

Adair County, IA

County · IA · Iowa

SELLER'S MARKET

\$186K

MEDIAN SALE PRICE

+16.7%

1-YR CHANGE

53

SALES (12 MO)

\$176K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 61 / 100



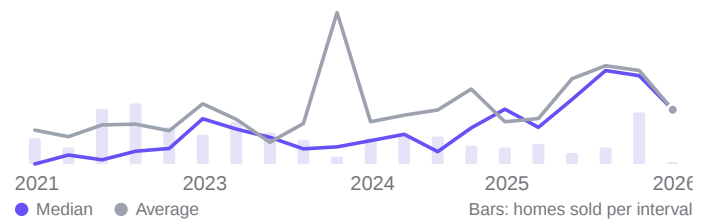
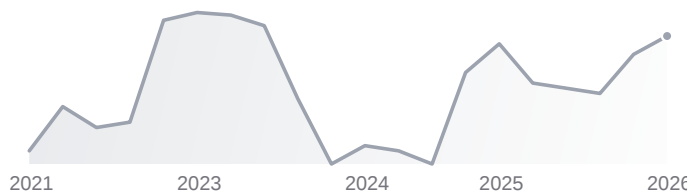
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

61 / 100

Sale prices

Median \$159K · Average \$159K

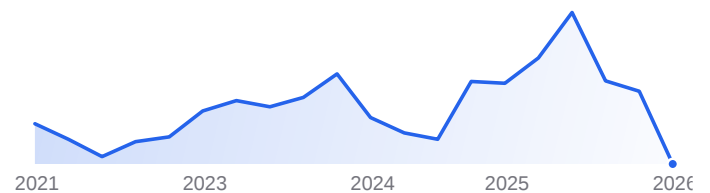
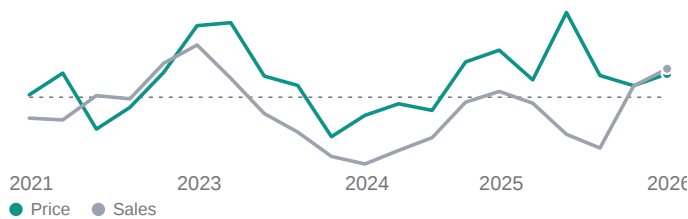


Growth (year over year)

Price +16.7% · Sales +20.5%

Price per square foot

\$75/ft²

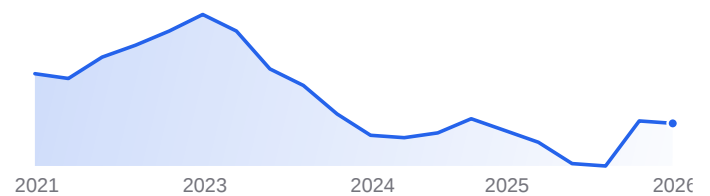
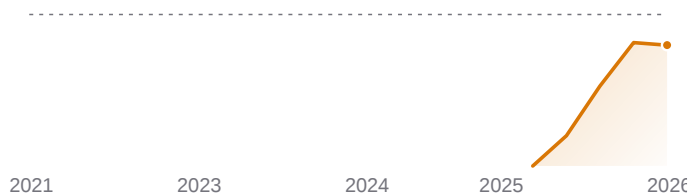


Sale premium vs estimated value

-2.2%

Annual turnover (share of homes sold)

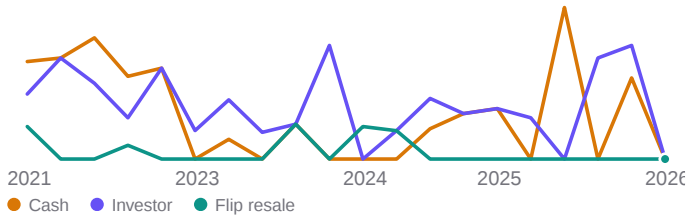
1.5%



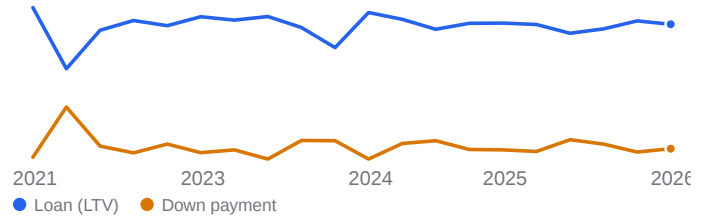
BUYERS & OUTCOMES

Buyer mix

Cash 0% · Investor 0% · Flip resale 0%

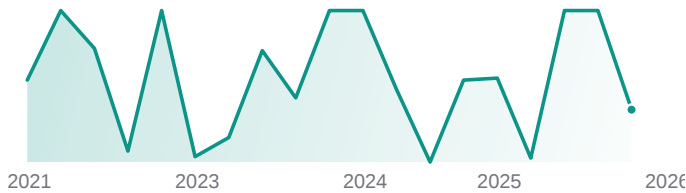


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



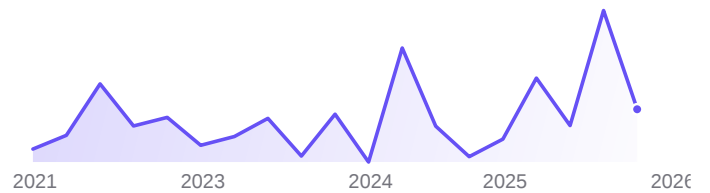
Sellers who sold at a gain

80%



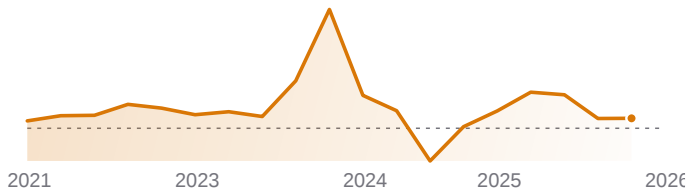
Typical hold before selling

6.8 yrs



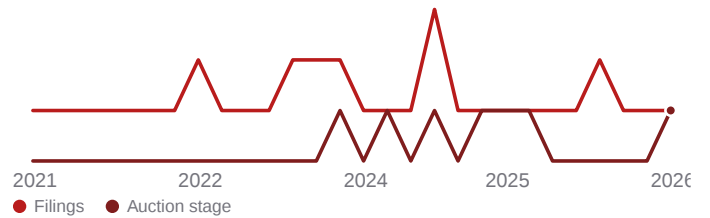
Median annualized return at resale

+3.7%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	3,458
Median value (AVM)	\$176K
Median size	1,457 ft²
Median bedrooms	3
Median year built	1948
Single family	69%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	6.7%
Owner occupied	82%
Company owned	19%
Median loan-to-value	45%
Typical ownership tenure	8.9 yrs

COMMUNITY

Population	7,460
Density	13 / mi²
Median household income	\$65K
Average household income	\$84K
Crime index (US avg 100)	133
Air pollution index (US avg 100)	99
Earthquake index (US avg 100)	15
Homes occupied	91%
Bachelor's or higher	14%
Poverty rate	8.6%
Unemployment	0.9%
Average temp	50°F
Annual precip	35 in
Sunshine	59%

Market metrics are derived from recorded arms-length deeds through July 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.