

Local Market Update – February 2022

A Research Tool Provided by Iowa Association of REALTORS®



Shelby County

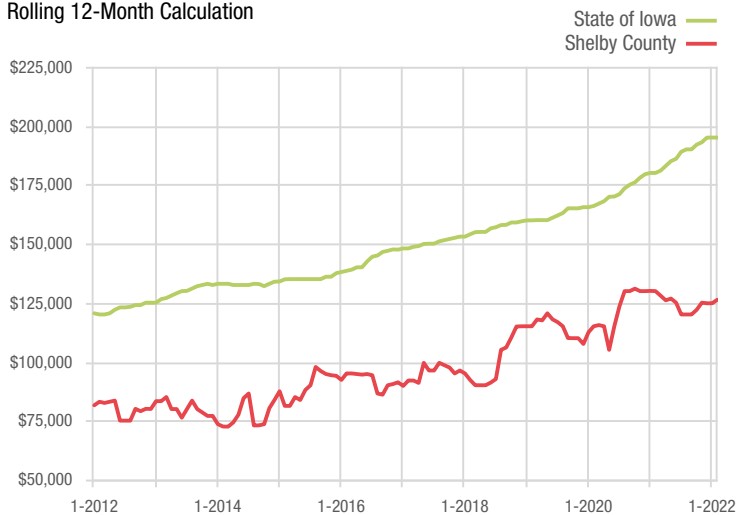
Single-Family Detached	February			Year to Date		
	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% Change
Key Metrics						
New Listings	3	10	+ 233.3%	5	21	+ 320.0%
Pending Sales	10	4	- 60.0%	16	16	0.0%
Closed Sales	9	9	0.0%	14	24	+ 71.4%
Days on Market Until Sale	91	115	+ 26.4%	79	71	- 10.1%
Median Sales Price*	\$115,000	\$100,000	- 13.0%	\$115,000	\$124,250	+ 8.0%
Average Sales Price*	\$118,889	\$191,767	+ 61.3%	\$131,579	\$163,204	+ 24.0%
Percent of List Price Received*	89.5%	96.8%	+ 8.2%	88.1%	96.5%	+ 9.5%
Inventory of Homes for Sale	15	25	+ 66.7%	—	—	—
Months Supply of Inventory	1.6	2.3	+ 43.8%	—	—	—

Townhouse-Condo	February			Year to Date		
	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% 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.

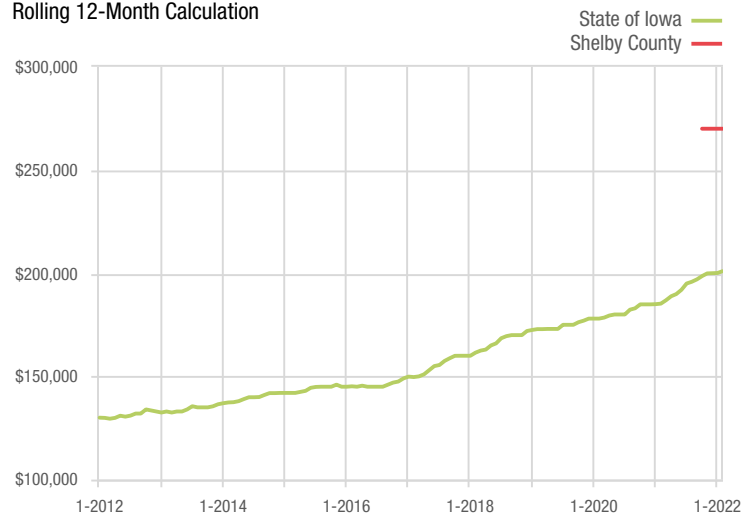
Median Sales Price - Single-Family Detached

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.