

Local Market Update – December 2020

A Research Tool Provided by Iowa Association of REALTORS®



Guthrie County

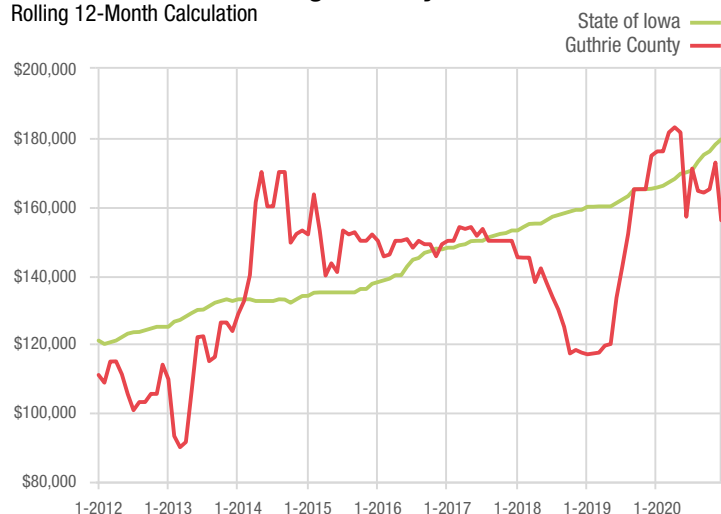
Single-Family Detached	December			Year to Date		
Key Metrics	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	14	8	- 42.9%	221	175	- 20.8%
Pending Sales	6	13	+ 116.7%	166	171	+ 3.0%
Closed Sales	7	15	+ 114.3%	165	166	+ 0.6%
Days on Market Until Sale	82	56	- 31.7%	67	69	+ 3.0%
Median Sales Price*	\$183,000	\$88,500	- 51.6%	\$174,750	\$155,950	- 10.8%
Average Sales Price*	\$148,197	\$147,733	- 0.3%	\$245,143	\$224,934	- 8.2%
Percent of List Price Received*	100.0%	89.1%	- 10.9%	96.3%	95.5%	- 0.8%
Inventory of Homes for Sale	65	33	- 49.2%	—	—	—
Months Supply of Inventory	4.7	2.3	- 51.1%	—	—	—

Townhouse-Condo	December			Year to Date		
Key Metrics	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	2	0	- 100.0%	22	21	- 4.5%
Pending Sales	4	0	- 100.0%	15	20	+ 33.3%
Closed Sales	4	1	- 75.0%	14	21	+ 50.0%
Days on Market Until Sale	10	68	+ 580.0%	39	67	+ 71.8%
Median Sales Price*	\$233,750	\$165,000	- 29.4%	\$257,500	\$158,000	- 38.6%
Average Sales Price*	\$218,750	\$165,000	- 24.6%	\$222,036	\$168,902	- 23.9%
Percent of List Price Received*	94.0%	94.8%	+ 0.9%	94.5%	91.8%	- 2.9%
Inventory of Homes for Sale	6	6	0.0%	—	—	—
Months Supply of Inventory	3.2	2.7	- 15.6%	—	—	—

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

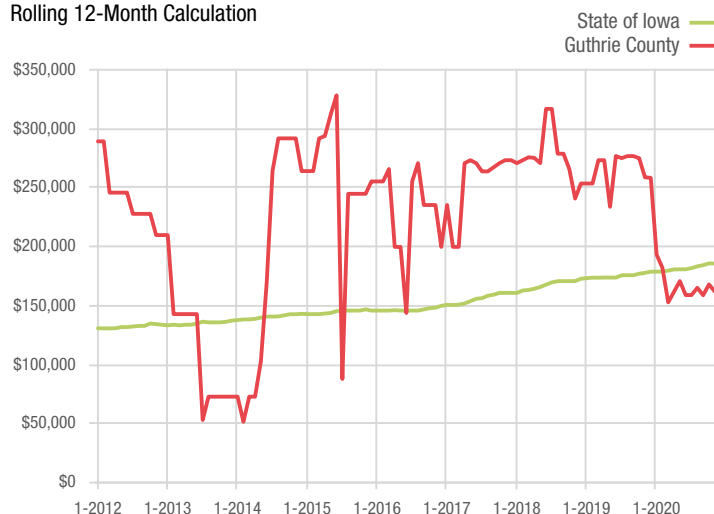
Median Sales Price - Single-Family Detached

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.