

Local Market Update – May 2022

A Research Tool Provided by Iowa Association of REALTORS®



Guthrie County

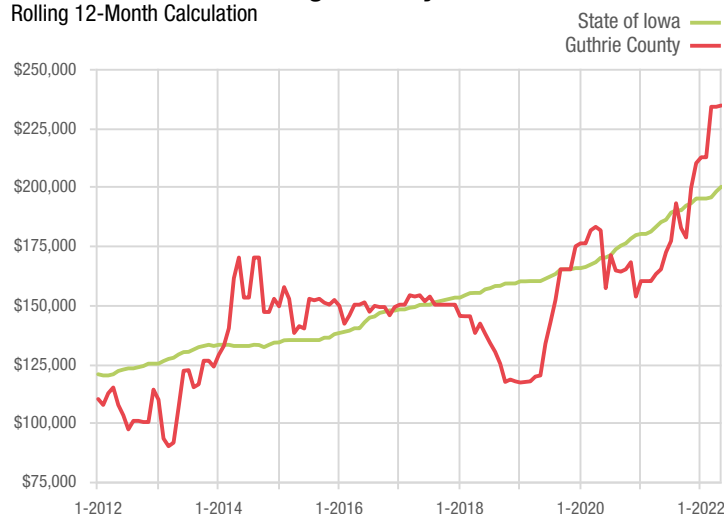
Single-Family Detached	May			Year to Date		
Key Metrics	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
New Listings	24	25	+ 4.2%	80	77	- 3.8%
Pending Sales	15	25	+ 66.7%	59	89	+ 50.8%
Closed Sales	11	18	+ 63.6%	48	70	+ 45.8%
Days on Market Until Sale	31	37	+ 19.4%	47	47	0.0%
Median Sales Price*	\$260,000	\$248,750	- 4.3%	\$199,500	\$234,496	+ 17.5%
Average Sales Price*	\$296,355	\$388,726	+ 31.2%	\$285,763	\$334,747	+ 17.1%
Percent of List Price Received*	95.5%	100.1%	+ 4.8%	97.9%	98.9%	+ 1.0%
Inventory of Homes for Sale	43	30	- 30.2%	—	—	—
Months Supply of Inventory	2.9	1.7	- 41.4%	—	—	—

Townhouse-Condo	May			Year to Date		
Key Metrics	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
New Listings	1	3	+ 200.0%	3	5	+ 66.7%
Pending Sales	3	3	0.0%	7	4	- 42.9%
Closed Sales	2	1	- 50.0%	6	2	- 66.7%
Days on Market Until Sale	136	1	- 99.3%	211	3	- 98.6%
Median Sales Price*	\$202,500	\$350,000	+ 72.8%	\$182,750	\$355,000	+ 94.3%
Average Sales Price*	\$202,500	\$350,000	+ 72.8%	\$209,667	\$355,000	+ 69.3%
Percent of List Price Received*	95.3%	100.0%	+ 4.9%	94.5%	100.0%	+ 5.8%
Inventory of Homes for Sale	2	1	- 50.0%	—	—	—
Months Supply of Inventory	0.9	0.6	- 33.3%	—	—	—

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

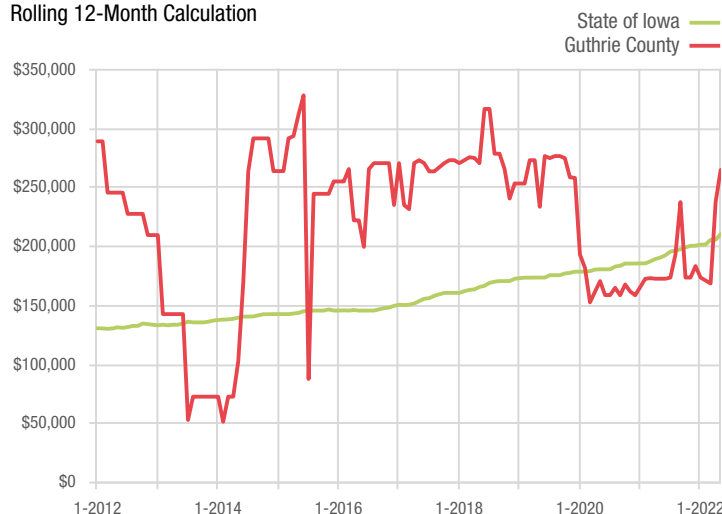
Median Sales Price - Single-Family Detached

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.