

Local Market Update – July 2022

A Research Tool Provided by Iowa Association of REALTORS®



Guthrie County

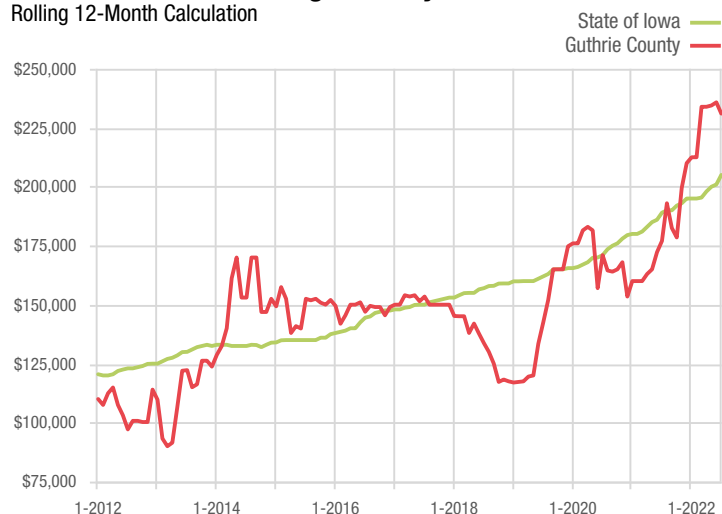
Single-Family Detached	July			Year to Date		
Key Metrics	2021	2022	% Change	Thru 7-2021	Thru 7-2022	% Change
New Listings	31	22	- 29.0%	133	124	- 6.8%
Pending Sales	22	20	- 9.1%	101	125	+ 23.8%
Closed Sales	24	15	- 37.5%	96	107	+ 11.5%
Days on Market Until Sale	23	24	+ 4.3%	34	38	+ 11.8%
Median Sales Price*	\$250,950	\$210,000	- 16.3%	\$202,750	\$222,500	+ 9.7%
Average Sales Price*	\$358,525	\$276,139	- 23.0%	\$296,792	\$308,253	+ 3.9%
Percent of List Price Received*	98.7%	99.2%	+ 0.5%	98.3%	98.9%	+ 0.6%
Inventory of Homes for Sale	45	38	- 15.6%	—	—	—
Months Supply of Inventory	3.2	2.3	- 28.1%	—	—	—

Townhouse-Condo	July			Year to Date		
Key Metrics	2021	2022	% Change	Thru 7-2021	Thru 7-2022	% Change
New Listings	0	0	0.0%	3	5	+ 66.7%
Pending Sales	1	0	- 100.0%	9	5	- 44.4%
Closed Sales	1	0	- 100.0%	9	5	- 44.4%
Days on Market Until Sale	0	—	—	170	3	- 98.2%
Median Sales Price*	\$350,000	—	—	\$192,500	\$360,000	+ 87.0%
Average Sales Price*	\$350,000	—	—	\$233,000	\$448,800	+ 92.6%
Percent of List Price Received*	100.0%	—	—	94.7%	105.1%	+ 11.0%
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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

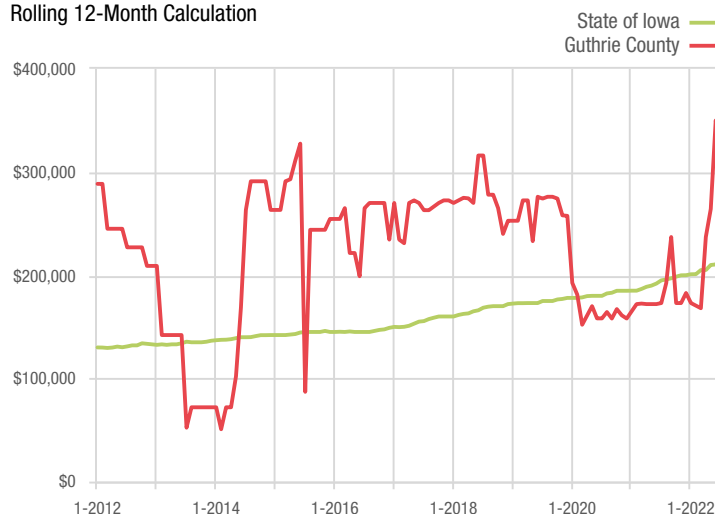
Median Sales Price - Single-Family Detached

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.