

# Local Market Update – February 2023

A Research Tool Provided by Iowa Association of REALTORS®



## Guthrie County

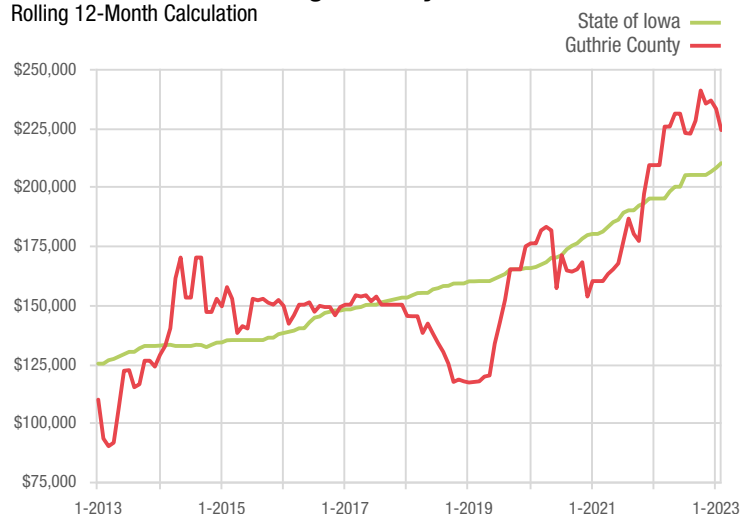
Single-Family Detached	February			Year to Date		
Key Metrics	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	10	3	- 70.0%	14	21	+ 50.0%
Pending Sales	14	9	- 35.7%	22	27	+ 22.7%
Closed Sales	10	9	- 10.0%	21	20	- 4.8%
Days on Market Until Sale	37	55	+ 48.6%	34	57	+ 67.6%
Median Sales Price*	\$217,500	<b>\$165,000</b>	- 24.1%	\$231,000	<b>\$157,500</b>	- 31.8%
Average Sales Price*	\$364,115	<b>\$203,656</b>	- 44.1%	\$347,265	<b>\$227,870</b>	- 34.4%
Percent of List Price Received*	97.1%	<b>94.8%</b>	- 2.4%	98.8%	<b>94.5%</b>	- 4.4%
Inventory of Homes for Sale	35	22	- 37.1%	—	—	—
Months Supply of Inventory	2.3	1.4	- 39.1%	—	—	—

Townhouse-Condo	February			Year to Date		
Key Metrics	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	1	0	- 100.0%	1	0	- 100.0%
Pending Sales	0	0	0.0%	0	1	—
Closed Sales	0	1	—	0	1	—
Days on Market Until Sale	—	28	—	—	28	—
Median Sales Price*	—	<b>\$125,500</b>	—	—	<b>\$125,500</b>	—
Average Sales Price*	—	<b>\$125,500</b>	—	—	<b>\$125,500</b>	—
Percent of List Price Received*	—	<b>98.0%</b>	—	—	<b>98.0%</b>	—
Inventory of Homes for Sale	1	0	- 100.0%	—	—	—
Months Supply of Inventory	0.7	—	—	—	—	—

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

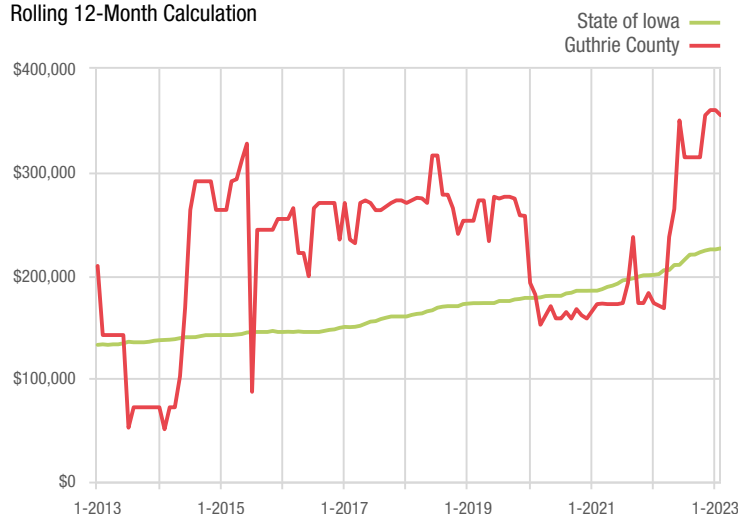
### Median Sales Price - Single-Family Detached

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.