

Local Market Update – October 2022

A Research Tool Provided by Iowa Association of REALTORS®



Shelby County

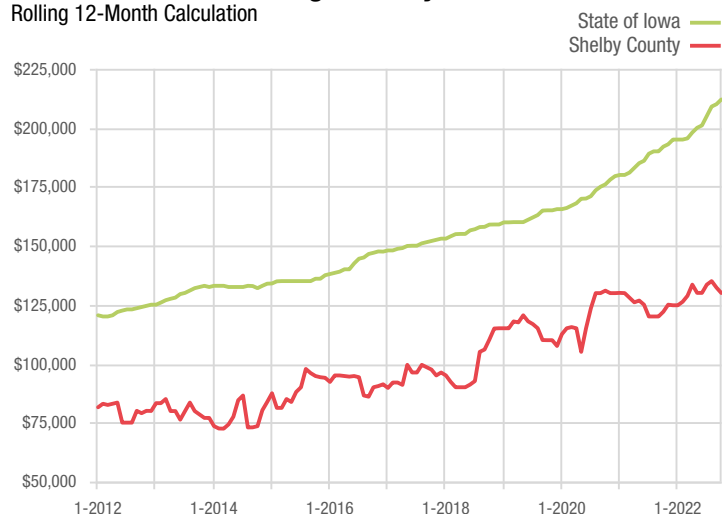
Single-Family Detached	October			Year to Date		
Key Metrics	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
New Listings	14	4	- 71.4%	113	96	- 15.0%
Pending Sales	5	3	- 40.0%	102	94	- 7.8%
Closed Sales	9	3	- 66.7%	96	95	- 1.0%
Days on Market Until Sale	31	23	- 25.8%	62	48	- 22.6%
Median Sales Price*	\$168,000	\$135,000	- 19.6%	\$124,750	\$131,700	+ 5.6%
Average Sales Price*	\$215,111	\$169,833	- 21.0%	\$151,085	\$162,415	+ 7.5%
Percent of List Price Received*	98.4%	98.8%	+ 0.4%	96.9%	95.7%	- 1.2%
Inventory of Homes for Sale	29	18	- 37.9%	—	—	—
Months Supply of Inventory	2.9	1.8	- 37.9%	—	—	—

Townhouse-Condo	October			Year to Date		
Key Metrics	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
New Listings	0	0	0.0%	1	0	- 100.0%
Pending Sales	0	0	0.0%	1	0	- 100.0%
Closed Sales	1	0	- 100.0%	1	0	- 100.0%
Days on Market Until Sale	9	—	—	9	—	—
Median Sales Price*	\$270,000	—	—	\$270,000	—	—
Average Sales Price*	\$270,000	—	—	\$270,000	—	—
Percent of List Price Received*	93.4%	—	—	93.4%	—	—
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.

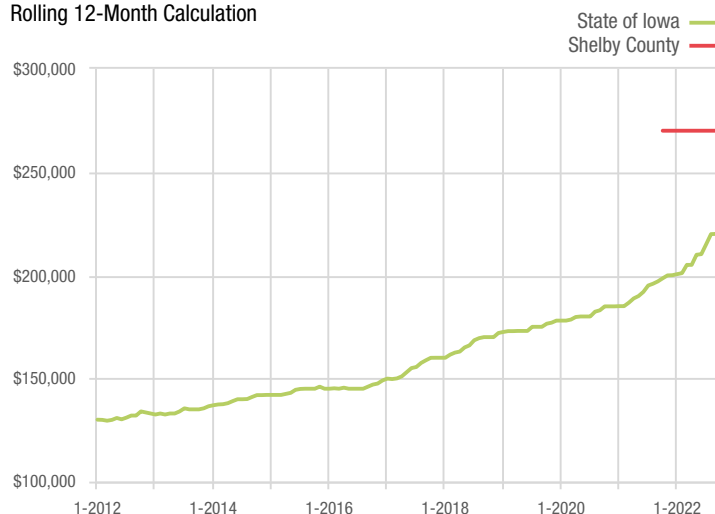
Median Sales Price - Single-Family Detached

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.