

Local Market Update – April 2023

A Research Tool Provided by Iowa Association of REALTORS®



Guthrie County

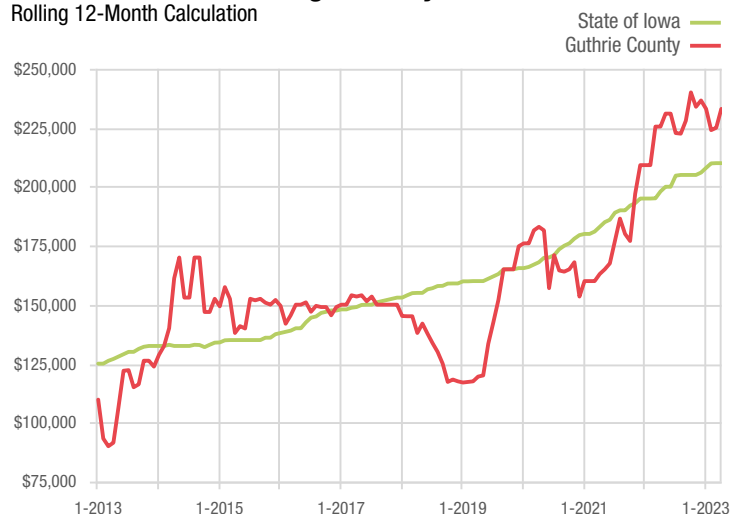
Single-Family Detached	April			Year to Date		
Key Metrics	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	23	17	- 26.1%	52	50	- 3.8%
Pending Sales	23	13	- 43.5%	64	51	- 20.3%
Closed Sales	14	7	- 50.0%	52	44	- 15.4%
Days on Market Until Sale	59	35	- 40.7%	51	56	+ 9.8%
Median Sales Price*	\$180,250	\$235,000	+ 30.4%	\$217,700	\$208,200	- 4.4%
Average Sales Price*	\$258,902	\$460,686	+ 77.9%	\$316,062	\$298,988	- 5.4%
Percent of List Price Received*	98.1%	98.1%	0.0%	98.5%	95.6%	- 2.9%
Inventory of Homes for Sale	31	25	- 19.4%	—	—	—
Months Supply of Inventory	1.9	1.7	- 10.5%	—	—	—

Townhouse-Condo	April			Year to Date		
Key Metrics	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	0	2	—	2	7	+ 250.0%
Pending Sales	1	3	+ 200.0%	1	5	+ 400.0%
Closed Sales	1	0	- 100.0%	1	1	0.0%
Days on Market Until Sale	4	—	—	4	28	+ 600.0%
Median Sales Price*	\$360,000	—	—	\$360,000	\$125,500	- 65.1%
Average Sales Price*	\$360,000	—	—	\$360,000	\$125,500	- 65.1%
Percent of List Price Received*	100.0%	—	—	100.0%	98.0%	- 2.0%
Inventory of Homes for Sale	1	3	+ 200.0%	—	—	—
Months Supply of Inventory	0.6	1.9	+ 216.7%	—	—	—

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

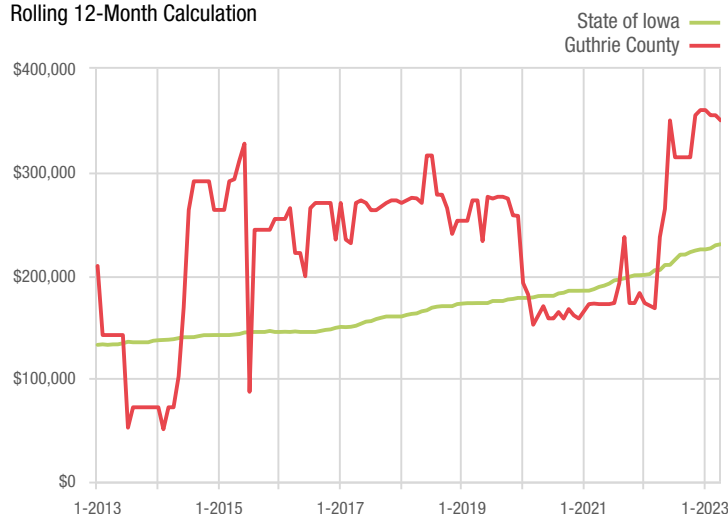
Median Sales Price - Single-Family Detached

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.