

Local Market Update – July 2022

A Research Tool Provided by Iowa Association of REALTORS®



Shelby County

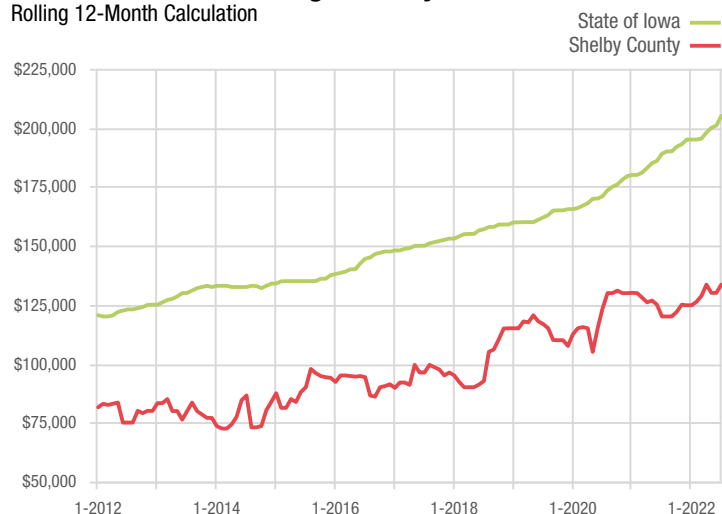
Single-Family Detached	July			Year to Date		
Key Metrics	2021	2022	% Change	Thru 7-2021	Thru 7-2022	% Change
New Listings	12	5	- 58.3%	74	82	+ 10.8%
Pending Sales	15	3	- 80.0%	73	82	+ 12.3%
Closed Sales	15	4	- 73.3%	64	82	+ 28.1%
Days on Market Until Sale	65	50	- 23.1%	74	51	- 31.1%
Median Sales Price*	\$120,000	\$200,000	+ 66.7%	\$120,000	\$129,900	+ 8.3%
Average Sales Price*	\$132,330	\$192,500	+ 45.5%	\$136,560	\$160,272	+ 17.4%
Percent of List Price Received*	96.5%	98.5%	+ 2.1%	96.1%	95.5%	- 0.6%
Inventory of Homes for Sale	25	18	- 28.0%	—	—	—
Months Supply of Inventory	2.4	1.6	- 33.3%	—	—	—

Townhouse-Condo	July			Year to Date		
Key Metrics	2021	2022	% Change	Thru 7-2021	Thru 7-2022	% 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.

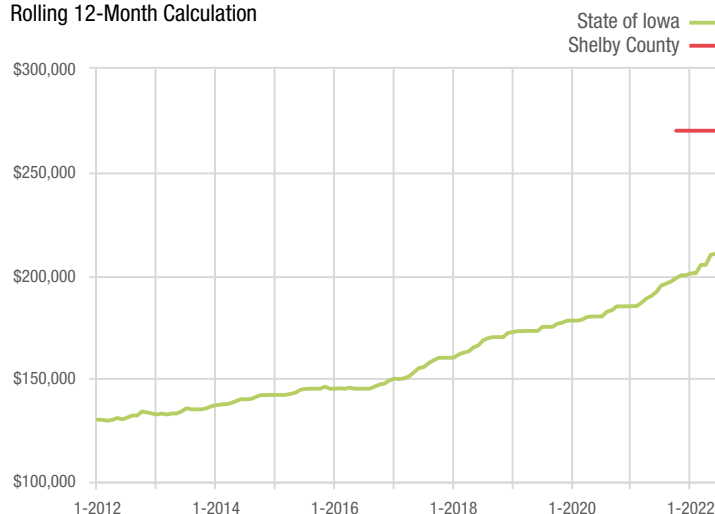
Median Sales Price - Single-Family Detached

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.