

Local Market Update – May 2021

A Research Tool Provided by Iowa Association of REALTORS®



Shelby County

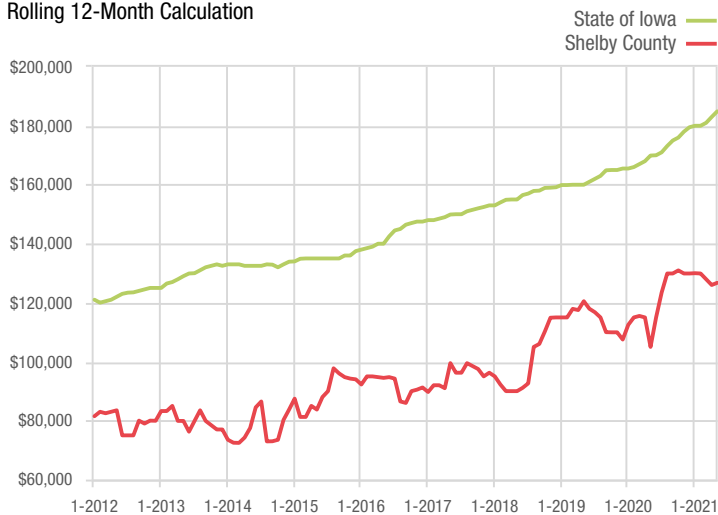
Single-Family Detached	May			Year to Date		
	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
Key Metrics						
New Listings	9	19	+ 111.1%	48	46	- 4.2%
Pending Sales	6	10	+ 66.7%	34	40	+ 17.6%
Closed Sales	10	9	- 10.0%	33	34	+ 3.0%
Days on Market Until Sale	96	118	+ 22.9%	107	88	- 17.8%
Median Sales Price*	\$95,000	\$105,000	+ 10.5%	\$107,900	\$110,000	+ 1.9%
Average Sales Price*	\$118,200	\$144,711	+ 22.4%	\$132,639	\$131,379	- 0.9%
Percent of List Price Received*	93.7%	98.2%	+ 4.8%	94.8%	94.5%	- 0.3%
Inventory of Homes for Sale	37	31	- 16.2%	—	—	—
Months Supply of Inventory	4.8	3.3	- 31.3%	—	—	—

Townhouse-Condo	May			Year to Date		
	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
Key Metrics						
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.

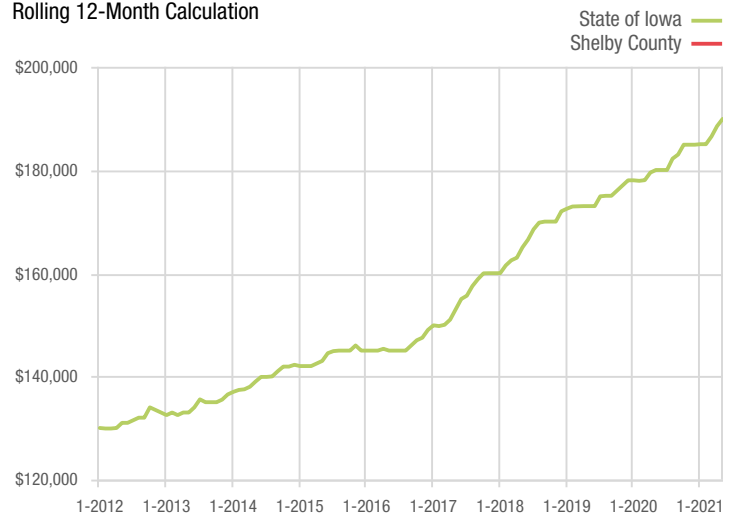
Median Sales Price - Single-Family Detached

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.