

Local Market Update – May 2021

A Research Tool Provided by Iowa Association of REALTORS®



Guthrie County

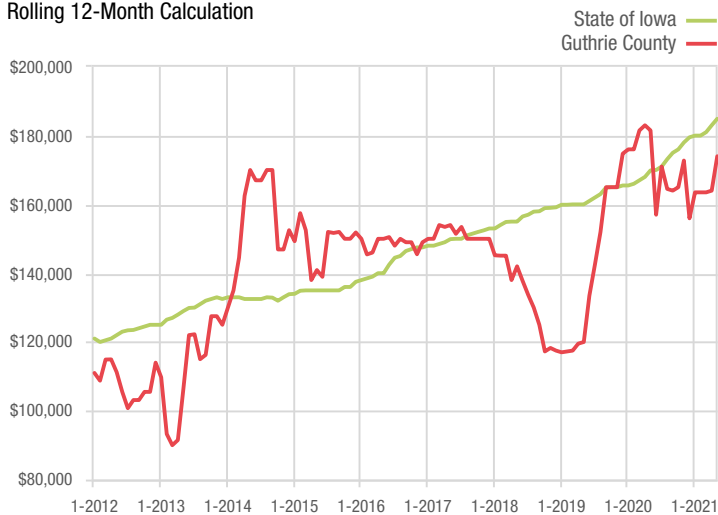
Single-Family Detached	May			Year to Date		
	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
Key Metrics						
New Listings	12	25	+ 108.3%	73	80	+ 9.6%
Pending Sales	14	16	+ 14.3%	54	62	+ 14.8%
Closed Sales	7	10	+ 42.9%	37	47	+ 27.0%
Days on Market Until Sale	99	23	- 76.8%	57	46	- 19.3%
Median Sales Price*	\$64,000	\$291,500	+ 355.5%	\$150,000	\$200,000	+ 33.3%
Average Sales Price*	\$110,286	\$313,340	+ 184.1%	\$180,431	\$289,152	+ 60.3%
Percent of List Price Received*	96.3%	95.9%	- 0.4%	95.7%	98.0%	+ 2.4%
Inventory of Homes for Sale	70	38	- 45.7%	—	—	—
Months Supply of Inventory	5.2	2.5	- 51.9%	—	—	—

Townhouse-Condo	May			Year to Date		
	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
Key Metrics						
New Listings	2	1	- 50.0%	12	3	- 75.0%
Pending Sales	3	3	0.0%	9	7	- 22.2%
Closed Sales	3	1	- 66.7%	10	5	- 50.0%
Days on Market Until Sale	61	271	+ 344.3%	45	254	+ 464.4%
Median Sales Price*	\$164,300	\$168,000	+ 2.3%	\$130,700	\$173,000	+ 32.4%
Average Sales Price*	\$209,600	\$168,000	- 19.8%	\$150,420	\$204,200	+ 35.8%
Percent of List Price Received*	93.4%	93.9%	+ 0.5%	91.7%	94.1%	+ 2.6%
Inventory of Homes for Sale	8	2	- 75.0%	—	—	—
Months Supply of Inventory	3.8	0.9	- 76.3%	—	—	—

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

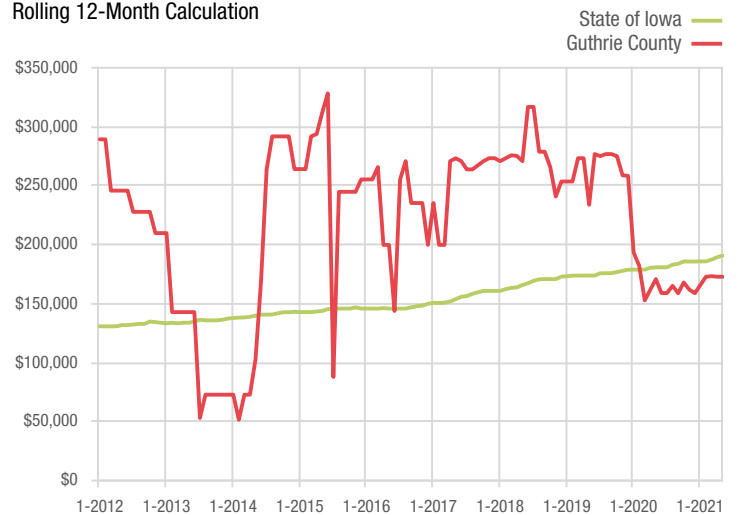
Median Sales Price - Single-Family Detached

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.