

Local Market Update – December 2024

A Research Tool Provided by Iowa Association of REALTORS®



Guthrie County

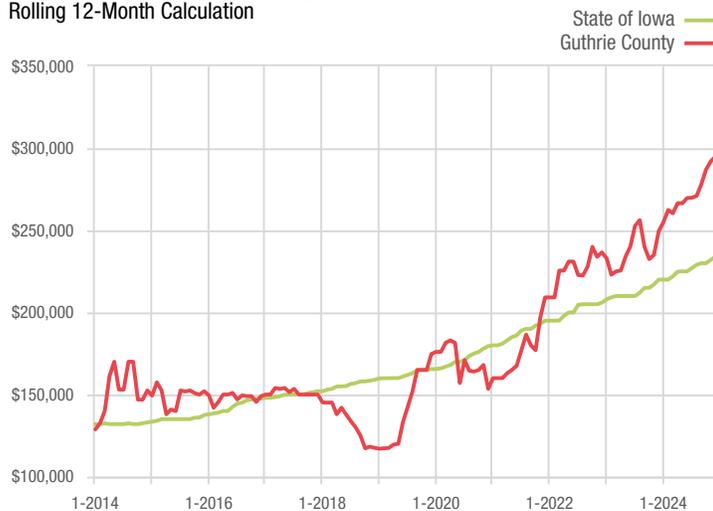
Single-Family Detached	December			Year to Date		
	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	11	4	- 63.6%	192	204	+ 6.3%
Pending Sales	7	14	+ 100.0%	132	163	+ 23.5%
Closed Sales	12	9	- 25.0%	138	151	+ 9.4%
Days on Market Until Sale	36	45	+ 25.0%	41	49	+ 19.5%
Median Sales Price*	\$327,450	\$299,000	- 8.7%	\$249,450	\$295,000	+ 18.3%
Average Sales Price*	\$464,378	\$366,806	- 21.0%	\$351,880	\$418,075	+ 18.8%
Percent of List Price Received*	98.0%	94.5%	- 3.6%	96.8%	96.9%	+ 0.1%
Inventory of Homes for Sale	42	35	- 16.7%	—	—	—
Months Supply of Inventory	3.8	2.6	- 31.6%	—	—	—

Townhouse-Condo	December			Year to Date		
	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	1	1	0.0%	17	4	- 76.5%
Pending Sales	0	1	—	14	4	- 71.4%
Closed Sales	1	0	- 100.0%	14	3	- 78.6%
Days on Market Until Sale	3	—	—	12	42	+ 250.0%
Median Sales Price*	\$635,000	—	—	\$439,500	\$550,000	+ 25.1%
Average Sales Price*	\$635,000	—	—	\$391,537	\$575,333	+ 46.9%
Percent of List Price Received*	97.7%	—	—	104.3%	98.5%	- 5.6%
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.

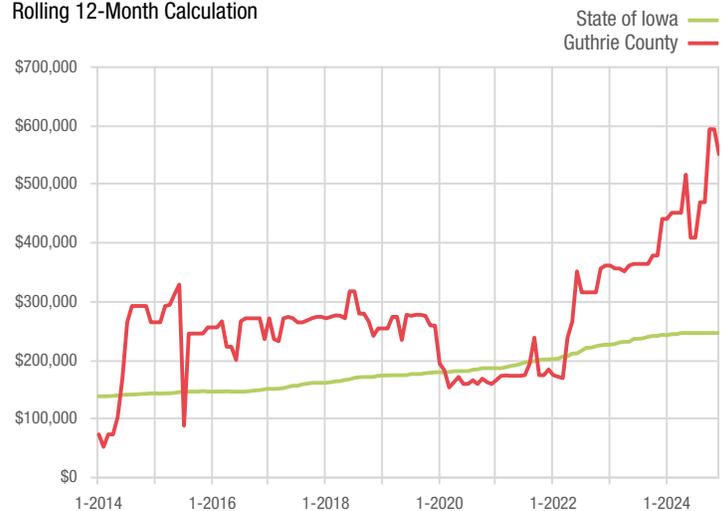
Median Sales Price - Single-Family Detached

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.