

Local Market Update – July 2020

A Research Tool Provided by Iowa Association of REALTORS®



Guthrie County

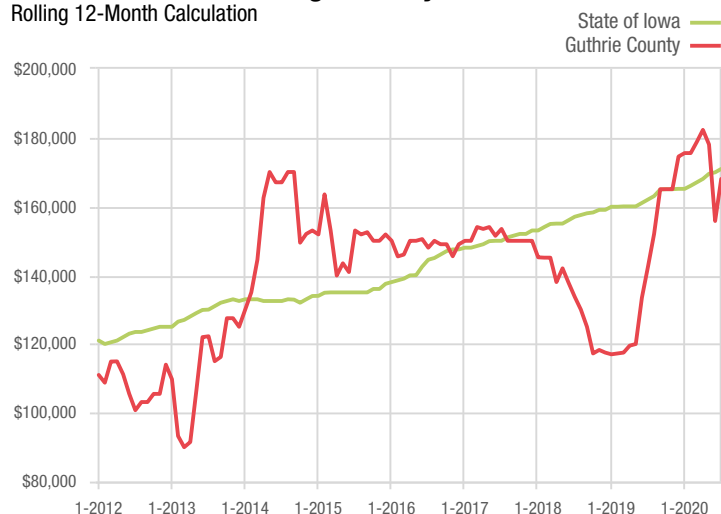
Single-Family Detached	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	21	18	- 14.3%	137	113	- 17.5%
Pending Sales	20	23	+ 15.0%	101	107	+ 5.9%
Closed Sales	16	28	+ 75.0%	96	96	0.0%
Days on Market Until Sale	63	94	+ 49.2%	76	77	+ 1.3%
Median Sales Price*	\$177,450	\$205,572	+ 15.8%	\$170,000	\$165,000	- 2.9%
Average Sales Price*	\$266,775	\$333,137	+ 24.9%	\$249,433	\$217,467	- 12.8%
Percent of List Price Received*	95.8%	99.0%	+ 3.3%	95.2%	96.3%	+ 1.2%
Inventory of Homes for Sale	69	48	- 30.4%	—	—	—
Months Supply of Inventory	4.8	3.3	- 31.3%	—	—	—

Townhouse-Condo	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	0	5	—	9	17	+ 88.9%
Pending Sales	2	2	0.0%	8	11	+ 37.5%
Closed Sales	1	1	0.0%	7	11	+ 57.1%
Days on Market Until Sale	225	123	- 45.3%	45	52	+ 15.6%
Median Sales Price*	\$105,000	\$85,125	- 18.9%	\$276,000	\$112,900	- 59.1%
Average Sales Price*	\$105,000	\$85,125	- 18.9%	\$219,786	\$144,484	- 34.3%
Percent of List Price Received*	91.4%	85.2%	- 6.8%	95.3%	91.1%	- 4.4%
Inventory of Homes for Sale	1	11	+ 1,000.0%	—	—	—
Months Supply of Inventory	0.6	5.5	+ 816.7%	—	—	—

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

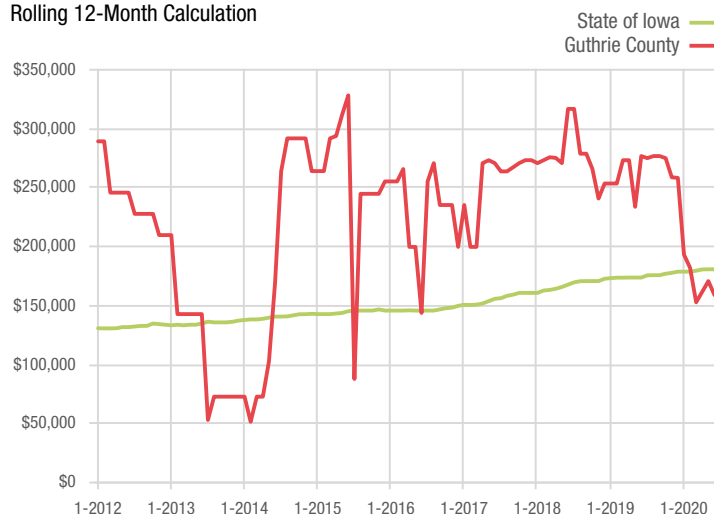
Median Sales Price - Single-Family Detached

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.