

Local Market Update – March 2020

A Research Tool Provided by Iowa Association of REALTORS®



Guthrie County

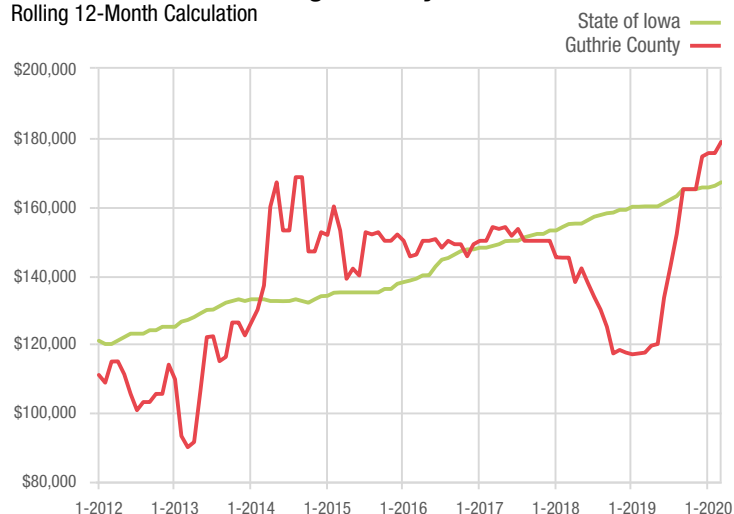
Single-Family Detached	March			Year to Date		
Key Metrics	2019	2020	% Change	Thru 3-2019	Thru 3-2020	% Change
New Listings	17	26	+ 52.9%	47	49	+ 4.3%
Pending Sales	10	11	+ 10.0%	28	24	- 14.3%
Closed Sales	12	6	- 50.0%	26	21	- 19.2%
Days on Market Until Sale	61	15	- 75.4%	63	35	- 44.4%
Median Sales Price*	\$127,625	\$110,750	- 13.2%	\$94,000	\$125,000	+ 33.0%
Average Sales Price*	\$179,554	\$187,500	+ 4.4%	\$207,948	\$197,005	- 5.3%
Percent of List Price Received*	94.9%	90.0%	- 5.2%	93.9%	95.3%	+ 1.5%
Inventory of Homes for Sale	74	80	+ 8.1%	—	—	—
Months Supply of Inventory	5.3	5.9	+ 11.3%	—	—	—

Townhouse-Condo	March			Year to Date		
Key Metrics	2019	2020	% Change	Thru 3-2019	Thru 3-2020	% Change
New Listings	1	3	+ 200.0%	3	9	+ 200.0%
Pending Sales	1	1	0.0%	1	5	+ 400.0%
Closed Sales	1	2	+ 100.0%	1	6	+ 500.0%
Days on Market Until Sale	10	14	+ 40.0%	10	43	+ 330.0%
Median Sales Price*	\$325,000	\$100,450	- 69.1%	\$325,000	\$108,950	- 66.5%
Average Sales Price*	\$325,000	\$100,450	- 69.1%	\$325,000	\$115,067	- 64.6%
Percent of List Price Received*	92.9%	93.2%	+ 0.3%	92.9%	90.7%	- 2.4%
Inventory of Homes for Sale	2	10	+ 400.0%	—	—	—
Months Supply of Inventory	1.4	5.3	+ 278.6%	—	—	—

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

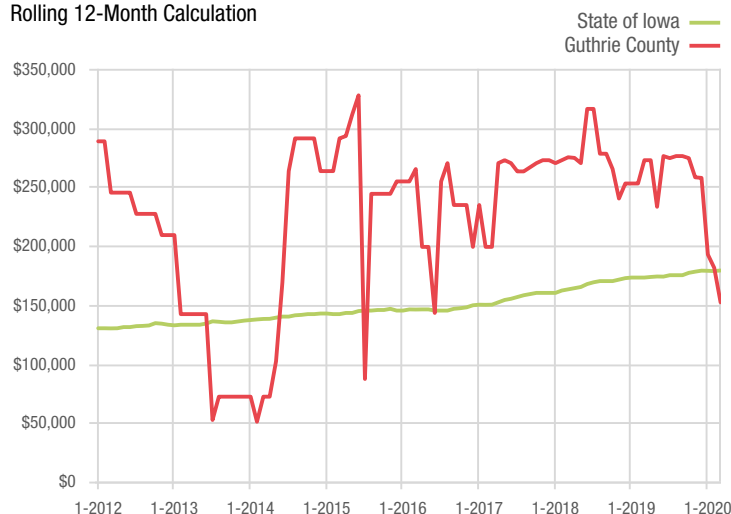
Median Sales Price - Single-Family Detached

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.