

Guthrie Center 50115

ZIP code · IA · Iowa > Guthrie County > Guthrie Center

BUYER'S MARKET

\$122K

MEDIAN SALE PRICE

-63.9%

1-YR CHANGE

34

SALES (12 MO)

\$130K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 35 / 100



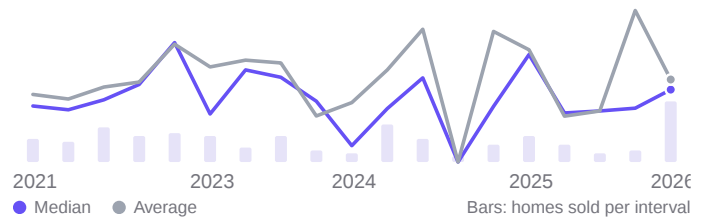
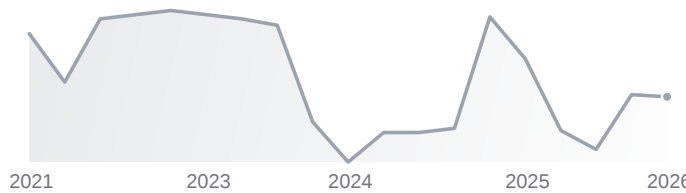
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

35 / 100

Sale prices

Median \$142K · Average \$157K

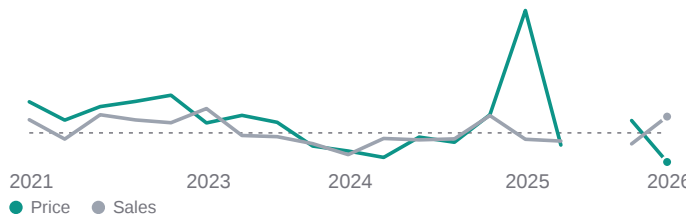


Growth (year over year)

Price -63.9% · Sales +36.0%

Price per square foot

\$96/ft²

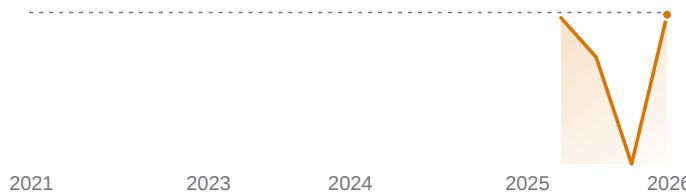


Sale premium vs estimated value

-0.5%

Annual turnover (share of homes sold)

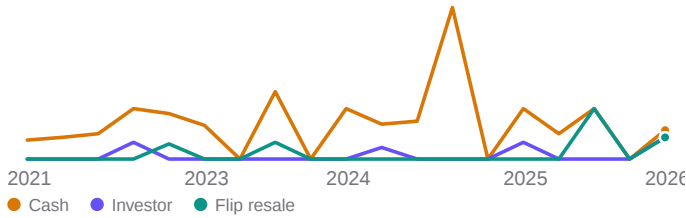
2.7%



BUYERS & OUTCOMES

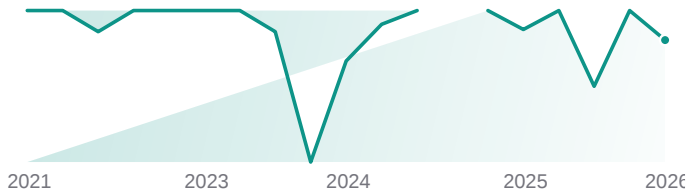
Buyer mix

Cash 19% · Investor 14% · Flip resale 14%



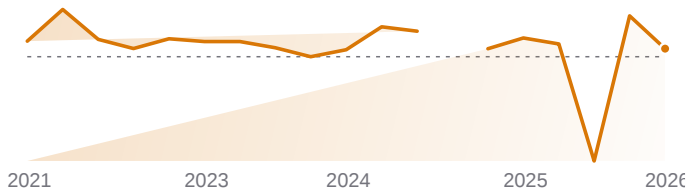
Sellers who sold at a gain

80%

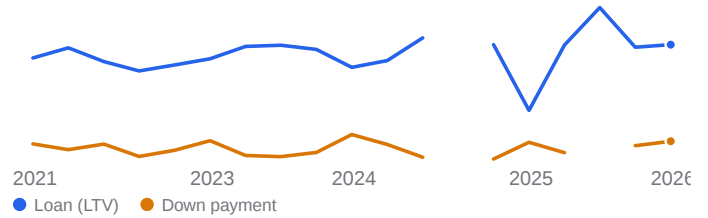


Median annualized return at resale

+3.8%

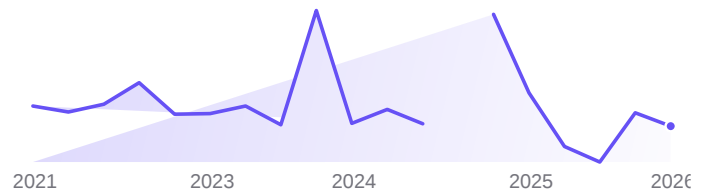


Financing (share of purchase price) Loan (LTV) 95% · Down payment 18%



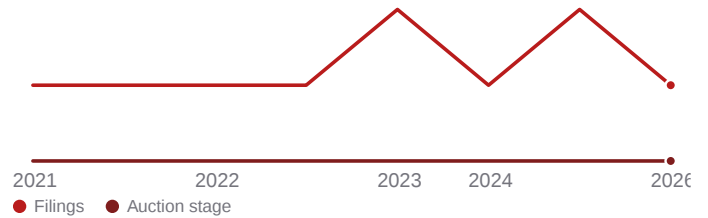
Typical hold before selling

5.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	1,266
Median value (AVM)	\$130K
Median size	1,391 ft²
Median bedrooms	3
Median year built	1941
Single family	68%
Condos	2.2%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	52%
Underwater (LTV 125% or more)	11%
Owner occupied	81%
Company owned	20%
Median loan-to-value	49%

Typical ownership tenure

8.1 yrs

COMMUNITY

Population	3,159
Density	19 / mi²
Median household income	\$72K
Average household income	\$89K
Crime index (US avg 100)	149
Air pollution index (US avg 100)	90
Earthquake index (US avg 100)	11
Homes occupied	82%
Bachelor's or higher	16%
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 April 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.