

# Local Market Update – September 2024

A Research Tool Provided by Iowa Association of REALTORS®



## Guthrie County

### Single-Family Detached

Key Metrics	September			Year to Date		
	2023	2024	% Change	Thru 9-2023	Thru 9-2024	% Change
New Listings	21	17	- 19.0%	147	173	+ 17.7%
Pending Sales	7	12	+ 71.4%	109	130	+ 19.3%
Closed Sales	12	10	- 16.7%	108	113	+ 4.6%
Days on Market Until Sale	60	17	- 71.7%	46	48	+ 4.3%
Median Sales Price*	\$207,500	\$242,500	+ 16.9%	\$235,000	\$278,000	+ 18.3%
Average Sales Price*	\$344,879	\$408,950	+ 18.6%	\$339,842	\$392,013	+ 15.4%
Percent of List Price Received*	98.0%	96.3%	- 1.7%	96.7%	96.9%	+ 0.2%
Inventory of Homes for Sale	39	46	+ 17.9%	—	—	—
Months Supply of Inventory	3.4	3.6	+ 5.9%	—	—	—

### Townhouse-Condo

Key Metrics	September			Year to Date		
	2023	2024	% Change	Thru 9-2023	Thru 9-2024	% Change
New Listings	2	1	- 50.0%	13	3	- 76.9%
Pending Sales	1	1	0.0%	13	2	- 84.6%
Closed Sales	0	0	0.0%	12	1	- 91.7%
Days on Market Until Sale	—	—	—	14	2	- 85.7%
Median Sales Price*	—	—	—	\$439,500	\$468,000	+ 6.5%
Average Sales Price*	—	—	—	\$376,793	\$468,000	+ 24.2%
Percent of List Price Received*	—	—	—	105.2%	98.5%	- 6.4%
Inventory of Homes for Sale	1	1	0.0%	—	—	—
Months Supply of Inventory	0.6	1.0	+ 66.7%	—	—	—

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

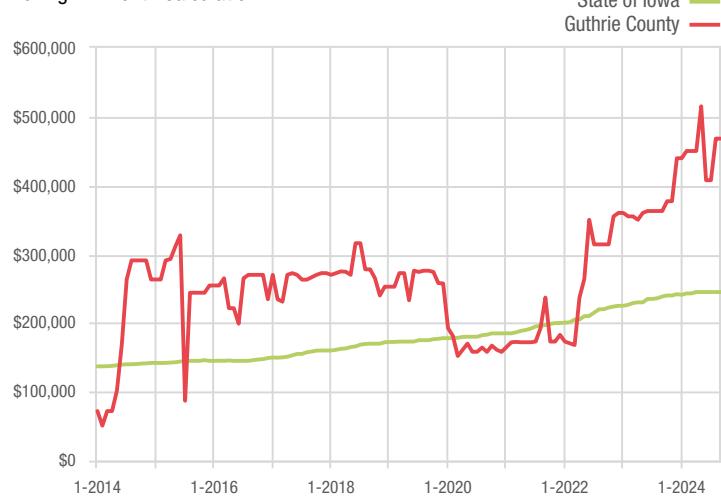
### Median Sales Price - Single-Family Detached

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.