

Local Market Update – October 2019

A Research Tool Provided by Iowa Association of REALTORS®



Shelby County

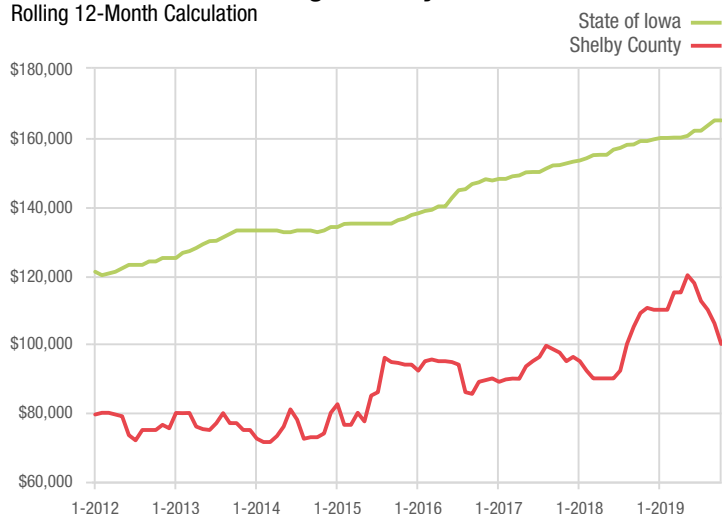
Single-Family Detached	October			Year to Date		
Key Metrics	2018	2019	% Change	Thru 10-2018	Thru 10-2019	% Change
New Listings	9	9	0.0%	100	95	- 5.0%
Pending Sales	8	10	+ 25.0%	71	72	+ 1.4%
Closed Sales	8	8	0.0%	72	71	- 1.4%
Days on Market Until Sale	82	121	+ 47.6%	123	134	+ 8.9%
Median Sales Price*	\$150,500	\$80,000	- 46.8%	\$112,500	\$100,000	- 11.1%
Average Sales Price*	\$193,913	\$79,081	- 59.2%	\$130,263	\$112,677	- 13.5%
Percent of List Price Received*	94.8%	86.7%	- 8.5%	93.6%	93.2%	- 0.4%
Inventory of Homes for Sale	46	38	- 17.4%	—	—	—
Months Supply of Inventory	6.2	4.9	- 21.0%	—	—	—

Townhouse-Condo	October			Year to Date		
Key Metrics	2018	2019	% Change	Thru 10-2018	Thru 10-2019	% Change
New Listings	1	0	- 100.0%	3	1	- 66.7%
Pending Sales	0	0	0.0%	2	2	0.0%
Closed Sales	0	0	0.0%	2	2	0.0%
Days on Market Until Sale	—	—	—	326	290	- 11.0%
Median Sales Price*	—	—	—	\$146,500	\$158,500	+ 8.2%
Average Sales Price*	—	—	—	\$146,500	\$158,500	+ 8.2%
Percent of List Price Received*	—	—	—	99.9%	97.4%	- 2.5%
Inventory of Homes for Sale	3	1	- 66.7%	—	—	—
Months Supply of Inventory	3.0	0.8	- 73.3%	—	—	—

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

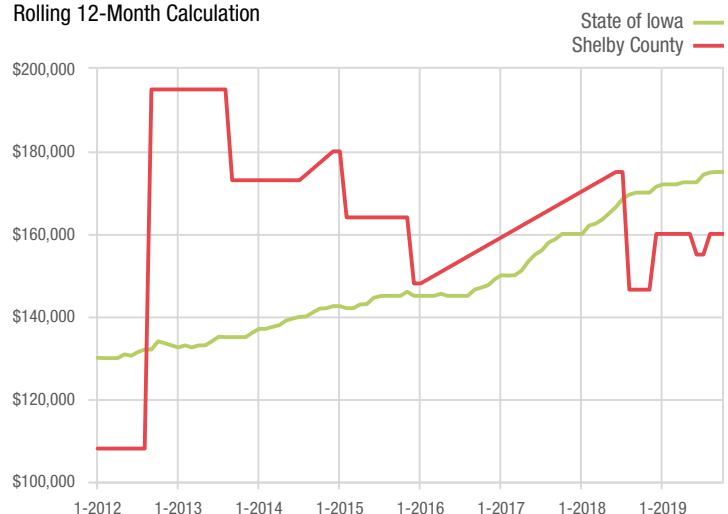
Median Sales Price - Single-Family Detached

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.