

Local Market Update – August 2022

A Research Tool Provided by Iowa Association of REALTORS®



Shelby County

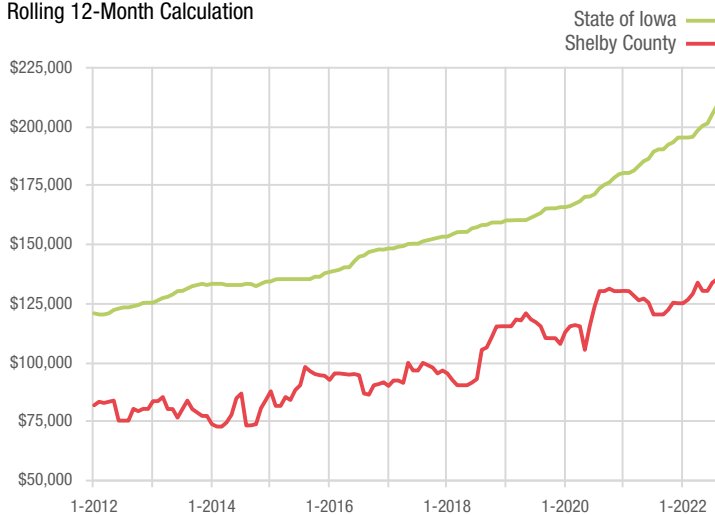
Single-Family Detached	August			Year to Date		
	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	14	5	- 64.3%	88	88	0.0%
Pending Sales	9	3	- 66.7%	82	87	+ 6.1%
Closed Sales	12	1	- 91.7%	76	83	+ 9.2%
Days on Market Until Sale	46	77	+ 67.4%	70	51	- 27.1%
Median Sales Price*	\$116,500	\$200,000	+ 71.7%	\$120,000	\$129,900	+ 8.3%
Average Sales Price*	\$150,867	\$200,000	+ 32.6%	\$138,819	\$160,756	+ 15.8%
Percent of List Price Received*	98.1%	100.0%	+ 1.9%	96.4%	95.5%	- 0.9%
Inventory of Homes for Sale	29	18	- 37.9%	—	—	—
Months Supply of Inventory	2.8	1.6	- 42.9%	—	—	—

Townhouse-Condo	August			Year to Date		
	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% 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.

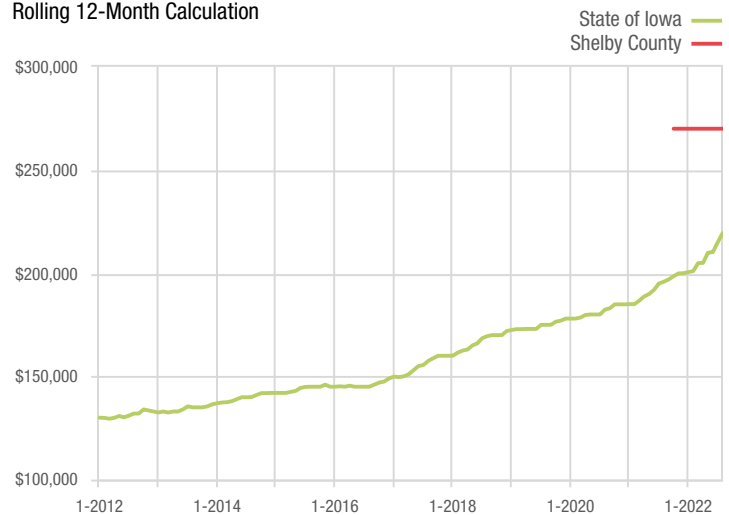
Median Sales Price - Single-Family Detached

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.