

Local Market Update – April 2020

A Research Tool Provided by Iowa Association of REALTORS®



Guthrie County

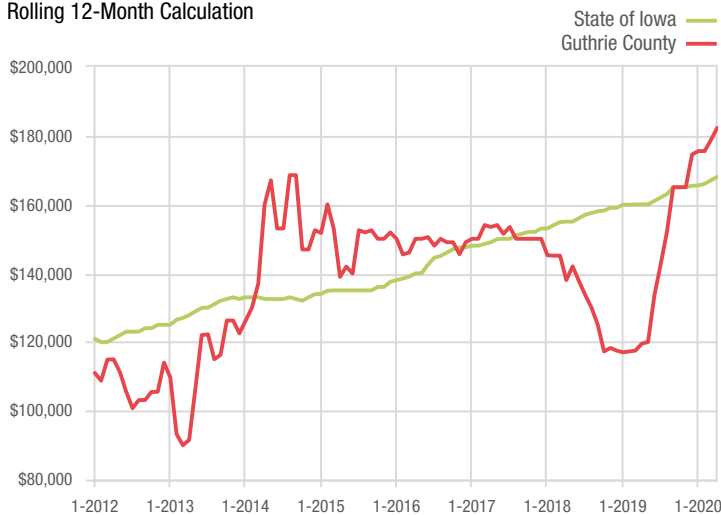
Single-Family Detached	April			Year to Date		
	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
New Listings	21	12	- 42.9%	68	61	- 10.3%
Pending Sales	17	16	- 5.9%	45	40	- 11.1%
Closed Sales	16	9	- 43.8%	42	30	- 28.6%
Days on Market Until Sale	115	76	- 33.9%	83	48	- 42.2%
Median Sales Price*	\$129,900	\$174,500	+ 34.3%	\$111,700	\$151,500	+ 35.6%
Average Sales Price*	\$303,990	\$196,315	- 35.4%	\$243,085	\$196,798	- 19.0%
Percent of List Price Received*	93.4%	96.2%	+ 3.0%	93.7%	95.6%	+ 2.0%
Inventory of Homes for Sale	72	72	0.0%	—	—	—
Months Supply of Inventory	5.1	5.3	+ 3.9%	—	—	—

Townhouse-Condo	April			Year to Date		
	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
New Listings	3	1	- 66.7%	6	10	+ 66.7%
Pending Sales	1	1	0.0%	2	6	+ 200.0%
Closed Sales	0	1	—	1	7	+ 600.0%
Days on Market Until Sale	—	4	—	10	37	+ 270.0%
Median Sales Price*	—	\$185,000	—	\$325,000	\$112,900	- 65.3%
Average Sales Price*	—	\$185,000	—	\$325,000	\$125,057	- 61.5%
Percent of List Price Received*	—	92.5%	—	92.9%	90.9%	- 2.2%
Inventory of Homes for Sale	4	9	+ 125.0%	—	—	—
Months Supply of Inventory	2.9	4.7	+ 62.1%	—	—	—

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

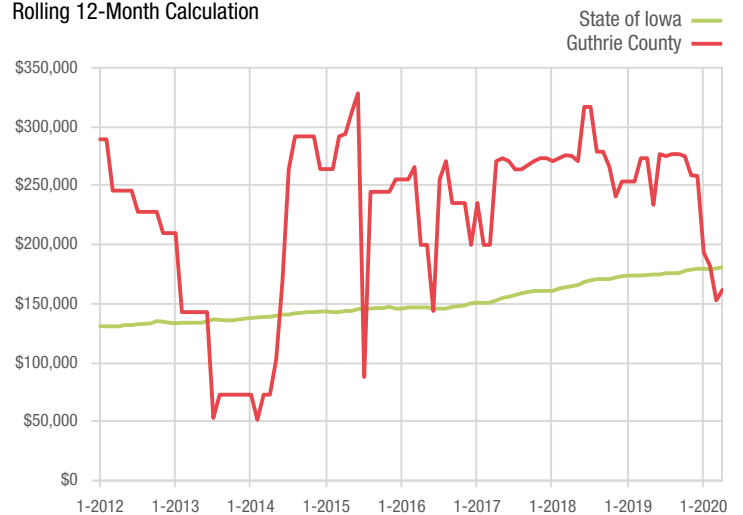
Median Sales Price - Single-Family Detached

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.