

Local Market Update – October 2020

A Research Tool Provided by Iowa Association of REALTORS®



Shelby County

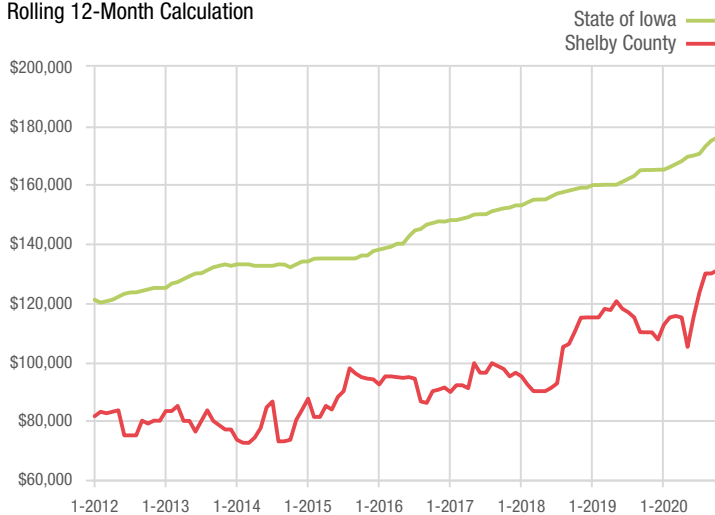
Single-Family Detached	October			Year to Date		
	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% Change
New Listings	9	18	+ 100.0%	98	97	- 1.0%
Pending Sales	10	9	- 10.0%	77	88	+ 14.3%
Closed Sales	9	7	- 22.2%	76	82	+ 7.9%
Days on Market Until Sale	108	133	+ 23.1%	142	114	- 19.7%
Median Sales Price*	\$90,000	\$158,000	+ 75.6%	\$106,250	\$131,250	+ 23.5%
Average Sales Price*	\$84,728	\$179,200	+ 111.5%	\$113,440	\$144,797	+ 27.6%
Percent of List Price Received*	88.2%	97.4%	+ 10.4%	93.4%	95.7%	+ 2.5%
Inventory of Homes for Sale	39	25	- 35.9%	—	—	—
Months Supply of Inventory	4.6	2.9	- 37.0%	—	—	—

Townhouse-Condo	October			Year to Date		
	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% 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.

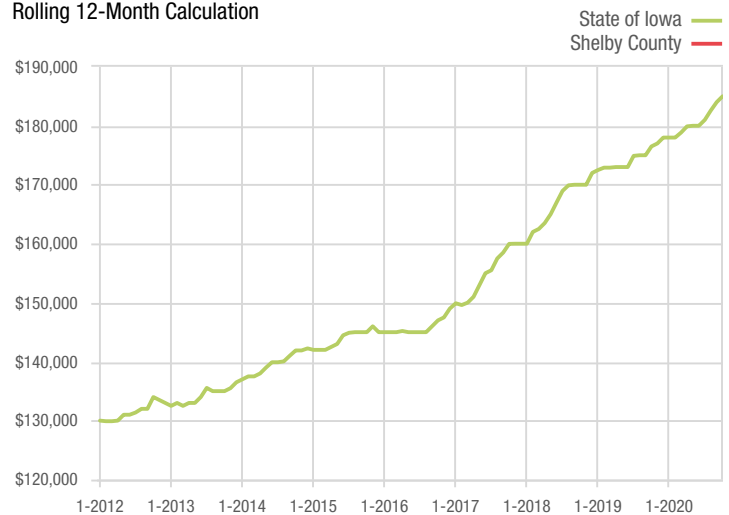
Median Sales Price - Single-Family Detached

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.