

Local Market Update – December 2023

A Research Tool Provided by Iowa Association of REALTORS®



Guthrie County

Single-Family Detached

Key Metrics	December			Year to Date		
	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
New Listings	6	12	+ 100.0%	197	194	- 1.5%
Pending Sales	12	7	- 41.7%	187	132	- 29.4%
Closed Sales	10	12	+ 20.0%	181	138	- 23.8%
Days on Market Until Sale	76	36	- 52.6%	35	41	+ 17.1%
Median Sales Price*	\$162,500	\$327,450	+ 101.5%	\$236,575	\$249,450	+ 5.4%
Average Sales Price*	\$373,800	\$464,378	+ 24.2%	\$335,383	\$351,880	+ 4.9%
Percent of List Price Received*	93.5%	98.0%	+ 4.8%	97.8%	96.8%	- 1.0%
Inventory of Homes for Sale	31	43	+ 38.7%	—	—	—
Months Supply of Inventory	2.0	3.9	+ 95.0%	—	—	—

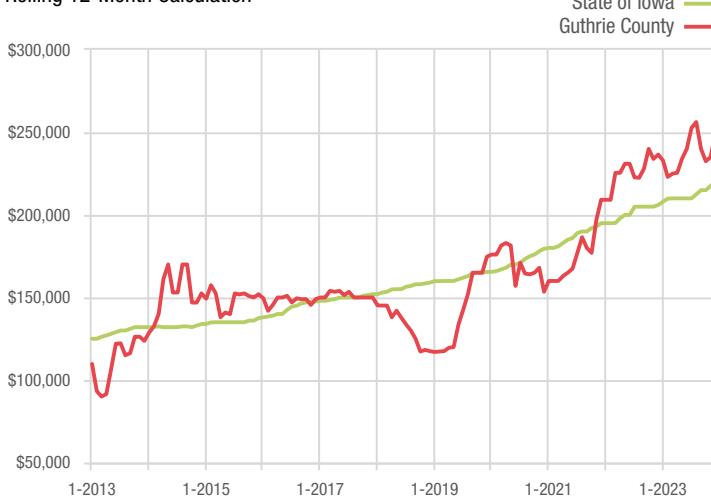
Townhouse-Condo

Key Metrics	December			Year to Date		
	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
New Listings	1	1	0.0%	9	17	+ 88.9%
Pending Sales	0	0	0.0%	7	14	+ 100.0%
Closed Sales	1	1	0.0%	7	14	+ 100.0%
Days on Market Until Sale	0	3	—	5	12	+ 140.0%
Median Sales Price*	\$155,000	\$635,000	+ 309.7%	\$360,000	\$439,500	+ 22.1%
Average Sales Price*	\$155,000	\$635,000	+ 309.7%	\$363,429	\$391,537	+ 7.7%
Percent of List Price Received*	100.0%	97.7%	- 2.3%	103.3%	104.3%	+ 1.0%
Inventory of Homes for Sale	1	1	0.0%	—	—	—
Months Supply of Inventory	0.7	0.6	- 14.3%	—	—	—

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

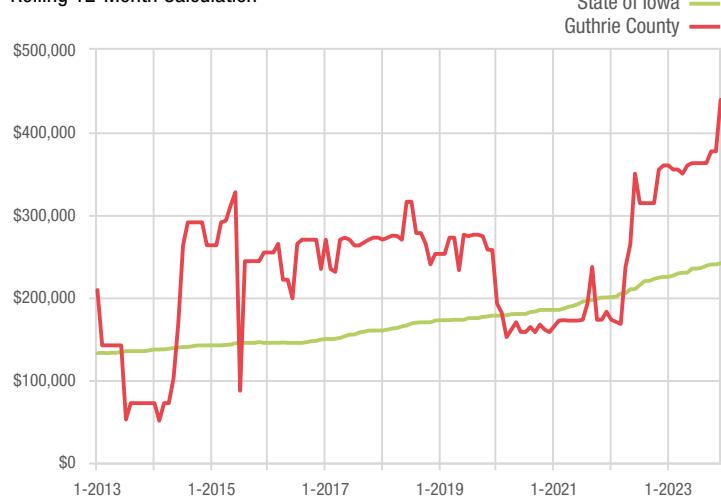
Median Sales Price - Single-Family Detached

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.