

Local Market Update – February 2019

This is a research tool provided by Iowa Association of REALTORS®.



Guthrie County

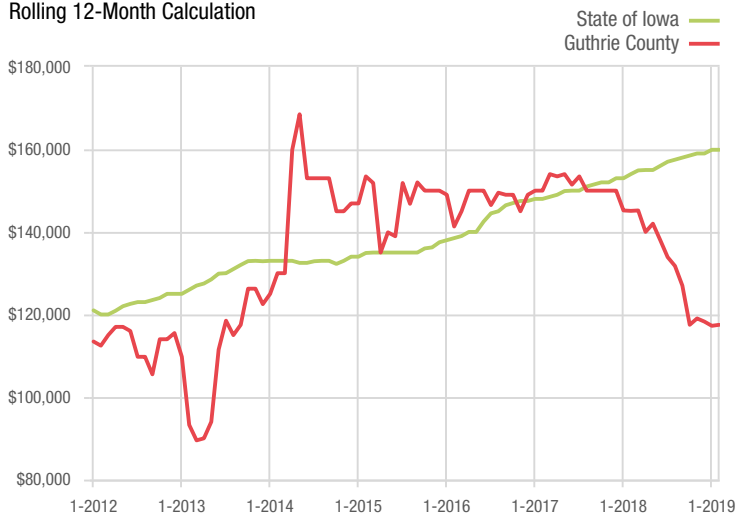
Single-Family Detached	February			Year to Date		
	2018	2019	% Change	Thru 2-2018	Thru 2-2019	% Change
New Listings	19	17	- 10.5%	27	26	- 3.7%
Pending Sales	7	9	+ 28.6%	15	19	+ 26.7%
Closed Sales	7	8	+ 14.3%	17	14	- 17.6%
Days on Market Until Sale	138	47	- 65.9%	141	65	- 53.9%
Median Sales Price*	\$110,000	\$273,400	+ 148.5%	\$110,000	\$74,650	- 32.1%
Average Sales Price*	\$175,343	\$335,375	+ 91.3%	\$163,394	\$232,286	+ 42.2%
Percent of List Price Received*	94.6%	97.3%	+ 2.9%	92.3%	93.1%	+ 0.9%
Inventory of Homes for Sale	71	61	- 14.1%	—	—	—
Months Supply of Inventory	6.2	4.4	- 29.0%	—	—	—

Townhouse-Condo	February			Year to Date		
	2018	2019	% Change	Thru 2-2018	Thru 2-2019	% Change
New Listings	1	1	0.0%	1	2	+ 100.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	4	3	- 25.0%	—	—	—
Months Supply of Inventory	2.8	2.0	- 28.6%	—	—	—

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

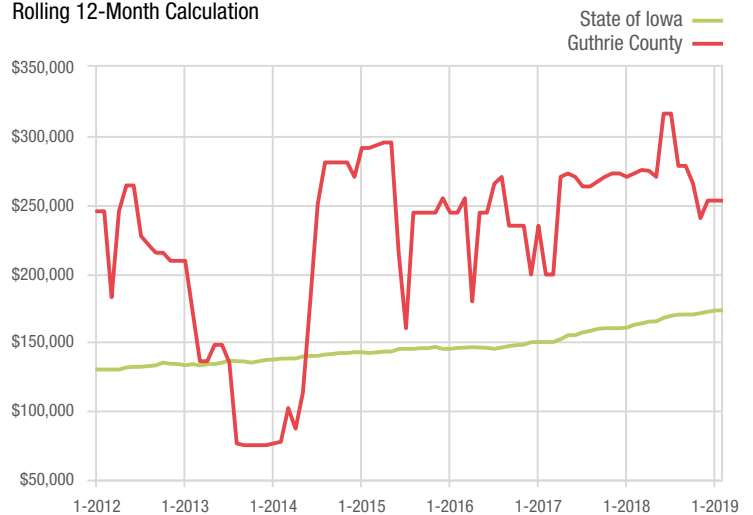
Median Sales Price - Single-Family Detached

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.