

Local Market Update – April 2021

A Research Tool Provided by Iowa Association of REALTORS®



Shelby County

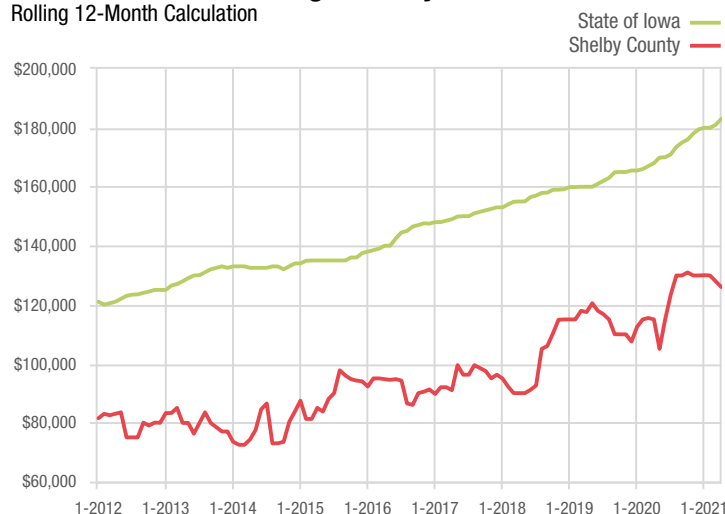
Single-Family Detached	April			Year to Date		
Key Metrics	2020	2021	% Change	Thru 4-2020	Thru 4-2021	% Change
New Listings	10	18	+ 80.0%	39	27	- 30.8%
Pending Sales	8	5	- 37.5%	28	28	0.0%
Closed Sales	9	2	- 77.8%	23	25	+ 8.7%
Days on Market Until Sale	97	93	- 4.1%	111	77	- 30.6%
Median Sales Price*	\$89,500	\$81,150	- 9.3%	\$115,500	\$115,000	- 0.4%
Average Sales Price*	\$133,333	\$81,150	- 39.1%	\$138,917	\$126,580	- 8.9%
Percent of List Price Received*	93.4%	98.2%	+ 5.1%	95.3%	93.2%	- 2.2%
Inventory of Homes for Sale	37	24	- 35.1%	—	—	—
Months Supply of Inventory	4.6	2.7	- 41.3%	—	—	—

Townhouse-Condo	April			Year to Date		
Key Metrics	2020	2021	% Change	Thru 4-2020	Thru 4-2021	% 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.

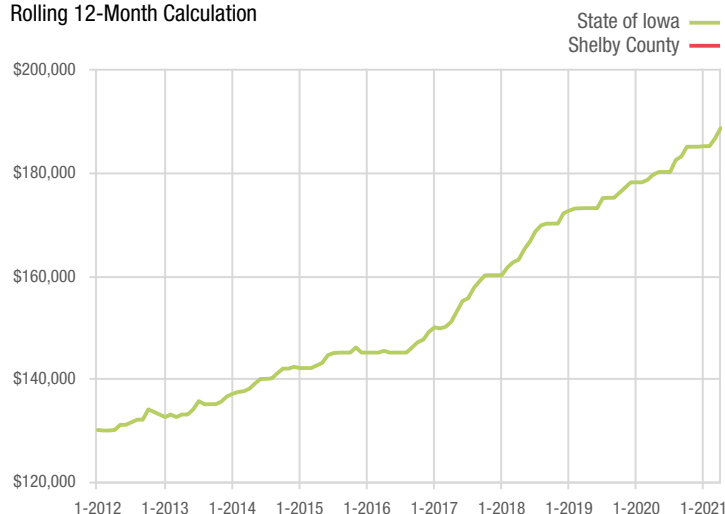
Median Sales Price - Single-Family Detached

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.