

Adair 50002

ZIP code · IA · Iowa > Guthrie County > Adair

SELLER'S MARKET

\$181K

MEDIAN SALE PRICE

+45.0%

1-YR CHANGE

12

SALES (12 MO)

\$177K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 62 / 100

Buyer's market

Balanced

Seller's market

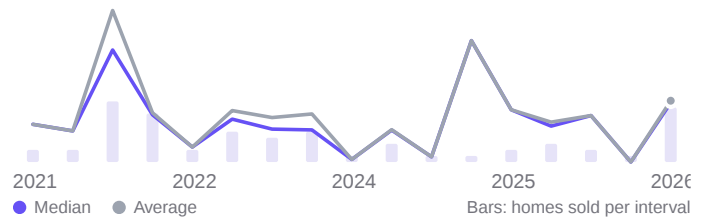
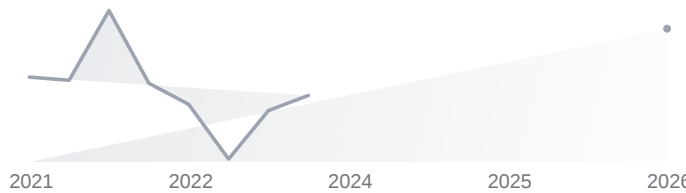
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

62 / 100

Sale prices

Median \$187K · Average \$192K

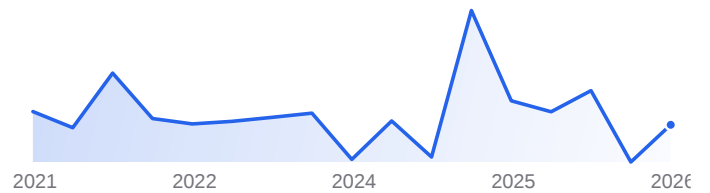
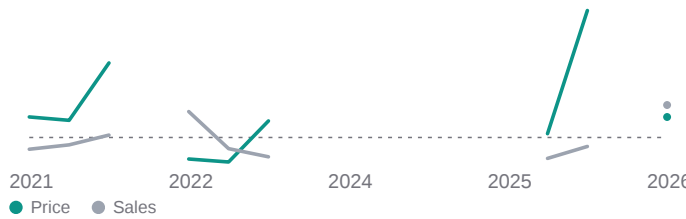


Growth (year over year)

Price +45.0% · Sales +71.4%

Price per square foot

\$80/ft²

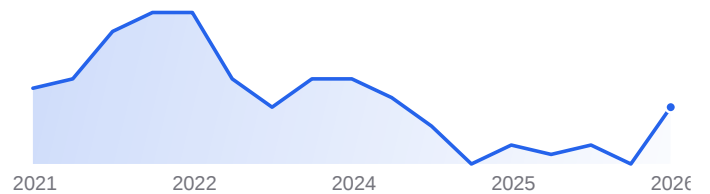
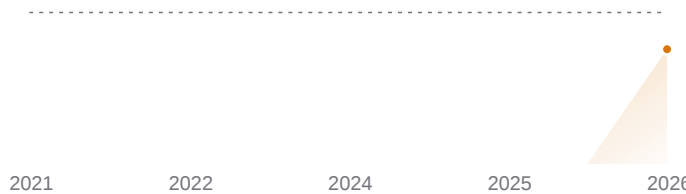


Sale premium vs estimated value

-2.5%

Annual turnover (share of homes sold)

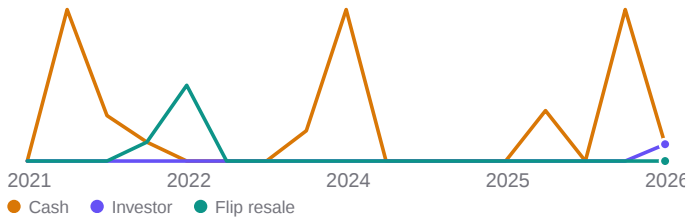
2.0%



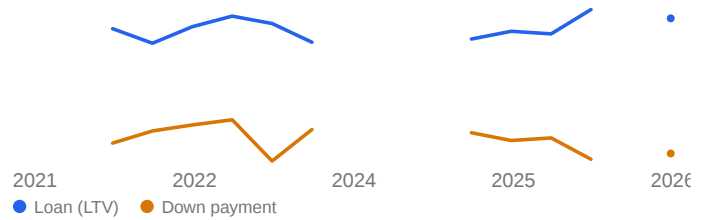
BUYERS & OUTCOMES

Buyer mix

Cash 11% · Investor 11% · Flip resale 0%



Financing (share of purchase price) Loan (LTV) 93% · Down payment 6.7%



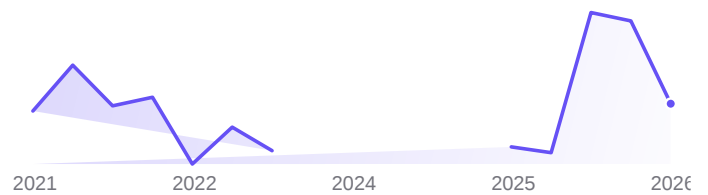
Sellers who sold at a gain

100%



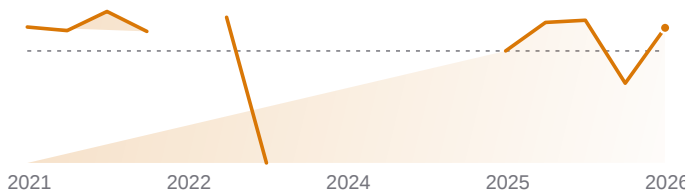
Typical hold before selling

7.9 yrs



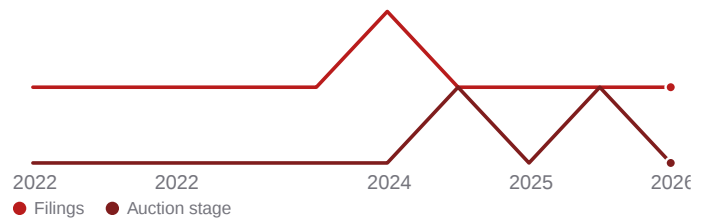
Median annualized return at resale

+4.8%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	594
Median value (AVM)	\$177K
Median size	1,440 ft²
Median bedrooms	3
Median year built	1925
Single family	71%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	47%
Underwater (LTV 125% or more)	7.4%
Owner occupied	82%
Company owned	26%
Median loan-to-value	52%
Typical ownership tenure	8.9 yrs

COMMUNITY

Population	1,421
Density	13 / mi²
Median household income	\$69K
Average household income	\$94K
Crime index (US avg 100)	92
Air pollution index (US avg 100)	93
Earthquake index (US avg 100)	16
Homes occupied	89%
Bachelor's or higher	16%
Poverty rate	8.6%
Unemployment	1.0%
Average temp	49°F
Annual precip	35 in
Sunshine	59%

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