

# Local Market Update – November 2022

A Research Tool Provided by Iowa Association of REALTORS®



## Shelby County

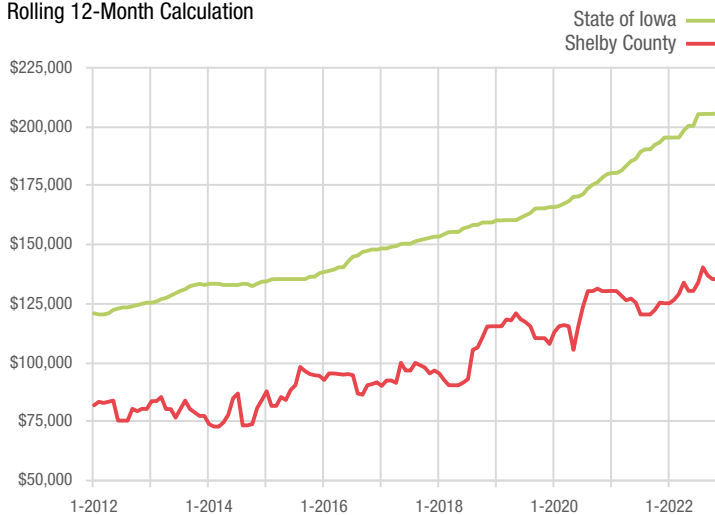
Single-Family Detached	November			Year to Date		
	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% Change
<b>Key Metrics</b>						
New Listings	15	12	- 20.0%	128	134	+ 4.7%
Pending Sales	10	10	0.0%	112	130	+ 16.1%
Closed Sales	12	8	- 33.3%	108	134	+ 24.1%
Days on Market Until Sale	57	21	- 63.2%	61	43	- 29.5%
Median Sales Price*	\$164,500	<b>\$156,750</b>	- 4.7%	\$126,250	<b>\$140,000</b>	+ 10.9%
Average Sales Price*	\$172,042	<b>\$164,050</b>	- 4.6%	\$153,413	<b>\$165,559</b>	+ 7.9%
Percent of List Price Received*	96.7%	<b>98.4%</b>	+ 1.8%	96.9%	<b>95.7%</b>	- 1.2%
Inventory of Homes for Sale	32	18	- 43.8%	—	—	—
Months Supply of Inventory	3.1	1.5	- 51.6%	—	—	—

Townhouse-Condo	November			Year to Date		
	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% Change
<b>Key Metrics</b>						
New Listings	0	0	0.0%	1	0	- 100.0%
Pending Sales	0	0	0.0%	1	0	- 100.0%
Closed Sales	0	0	0.0%	1	0	- 100.0%
Days on Market Until Sale	—	—	—	9	—	—
Median Sales Price*	—	—	—	\$270,000	—	—
Average Sales Price*	—	—	—	\$270,000	—	—
Percent of List Price Received*	—	—	—	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.

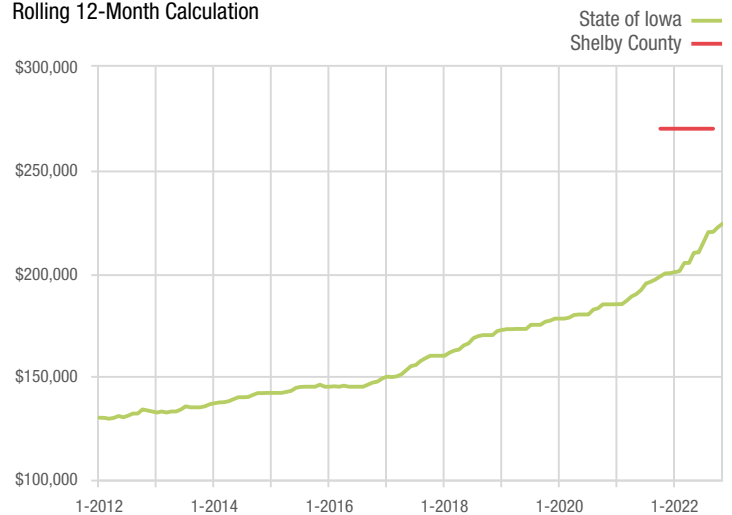
### Median Sales Price - Single-Family Detached

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.