

# Local Market Update – August 2022

A Research Tool Provided by Iowa Association of REALTORS®



## Guthrie County

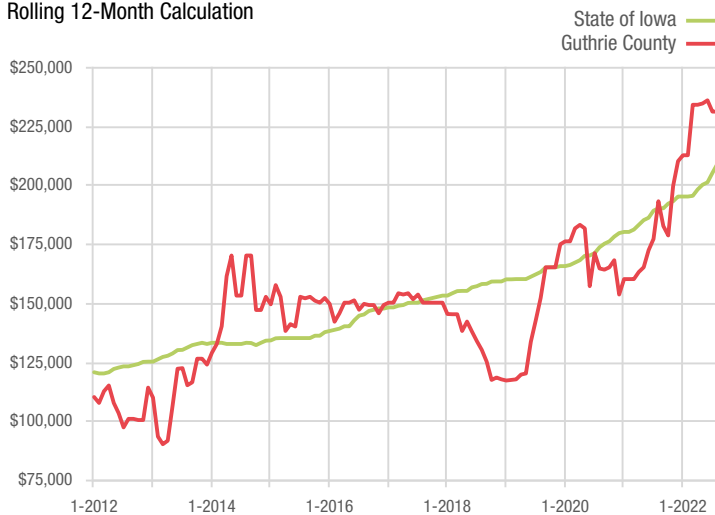
Single-Family Detached	August			Year to Date		
	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	24	13	- 45.8%	157	138	- 12.1%
Pending Sales	14	16	+ 14.3%	115	140	+ 21.7%
Closed Sales	16	16	0.0%	112	123	+ 9.8%
Days on Market Until Sale	18	16	- 11.1%	31	35	+ 12.9%
Median Sales Price*	\$328,000	<b>\$313,500</b>	- 4.4%	\$209,026	<b>\$225,000</b>	+ 7.6%
Average Sales Price*	\$459,745	<b>\$518,188</b>	+ 12.7%	\$320,071	<b>\$335,561</b>	+ 4.8%
Percent of List Price Received*	95.7%	<b>95.3%</b>	- 0.4%	97.9%	<b>98.4%</b>	+ 0.5%
Inventory of Homes for Sale	53	36	- 32.1%	—	—	—
Months Supply of Inventory	3.9	2.1	- 46.2%	—	—	—

Townhouse-Condo	August			Year to Date		
	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	1	1	0.0%	4	7	+ 75.0%
Pending Sales	0	0	0.0%	9	5	- 44.4%
Closed Sales	0	0	0.0%	9	5	- 44.4%
Days on Market Until Sale	—	—	—	170	3	- 98.2%
Median Sales Price*	—	—	—	\$192,500	<b>\$360,000</b>	+ 87.0%
Average Sales Price*	—	—	—	\$233,000	<b>\$448,800</b>	+ 92.6%
Percent of List Price Received*	—	—	—	94.7%	<b>105.1%</b>	+ 11.0%
Inventory of Homes for Sale	1	1	0.0%	—	—	—
Months Supply of Inventory	0.6	0.6	0.0%	—	—	—

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

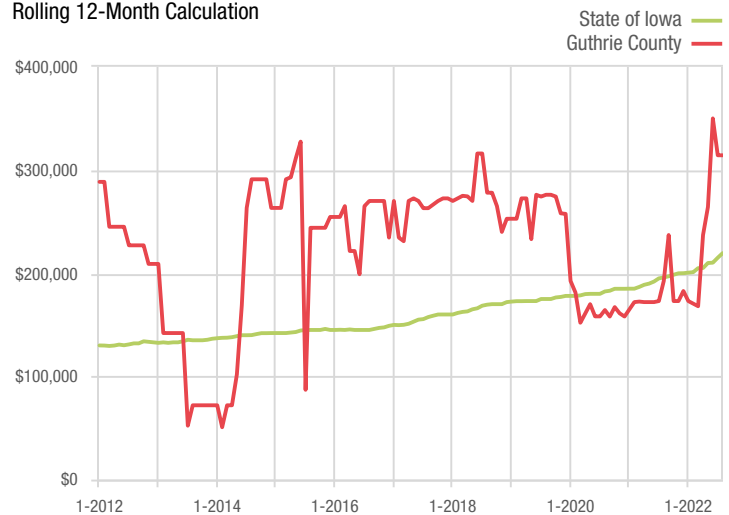
### Median Sales Price - Single-Family Detached

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.