale	14	7	- 50.0%	48	53	+ 10.4%
Median Sales Price*	\$192,900	\$205,000	+ 6.3%	\$185,000	\$162,500	- 12.2%
Average Sales Price*	\$219,950	\$201,150	- 8.5%	\$194,711	\$191,707	- 1.5%
Percent of List Price Received*	102.3%	99.6%	- 2.6%	96.9%	97.0%	+ 0.1%
Inventory of Homes for Sale	8	11	+ 37.5%	—	—	—
Months Supply of Inventory	1.4	3.2	+ 128.6%	—	—	—

Townhouse-Condo	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% 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.

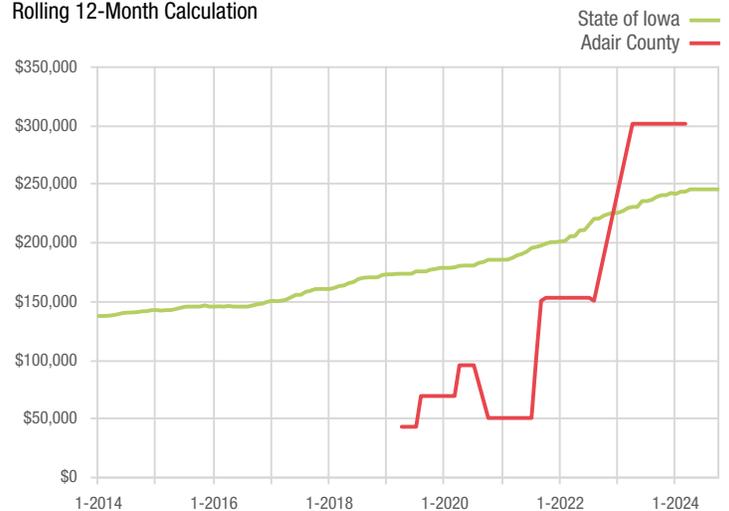
Median Sales Price - Single-Family Detached

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.