

Local Market Update – June 2023

A Research Tool Provided by Iowa Association of REALTORS®



Guthrie County

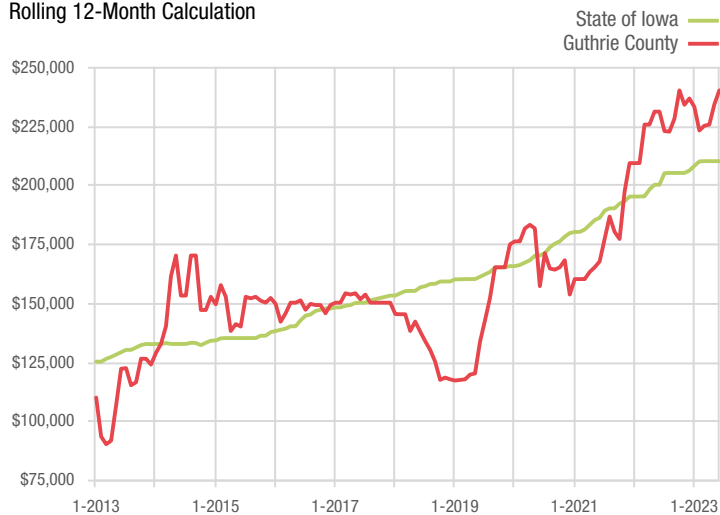
Single-Family Detached	June			Year to Date		
	2022	2023	% Change	Thru 6-2022	Thru 6-2023	% Change
New Listings	23	27	+ 17.4%	99	95	- 4.0%
Pending Sales	15	15	0.0%	104	74	- 28.8%
Closed Sales	24	9	- 62.5%	95	67	- 29.5%
Days on Market Until Sale	20	19	- 5.0%	40	50	+ 25.0%
Median Sales Price*	\$206,250	\$265,000	+ 28.5%	\$222,500	\$235,000	+ 5.6%
Average Sales Price*	\$238,049	\$416,741	+ 75.1%	\$307,530	\$333,629	+ 8.5%
Percent of List Price Received*	98.5%	97.2%	- 1.3%	98.8%	96.0%	- 2.8%
Inventory of Homes for Sale	36	36	0.0%	—	—	—
Months Supply of Inventory	2.1	2.8	+ 33.3%	—	—	—

Townhouse-Condo	June			Year to Date		
	2022	2023	% Change	Thru 6-2022	Thru 6-2023	% Change
New Listings	0	0	0.0%	6	9	+ 50.0%
Pending Sales	1	1	0.0%	5	10	+ 100.0%
Closed Sales	3	4	+ 33.3%	5	10	+ 100.0%
Days on Market Until Sale	4	19	+ 375.0%	3	16	+ 433.3%
Median Sales Price*	\$527,000	\$612,500	+ 16.2%	\$360,000	\$439,500	+ 22.1%
Average Sales Price*	\$511,333	\$513,750	+ 0.5%	\$448,800	\$385,362	- 14.1%
Percent of List Price Received*	108.5%	103.5%	- 4.6%	105.1%	104.6%	- 0.5%
Inventory of Homes for Sale	1	0	- 100.0%	—	—	—
Months Supply of Inventory	0.6	—	—	—	—	—

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

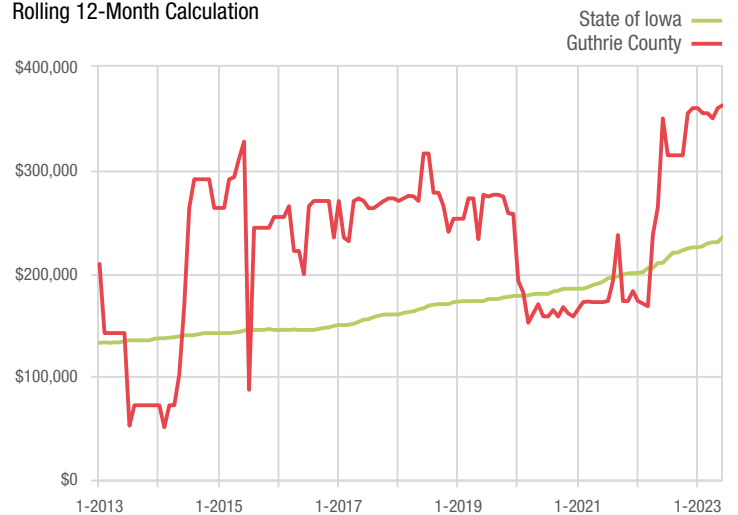
Median Sales Price - Single-Family Detached

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.