

Local Market Update – April 2022

A Research Tool Provided by Iowa Association of REALTORS®



Guthrie County

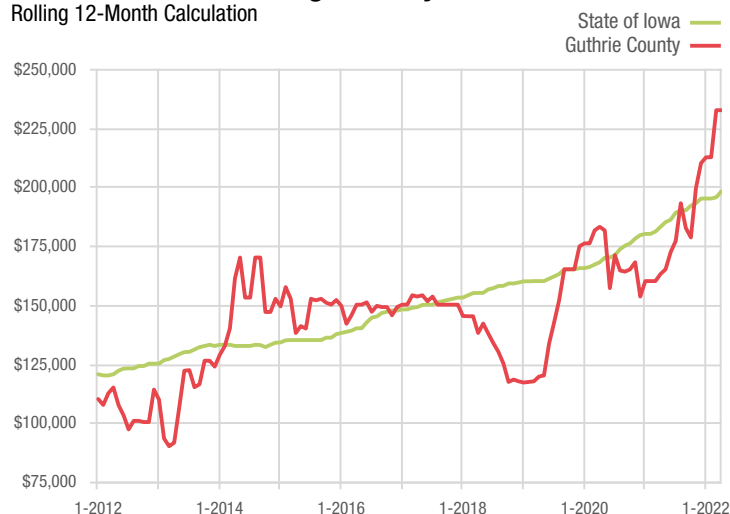
Single-Family Detached	April			Year to Date		
Key Metrics	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	21	24	+ 14.3%	56	52	- 7.1%
Pending Sales	14	23	+ 64.3%	44	64	+ 45.5%
Closed Sales	8	14	+ 75.0%	37	51	+ 37.8%
Days on Market Until Sale	46	59	+ 28.3%	52	51	- 1.9%
Median Sales Price*	\$201,947	\$180,250	- 10.7%	\$180,000	\$204,400	+ 13.6%
Average Sales Price*	\$269,698	\$258,902	- 4.0%	\$282,614	\$317,229	+ 12.2%
Percent of List Price Received*	102.4%	98.1%	- 4.2%	98.6%	98.6%	0.0%
Inventory of Homes for Sale	38	31	- 18.4%	—	—	—
Months Supply of Inventory	2.6	1.9	- 26.9%	—	—	—

Townhouse-Condo	April			Year to Date		
Key Metrics	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	2	0	- 100.0%	2	2	0.0%
Pending Sales	1	1	0.0%	4	1	- 75.0%
Closed Sales	1	1	0.0%	4	1	- 75.0%
Days on Market Until Sale	230	4	- 98.3%	249	4	- 98.4%
Median Sales Price*	\$167,500	\$360,000	+ 114.9%	\$182,750	\$360,000	+ 97.0%
Average Sales Price*	\$167,500	\$360,000	+ 114.9%	\$213,250	\$360,000	+ 68.8%
Percent of List Price Received*	90.1%	100.0%	+ 11.0%	94.1%	100.0%	+ 6.3%
Inventory of Homes for Sale	4	1	- 75.0%	—	—	—
Months Supply of Inventory	1.8	0.6	- 66.7%	—	—	—

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

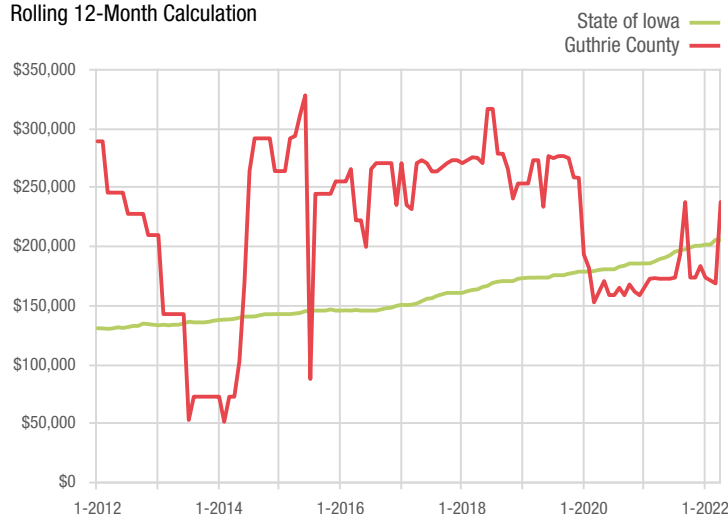
Median Sales Price - Single-Family Detached

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.