

Local Market Update – December 2019

A Research Tool Provided by Iowa Association of REALTORS®



Shelby County

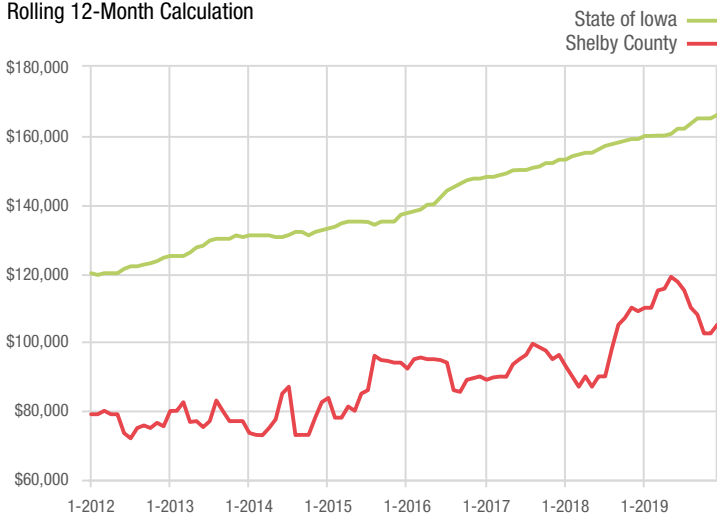
Single-Family Detached	December			Year to Date		
	2018	2019	% Change	Thru 12-2018	Thru 12-2019	% Change
New Listings	3	5	+ 66.7%	115	110	- 4.3%
Pending Sales	5	6	+ 20.0%	86	90	+ 4.7%
Closed Sales	7	11	+ 57.1%	90	89	- 1.1%
Days on Market Until Sale	139	146	+ 5.0%	125	134	+ 7.2%
Median Sales Price*	\$90,000	\$105,000	+ 16.7%	\$108,950	\$105,000	- 3.6%
Average Sales Price*	\$109,221	\$126,000	+ 15.4%	\$126,505	\$115,584	- 8.6%
Percent of List Price Received*	93.9%	92.4%	- 1.6%	93.7%	93.3%	- 0.4%
Inventory of Homes for Sale	39	34	- 12.8%	—	—	—
Months Supply of Inventory	5.4	4.2	- 22.2%	—	—	—

Townhouse-Condo	December			Year to Date		
	2018	2019	% Change	Thru 12-2018	Thru 12-2019	% Change
New Listings	1	0	- 100.0%	4	1	- 75.0%
Pending Sales	1	0	- 100.0%	4	2	- 50.0%
Closed Sales	2	0	- 100.0%	4	2	- 50.0%
Days on Market Until Sale	382	—	—	354	290	- 18.1%
Median Sales Price*	\$160,000	—	—	\$160,000	\$158,500	- 0.9%
Average Sales Price*	\$160,000	—	—	\$153,250	\$158,500	+ 3.4%
Percent of List Price Received*	99.0%	—	—	99.5%	97.4%	- 2.1%
Inventory of Homes for Sale	2	1	- 50.0%	—	—	—
Months Supply of Inventory	2.0	0.5	- 75.0%	—	—	—

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

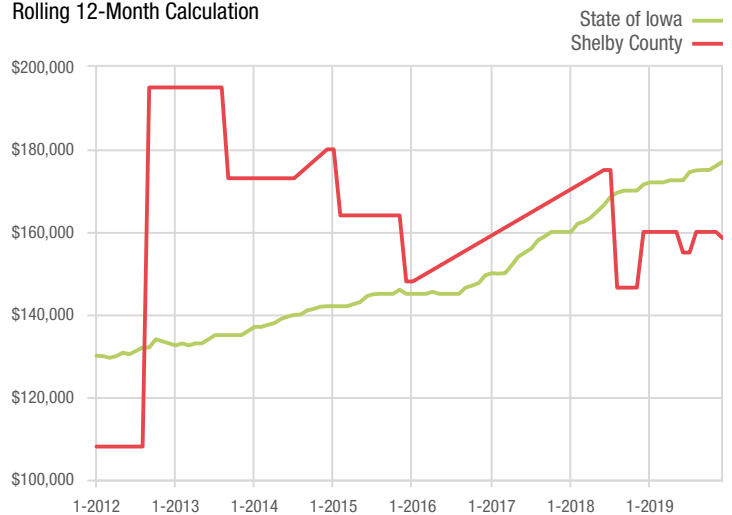
Median Sales Price - Single-Family Detached

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.