

Local Market Update – October 2019

A Research Tool Provided by Iowa Association of REALTORS®



Guthrie County

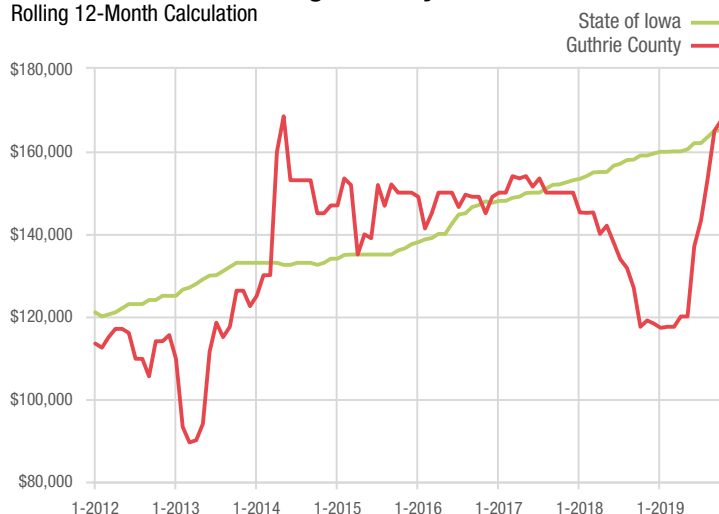
Single-Family Detached	October			Year to Date		
Key Metrics	2018	2019	% Change	Thru 10-2018	Thru 10-2019	% Change
New Listings	23	19	- 17.4%	195	196	+ 0.5%
Pending Sales	15	17	+ 13.3%	141	148	+ 5.0%
Closed Sales	13	22	+ 69.2%	144	145	+ 0.7%
Days on Market Until Sale	83	48	- 42.2%	92	67	- 27.2%
Median Sales Price*	\$109,900	\$131,500	+ 19.7%	\$118,270	\$183,500	+ 55.2%
Average Sales Price*	\$182,223	\$202,964	+ 11.4%	\$183,692	\$259,394	+ 41.2%
Percent of List Price Received*	94.6%	99.3%	+ 5.0%	95.7%	96.0%	+ 0.3%
Inventory of Homes for Sale	76	65	- 14.5%	—	—	—
Months Supply of Inventory	5.6	4.6	- 17.9%	—	—	—

Townhouse-Condo	October			Year to Date		
Key Metrics	2018	2019	% Change	Thru 10-2018	Thru 10-2019	% Change
New Listings	1	9	+ 800.0%	5	19	+ 280.0%
Pending Sales	1	1	0.0%	4	9	+ 125.0%
Closed Sales	1	0	- 100.0%	4	8	+ 100.0%
Days on Market Until Sale	13	—	—	218	45	- 79.4%
Median Sales Price*	\$290,000	—	—	\$261,500	\$280,500	+ 7.3%
Average Sales Price*	\$290,000	—	—	\$266,225	\$227,938	- 14.4%
Percent of List Price Received*	100.0%	—	—	97.5%	95.4%	- 2.2%
Inventory of Homes for Sale	3	10	+ 233.3%	—	—	—
Months Supply of Inventory	2.5	6.4	+ 156.0%	—	—	—

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

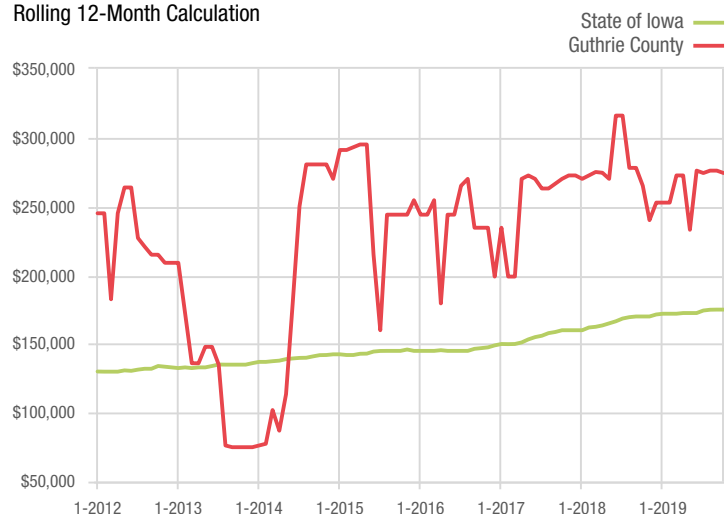
Median Sales Price - Single-Family Detached

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.