

Local Market Update – September 2021

A Research Tool Provided by Iowa Association of REALTORS®



Guthrie County

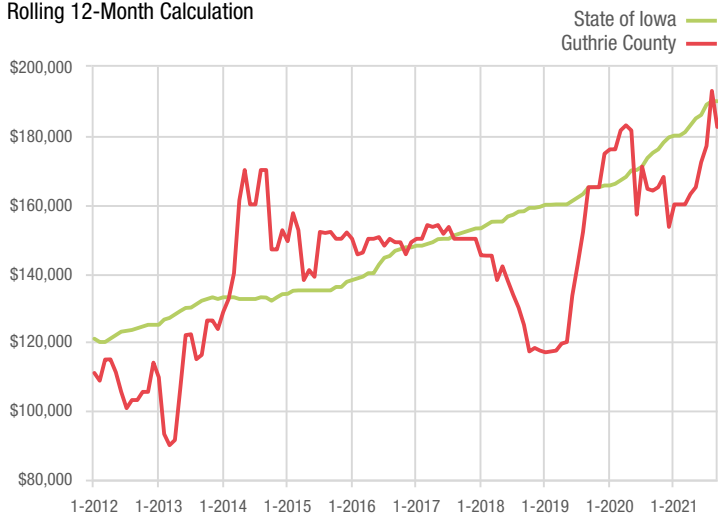
Single-Family Detached	September			Year to Date		
	2020	2021	% Change	Thru 9-2020	Thru 9-2021	% Change
Key Metrics						
New Listings	11	20	+ 81.8%	144	177	+ 22.9%
Pending Sales	11	13	+ 18.2%	135	131	- 3.0%
Closed Sales	15	16	+ 6.7%	130	128	- 1.5%
Days on Market Until Sale	36	44	+ 22.2%	71	33	- 53.5%
Median Sales Price*	\$340,000	\$242,450	- 28.7%	\$172,750	\$209,579	+ 21.3%
Average Sales Price*	\$396,133	\$311,664	- 21.3%	\$234,164	\$319,020	+ 36.2%
Percent of List Price Received*	95.7%	96.8%	+ 1.1%	96.1%	97.8%	+ 1.8%
Inventory of Homes for Sale	49	56	+ 14.3%	—	—	—
Months Supply of Inventory	3.4	4.0	+ 17.6%	—	—	—

Townhouse-Condo	September			Year to Date		
	2020	2021	% Change	Thru 9-2020	Thru 9-2021	% Change
Key Metrics						
New Listings	2	2	0.0%	21	6	- 71.4%
Pending Sales	3	1	- 66.7%	19	10	- 47.4%
Closed Sales	2	0	- 100.0%	17	9	- 47.1%
Days on Market Until Sale	181	—	—	78	170	+ 117.9%
Median Sales Price*	\$122,250	—	—	\$148,500	\$192,500	+ 29.6%
Average Sales Price*	\$122,250	—	—	\$143,938	\$233,000	+ 61.9%
Percent of List Price Received*	89.8%	—	—	90.7%	94.7%	+ 4.4%
Inventory of Homes for Sale	7	2	- 71.4%	—	—	—
Months Supply of Inventory	3.0	1.5	- 50.0%	—	—	—

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

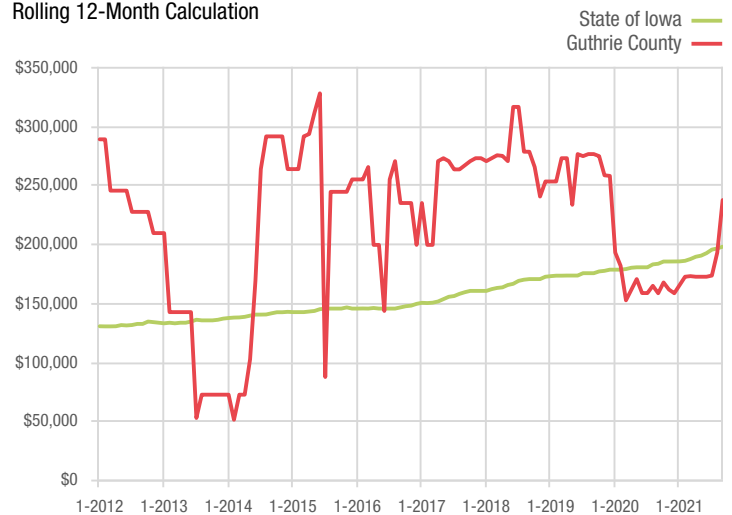
Median Sales Price - Single-Family Detached

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.