

Local Market Update – October 2020

A Research Tool Provided by Iowa Association of REALTORS®



Guthrie County

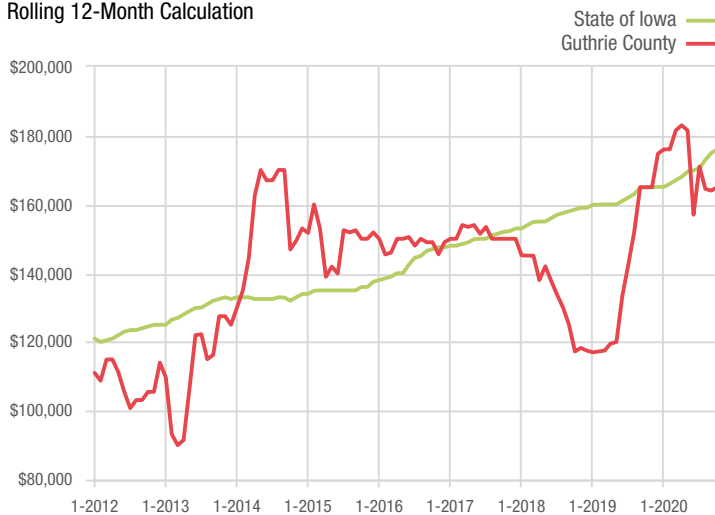
Single-Family Detached	October			Year to Date		
	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% Change
Key Metrics						
New Listings	20	16	- 20.0%	200	158	- 21.0%
Pending Sales	17	15	- 11.8%	146	150	+ 2.7%
Closed Sales	22	8	- 63.6%	146	138	- 5.5%
Days on Market Until Sale	48	50	+ 4.2%	67	69	+ 3.0%
Median Sales Price*	\$131,500	\$172,479	+ 31.2%	\$183,000	\$172,750	- 5.6%
Average Sales Price*	\$202,964	\$193,620	- 4.6%	\$257,963	\$231,814	- 10.1%
Percent of List Price Received*	99.3%	97.4%	- 1.9%	96.0%	96.2%	+ 0.2%
Inventory of Homes for Sale	70	40	- 42.9%	—	—	—
Months Supply of Inventory	5.0	2.8	- 44.0%	—	—	—

Townhouse-Condo	October			Year to Date		
	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% Change
Key Metrics						
New Listings	9	0	- 100.0%	18	21	+ 16.7%
Pending Sales	1	1	0.0%	9	20	+ 122.2%
Closed Sales	0	3	—	8	20	+ 150.0%
Days on Market Until Sale	—	4	—	45	67	+ 48.9%
Median Sales Price*	—	\$310,000	—	\$280,500	\$155,000	- 44.7%
Average Sales Price*	—	\$311,667	—	\$227,938	\$169,098	- 25.8%
Percent of List Price Received*	—	96.9%	—	95.4%	91.6%	- 4.0%
Inventory of Homes for Sale	9	6	- 33.3%	—	—	—
Months Supply of Inventory	5.7	2.5	- 56.1%	—	—	—

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

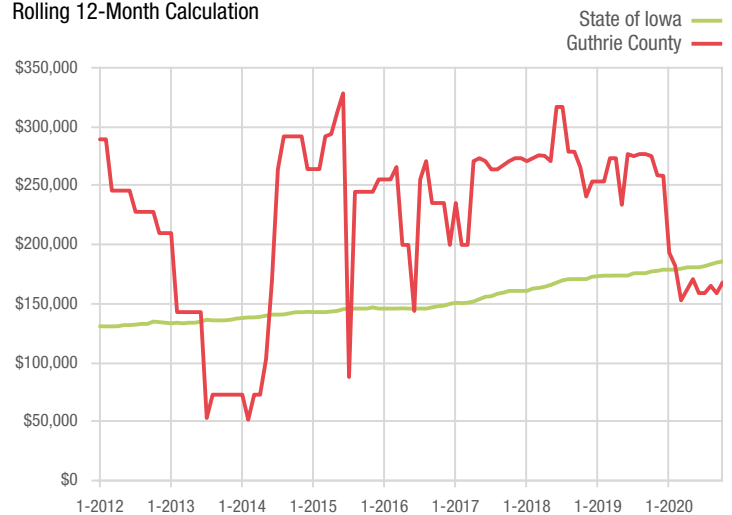
Median Sales Price - Single-Family Detached

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.