

Local Market Update – October 2024

A Research Tool Provided by Iowa Association of REALTORS®



Guthrie County

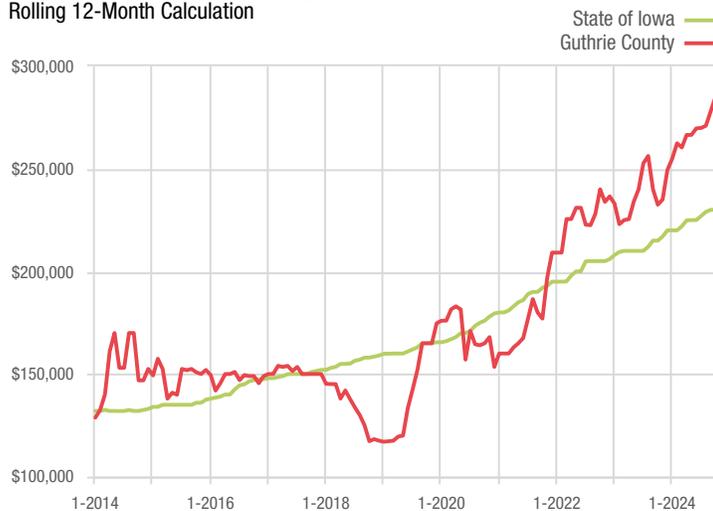
Single-Family Detached	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
New Listings	28	13	- 53.6%	175	184	+ 5.1%
Pending Sales	9	11	+ 22.2%	118	141	+ 19.5%
Closed Sales	8	14	+ 75.0%	116	129	+ 11.2%
Days on Market Until Sale	31	39	+ 25.8%	45	47	+ 4.4%
Median Sales Price*	\$273,950	\$297,300	+ 8.5%	\$237,500	\$289,000	+ 21.7%
Average Sales Price*	\$335,190	\$534,900	+ 59.6%	\$339,521	\$406,981	+ 19.9%
Percent of List Price Received*	100.3%	96.2%	- 4.1%	96.9%	96.9%	0.0%
Inventory of Homes for Sale	54	44	- 18.5%	—	—	—
Months Supply of Inventory	4.8	3.4	- 29.2%	—	—	—

Townhouse-Condo	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
New Listings	2	0	- 100.0%	15	3	- 80.0%
Pending Sales	1	1	0.0%	14	3	- 78.6%
Closed Sales	1	2	+ 100.0%	13	3	- 76.9%
Days on Market Until Sale	0	62	—	13	42	+ 223.1%
Median Sales Price*	\$325,000	\$629,000	+ 93.5%	\$429,000	\$550,000	+ 28.2%
Average Sales Price*	\$325,000	\$629,000	+ 93.5%	\$372,809	\$575,333	+ 54.3%
Percent of List Price Received*	100.0%	98.5%	- 1.5%	104.8%	98.5%	- 6.0%
Inventory of Homes for Sale	1	0	- 100.0%	—	—	—
Months Supply of Inventory	0.6	—	—	—	—	—

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

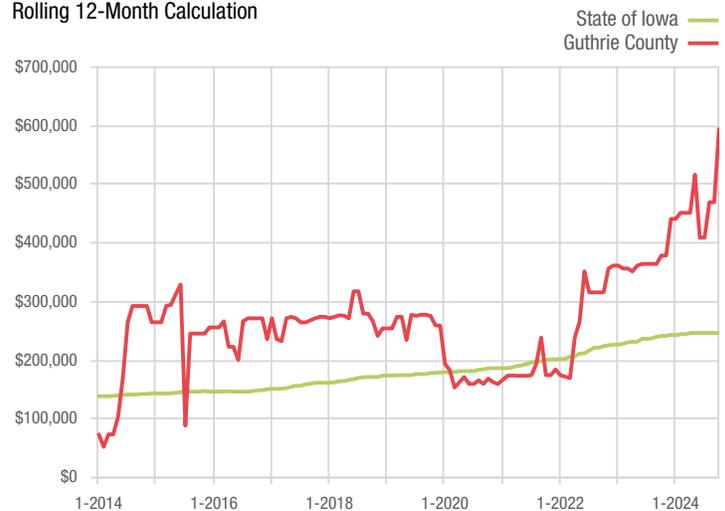
Median Sales Price - Single-Family Detached

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.