

Local Market Update – July 2020

A Research Tool Provided by Iowa Association of REALTORS®



Shelby County

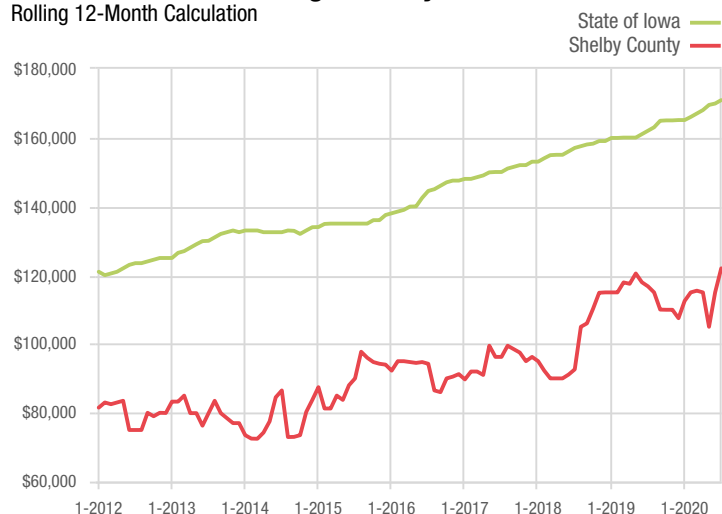
Single-Family Detached	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	17	7	- 58.8%	70	63	- 10.0%
Pending Sales	8	8	0.0%	51	57	+ 11.8%
Closed Sales	11	15	+ 36.4%	49	56	+ 14.3%
Days on Market Until Sale	135	94	- 30.4%	165	113	- 31.5%
Median Sales Price*	\$79,500	\$148,000	+ 86.2%	\$100,000	\$130,500	+ 30.5%
Average Sales Price*	\$116,236	\$152,993	+ 31.6%	\$113,322	\$139,371	+ 23.0%
Percent of List Price Received*	95.4%	97.3%	+ 2.0%	94.1%	95.3%	+ 1.3%
Inventory of Homes for Sale	46	26	- 43.5%	—	—	—
Months Supply of Inventory	5.8	3.2	- 44.8%	—	—	—

Townhouse-Condo	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% 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	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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

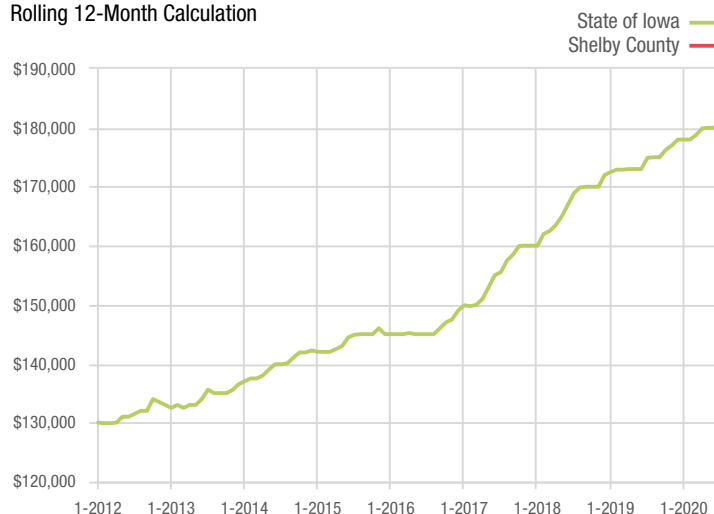
Median Sales Price - Single-Family Detached

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.