

# Local Market Update – March 2023

A Research Tool Provided by Iowa Association of REALTORS®



## Shelby County

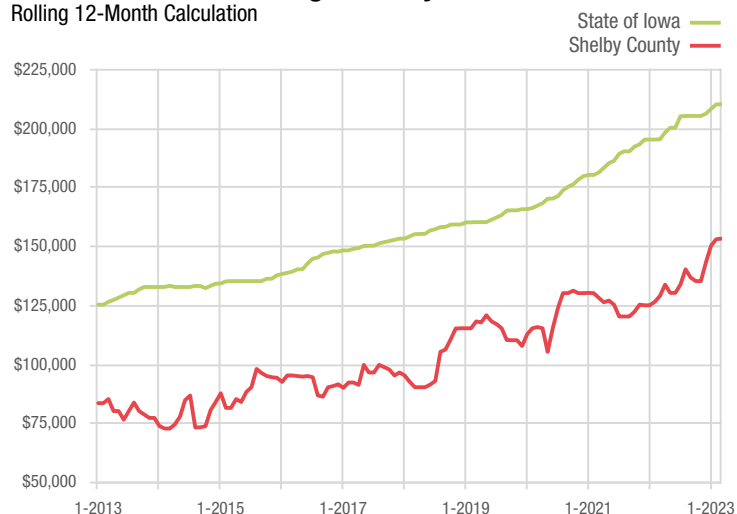
Single-Family Detached	March			Year to Date		
Key Metrics	2022	2023	% Change	Thru 3-2022	Thru 3-2023	% Change
New Listings	12	5	- 58.3%	33	11	- 66.7%
Pending Sales	16	4	- 75.0%	33	10	- 69.7%
Closed Sales	9	2	- 77.8%	33	15	- 54.5%
Days on Market Until Sale	73	78	+ 6.8%	72	34	- 52.8%
Median Sales Price*	\$120,000	<b>\$148,000</b>	+ 23.3%	\$120,000	<b>\$185,000</b>	+ 54.2%
Average Sales Price*	\$171,222	<b>\$148,000</b>	- 13.6%	\$165,391	<b>\$200,600</b>	+ 21.3%
Percent of List Price Received*	97.0%	<b>95.1%</b>	- 2.0%	96.6%	<b>95.1%</b>	- 1.6%
Inventory of Homes for Sale	17	10	- 41.2%	—	—	—
Months Supply of Inventory	1.5	1.0	- 33.3%	—	—	—

Townhouse-Condo	March			Year to Date		
Key Metrics	2022	2023	% Change	Thru 3-2022	Thru 3-2023	% 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.

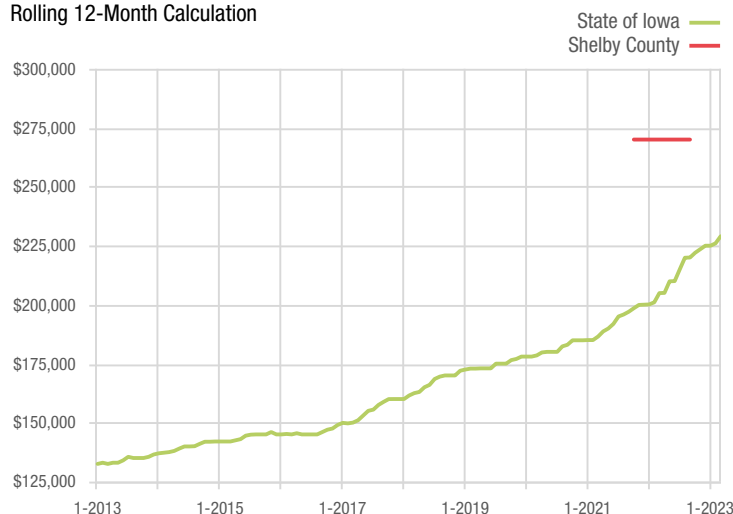
### Median Sales Price - Single-Family Detached

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.