

# Local Market Update – February 2022

A Research Tool Provided by Iowa Association of REALTORS®



## Guthrie County

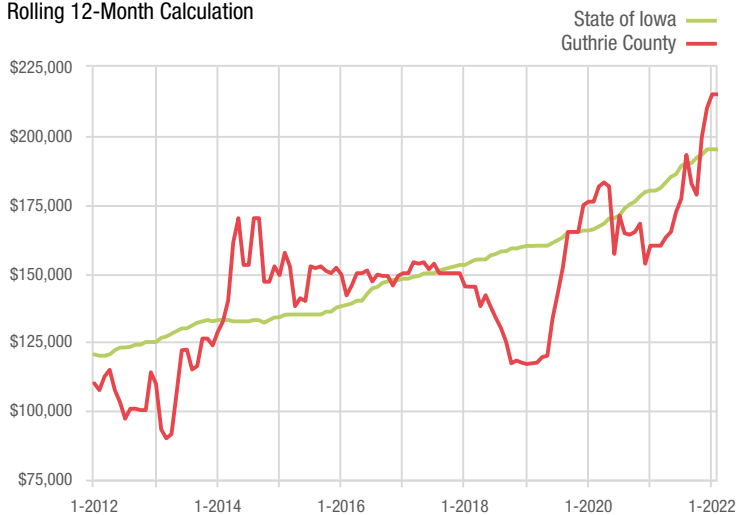
Single-Family Detached	February			Year to Date		
	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% Change
New Listings	7	10	+ 42.9%	23	14	- 39.1%
Pending Sales	11	14	+ 27.3%	17	22	+ 29.4%
Closed Sales	10	10	0.0%	17	20	+ 17.6%
Days on Market Until Sale	66	37	- 43.9%	70	35	- 50.0%
Median Sales Price*	\$189,073	<b>\$217,500</b>	+ 15.0%	\$210,000	<b>\$234,496</b>	+ 11.7%
Average Sales Price*	\$365,565	<b>\$364,115</b>	- 0.4%	\$306,397	<b>\$354,409</b>	+ 15.7%
Percent of List Price Received*	98.6%	<b>97.1%</b>	- 1.5%	98.3%	<b>98.7%</b>	+ 0.4%
Inventory of Homes for Sale	39	<b>34</b>	- 12.8%	—	—	—
Months Supply of Inventory	2.7	<b>2.3</b>	- 14.8%	—	—	—

Townhouse-Condo	February			Year to Date		
	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% Change
New Listings	0	1	—	0	1	—
Pending Sales	0	0	0.0%	2	0	- 100.0%
Closed Sales	1	0	- 100.0%	2	0	- 100.0%
Days on Market Until Sale	307	—	—	289	—	—
Median Sales Price*	\$320,000	—	—	\$256,250	—	—
Average Sales Price*	\$320,000	—	—	\$256,250	—	—
Percent of List Price Received*	97.0%	—	—	96.6%	—	—
Inventory of Homes for Sale	4	1	- 75.0%	—	—	—
Months Supply of Inventory	1.8	<b>0.7</b>	- 61.1%	—	—	—

\* Does not account for seller concessions; % Change may be extreme due to small sample size.

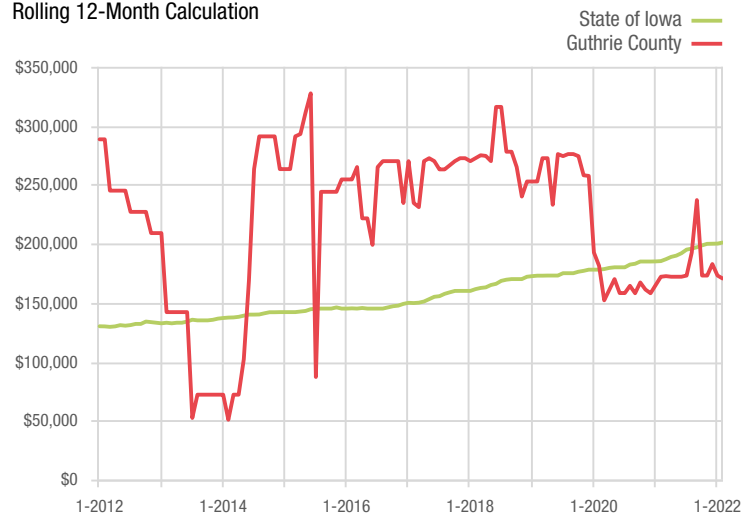
### Median Sales Price - Single-Family Detached

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.