

Local Market Update – November 2022

A Research Tool Provided by Iowa Association of REALTORS®



Guthrie County

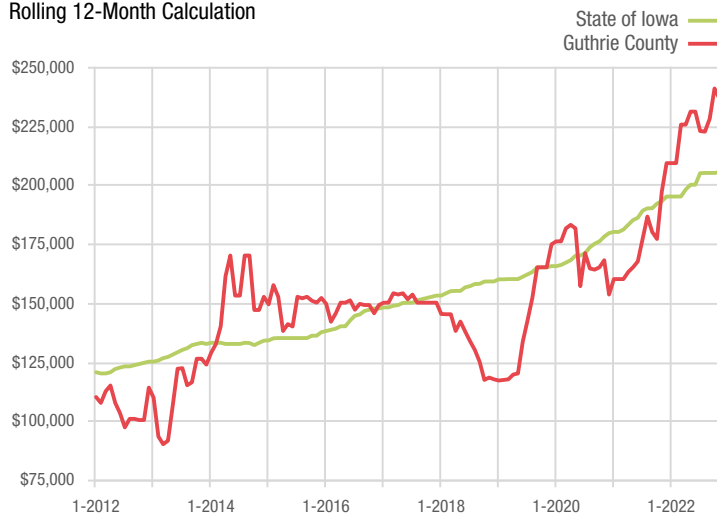
Single-Family Detached	November			Year to Date		
	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% Change
Key Metrics						
New Listings	15	11	- 26.7%	214	194	- 9.3%
Pending Sales	17	6	- 64.7%	163	176	+ 8.0%
Closed Sales	15	14	- 6.7%	159	169	+ 6.3%
Days on Market Until Sale	24	13	- 45.8%	32	33	+ 3.1%
Median Sales Price*	\$402,000	\$172,000	- 57.2%	\$210,000	\$240,000	+ 14.3%
Average Sales Price*	\$391,610	\$241,086	- 38.4%	\$313,379	\$334,979	+ 6.9%
Percent of List Price Received*	98.2%	97.8%	- 0.4%	97.3%	98.1%	+ 0.8%
Inventory of Homes for Sale	54	44	- 18.5%	—	—	—
Months Supply of Inventory	3.7	2.8	- 24.3%	—	—	—

Townhouse-Condo	November			Year to Date		
	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% Change
Key Metrics						
New Listings	2	0	- 100.0%	8	8	0.0%
Pending Sales	0	0	0.0%	11	7	- 36.4%
Closed Sales	2	0	- 100.0%	12	6	- 50.0%
Days on Market Until Sale	29	—	—	133	6	- 95.5%
Median Sales Price*	\$186,450	—	—	\$182,750	\$360,000	+ 97.0%
Average Sales Price*	\$186,450	—	—	\$213,992	\$398,167	+ 86.1%
Percent of List Price Received*	98.4%	—	—	95.8%	103.8%	+ 8.4%
Inventory of Homes for Sale	3	0	- 100.0%	—	—	—
Months Supply of Inventory	2.2	—	—	—	—	—

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

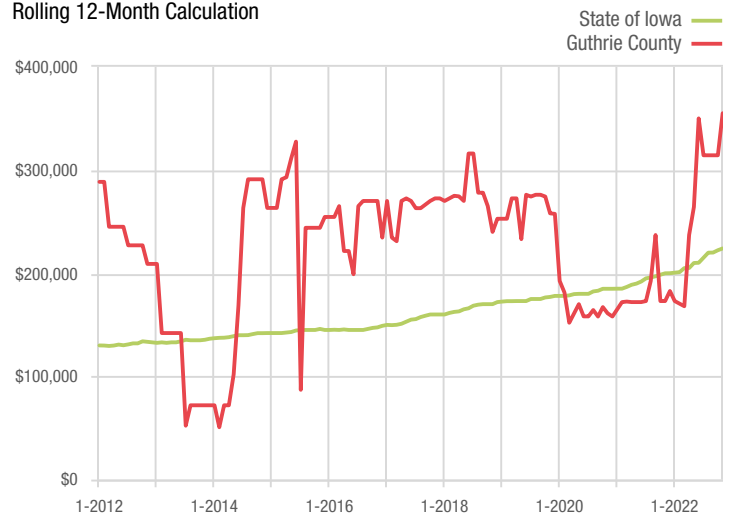
Median Sales Price - Single-Family Detached

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.