

Local Market Update – June 2021

A Research Tool Provided by Iowa Association of REALTORS®



Guthrie County

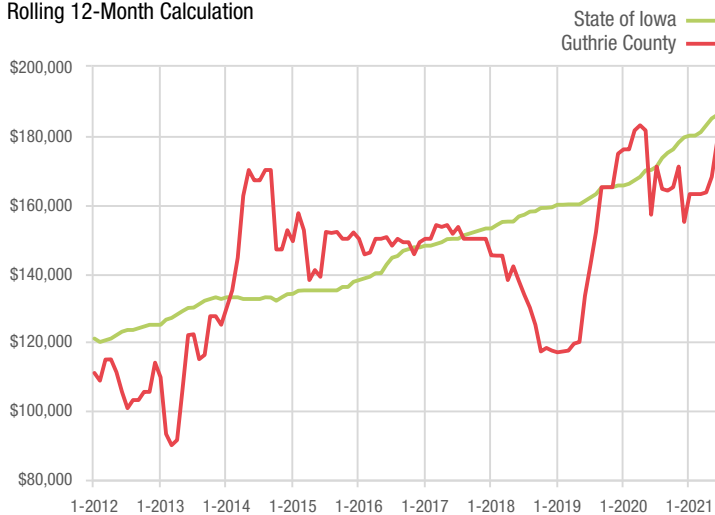
Single-Family Detached	June			Year to Date		
	2020	2021	% Change	Thru 6-2020	Thru 6-2021	% Change
Key Metrics						
New Listings	22	21	- 4.5%	95	100	+ 5.3%
Pending Sales	29	20	- 31.0%	83	80	- 3.6%
Closed Sales	31	23	- 25.8%	68	71	+ 4.4%
Days on Market Until Sale	87	18	- 79.3%	71	38	- 46.5%
Median Sales Price*	\$138,000	\$165,000	+ 19.6%	\$144,000	\$195,000	+ 35.4%
Average Sales Price*	\$157,194	\$264,297	+ 68.1%	\$169,837	\$278,809	+ 64.2%
Percent of List Price Received*	94.6%	98.2%	+ 3.8%	95.2%	98.0%	+ 2.9%
Inventory of Homes for Sale	60	37	- 38.3%	—	—	—
Months Supply of Inventory	4.3	2.6	- 39.5%	—	—	—

Townhouse-Condo	June			Year to Date		
	2020	2021	% Change	Thru 6-2020	Thru 6-2021	% Change
Key Metrics						
New Listings	0	0	0.0%	12	3	- 75.0%
Pending Sales	0	1	—	9	8	- 11.1%
Closed Sales	0	2	—	10	8	- 20.0%
Days on Market Until Sale	—	130	—	45	191	+ 324.4%
Median Sales Price*	—	\$244,500	—	\$130,700	\$182,750	+ 39.8%
Average Sales Price*	—	\$244,500	—	\$150,420	\$218,375	+ 45.2%
Percent of List Price Received*	—	92.6%	—	91.7%	94.0%	+ 2.5%
Inventory of Homes for Sale	8	1	- 87.5%	—	—	—
Months Supply of Inventory	4.0	0.5	- 87.5%	—	—	—

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

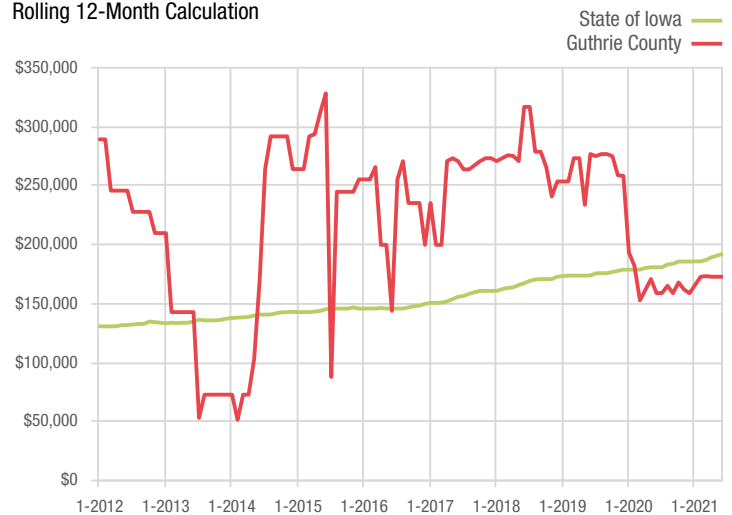
Median Sales Price - Single-Family Detached

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.