Local Market Update – January 2024A Research Tool Provided by Iowa Association of REALTORS®



Guthrie County

Single-Family Detached		January			Year to Date			
Key Metrics	2023	2024	% Change	Thru 1-2023	Thru 1-2024	% Change		
New Listings	19	12	- 36.8%	19	12	- 36.8%		
Pending Sales	17	10	- 41.2%	17	10	- 41.2%		
Closed Sales	11	3	- 72.7%	11	3	- 72.7%		
Days on Market Until Sale	59	34	- 42.4%	59	34	- 42.4%		
Median Sales Price*	\$150,000	\$216,000	+ 44.0%	\$150,000	\$216,000	+ 44.0%		
Average Sales Price*	\$247,682	\$221,667	- 10.5%	\$247,682	\$221,667	- 10.5%		
Percent of List Price Received*	94.3%	97.0%	+ 2.9%	94.3%	97.0%	+ 2.9%		
Inventory of Homes for Sale	30	37	+ 23.3%		_	_		
Months Supply of Inventory	1.8	3.6	+ 100.0%		_	_		

Townhouse-Condo	vnhouse-Condo January			Year to Date			
Key Metrics	2023	2024	% Change	Thru 1-2023	Thru 1-2024	% Change	
New Listings	0	0	0.0%	0	0	0.0%	
Pending Sales	1	0	- 100.0%	1	0	- 100.0%	
Closed Sales	0	0	0.0%	0	0	0.0%	
Days on Market Until Sale	_	_			_	_	
Median Sales Price*	_	_			_	_	
Average Sales Price*	_	_			_	_	
Percent of List Price Received*	_				_	_	
Inventory of Homes for Sale	0	1	_		_	_	
Months Supply of Inventory	_	0.5			_	_	

^{*} 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 State of Iowa -**Guthrie County** \$275,000 \$250,000 \$225,000 \$200,000 \$175,000 \$150,000 \$125,000 \$100,000 1-2014 1-2016 1-2018 1-2020 1-2022 1-2024



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.