

Guthrie County, IA

County · IA · Iowa

BALANCED MARKET

\$222K

MEDIAN SALE PRICE

-2.2%

1-YR CHANGE

167

SALES (12 MO)

\$183K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 43 / 100



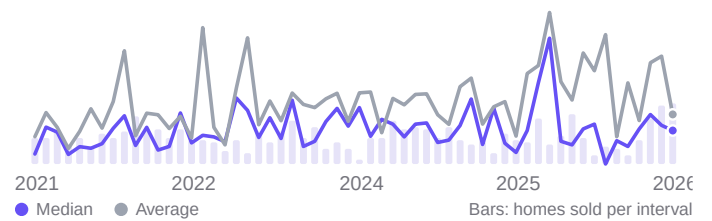
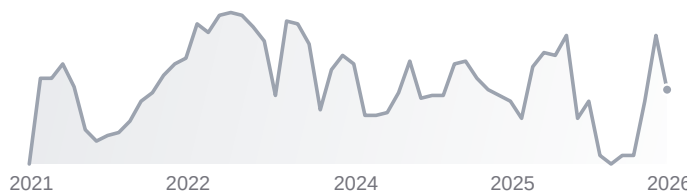
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

43 / 100

Sale prices

Median \$200K · Average \$251K

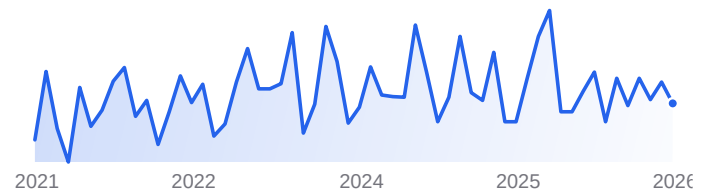
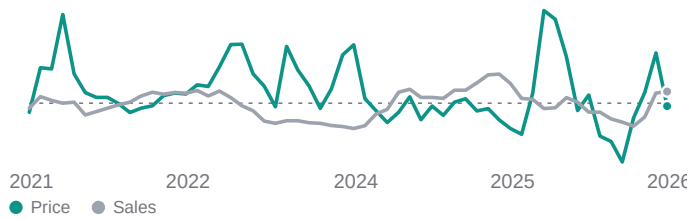


Growth (year over year)

Price -2.2% · Sales +8.4%

Price per square foot

\$129/ft²

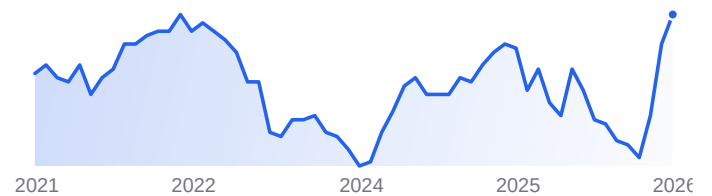


Sale premium vs estimated value

-0.2%

Annual turnover (share of homes sold)

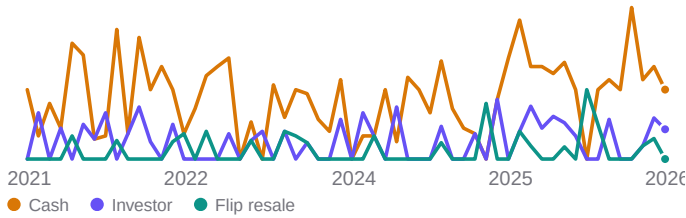
2.8%



BUYERS & OUTCOMES

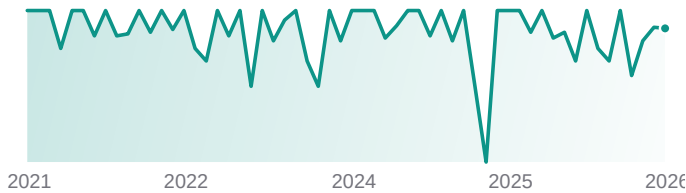
Buyer mix

Cash 25% · Investor 11% · Flip resale 0%



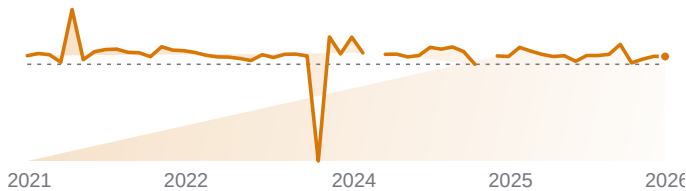
Sellers who sold at a gain

88%

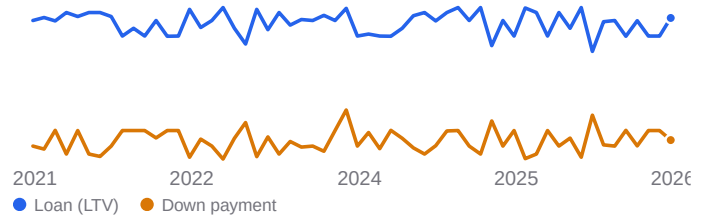


Median annualized return at resale

+5.8%

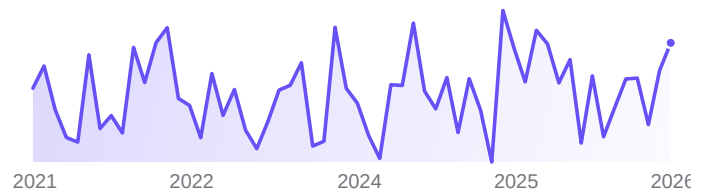


Financing (share of purchase price) Loan (LTV) 92% · Down payment 14%



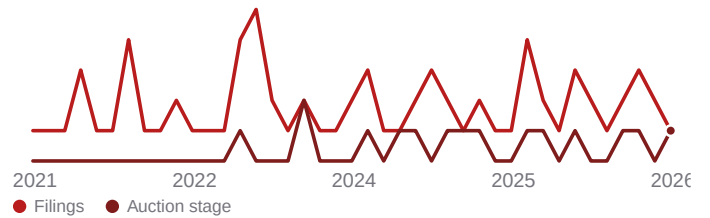
Typical hold before selling

9.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	5,970
Median value (AVM)	\$183K
Median size	1,476 ft²
Median bedrooms	3
Median year built	1970
Single family	76%
Condos	1.2%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	54%
Underwater (LTV 125% or more)	8.0%
Owner occupied	75%
Company owned	21%
Median loan-to-value	46%

Typical ownership tenure

7.9 yrs

COMMUNITY

Population	10,829
Density	18 / mi²
Median household income	\$76K
Average household income	\$93K
Crime index (US avg 100)	134
Air pollution index (US avg 100)	92
Earthquake index (US avg 100)	14
Homes occupied	81%
Bachelor's or higher	17%
Poverty rate	10.8%
Unemployment	1.0%
Average temp	49°F
Annual precip	34 in
Sunshine	59%

Market metrics are derived from recorded arms-length deeds through June 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.