

Local Market Update – February 2019

This is a research tool provided by Iowa Association of REALTORS®.



Shelby County

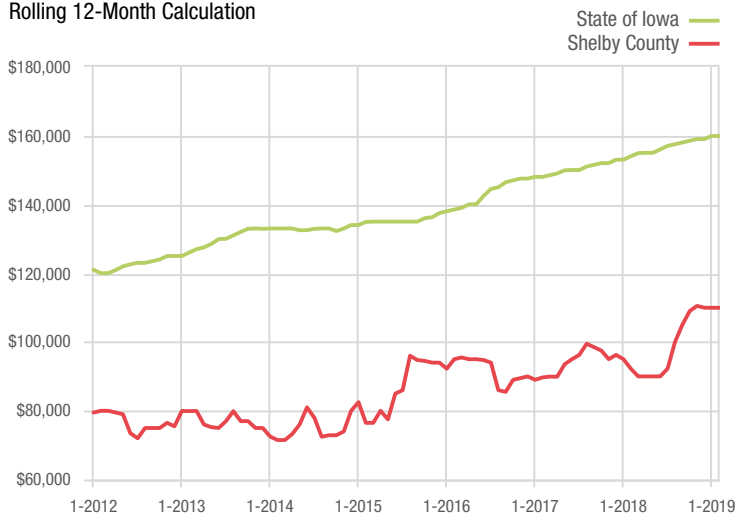
Single-Family Detached	February			Year to Date		
	2018	2019	% Change	Thru 2-2018	Thru 2-2019	% Change
New Listings	6	6	0.0%	13	12	- 7.7%
Pending Sales	5	4	- 20.0%	10	4	- 60.0%
Closed Sales	4	2	- 50.0%	13	5	- 61.5%
Days on Market Until Sale	139	244	+ 75.5%	108	153	+ 41.7%
Median Sales Price*	\$92,750	\$97,500	+ 5.1%	\$66,500	\$75,000	+ 12.8%
Average Sales Price*	\$96,350	\$97,500	+ 1.2%	\$89,715	\$63,800	- 28.9%
Percent of List Price Received*	87.2%	79.7%	- 8.6%	91.6%	82.2%	- 10.3%
Inventory of Homes for Sale	39	43	+ 10.3%	—	—	—
Months Supply of Inventory	4.5	6.0	+ 33.3%	—	—	—

Townhouse-Condo	February			Year to Date		
	2018	2019	% Change	Thru 2-2018	Thru 2-2019	% Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	2	2	0.0%	—	—	—
Months Supply of Inventory	—	2.0	—	—	—	—

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

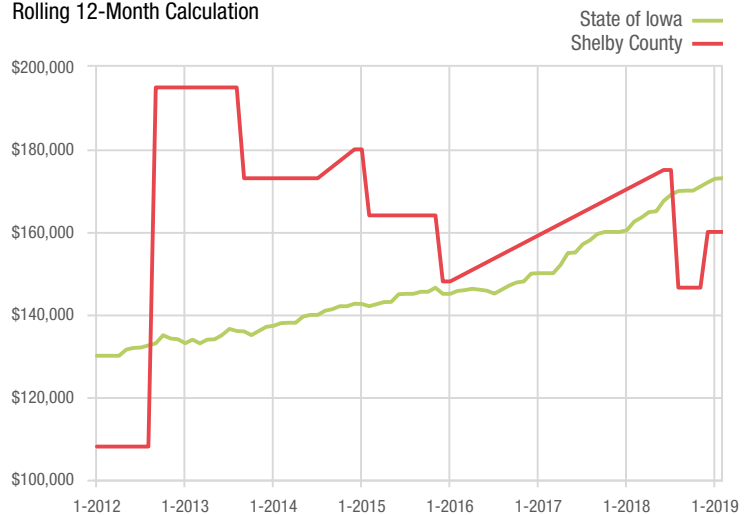
Median Sales Price - Single-Family Detached

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.