

Local Market Update – December 2019

A Research Tool Provided by Iowa Association of REALTORS®



Guthrie County

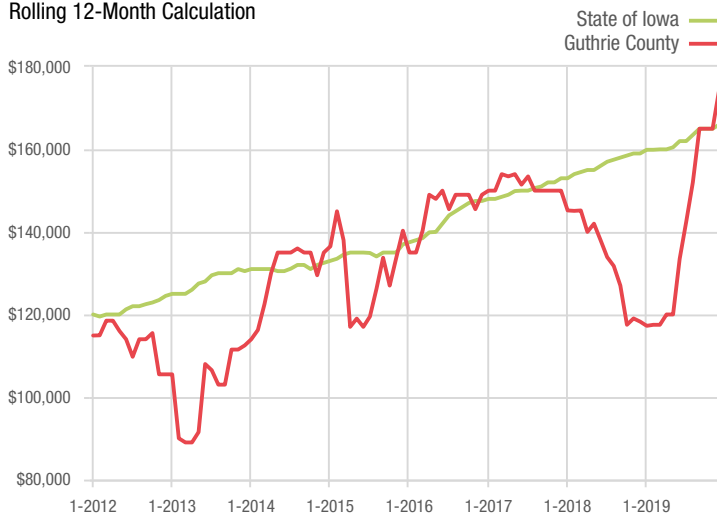
Single-Family Detached	December			Year to Date		
	2018	2019	% Change	Thru 12-2018	Thru 12-2019	% Change
New Listings	9	15	+ 66.7%	219	222	+ 1.4%
Pending Sales	11	9	- 18.2%	164	173	+ 5.5%
Closed Sales	12	9	- 25.0%	166	166	0.0%
Days on Market Until Sale	63	121	+ 92.1%	91	69	- 24.2%
Median Sales Price*	\$129,500	\$174,500	+ 34.7%	\$118,270	\$174,500	+ 47.5%
Average Sales Price*	\$317,958	\$146,875	- 53.8%	\$191,908	\$244,909	+ 27.6%
Percent of List Price Received*	96.5%	97.7%	+ 1.2%	95.8%	96.2%	+ 0.4%
Inventory of Homes for Sale	82	75	- 8.5%	—	—	—
Months Supply of Inventory	6.0	5.2	- 13.3%	—	—	—

Townhouse-Condo	December			Year to Date		
	2018	2019	% Change	Thru 12-2018	Thru 12-2019	% Change
New Listings	0	2	—	6	23	+ 283.3%
Pending Sales	0	4	—	6	15	+ 150.0%
Closed Sales	0	4	—	6	14	+ 133.3%
Days on Market Until Sale	—	10	—	150	39	- 74.0%
Median Sales Price*	—	\$233,750	—	\$252,750	\$257,500	+ 1.9%
Average Sales Price*	—	\$218,750	—	\$240,817	\$222,036	- 7.8%
Percent of List Price Received*	—	94.0%	—	97.7%	94.5%	- 3.3%
Inventory of Homes for Sale	2	6	+ 200.0%	—	—	—
Months Supply of Inventory	1.3	3.2	+ 146.2%	—	—	—

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

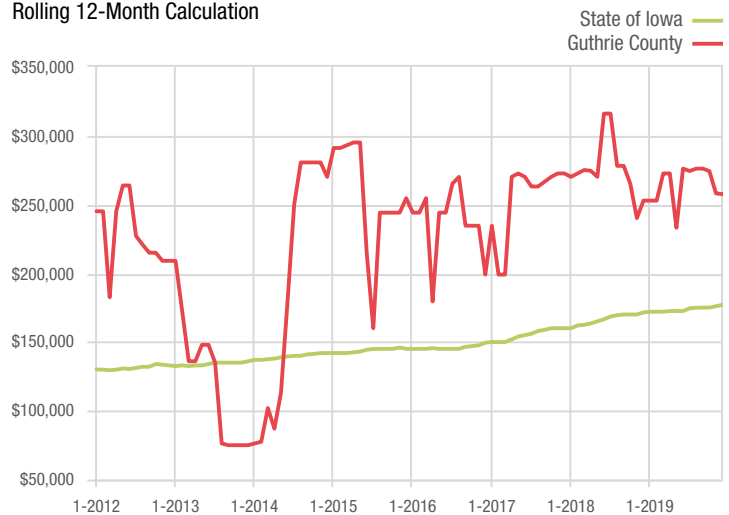
Median Sales Price - Single-Family Detached

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.