

Local Market Update – April 2023

A Research Tool Provided by Iowa Association of REALTORS®



Shelby County

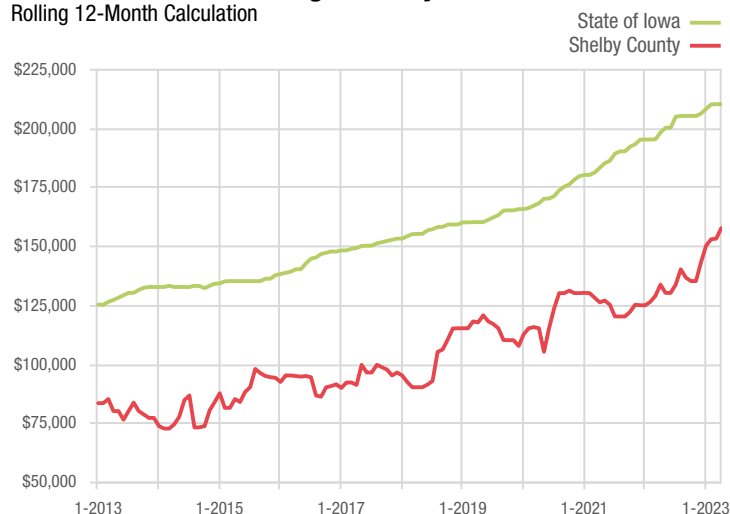
Single-Family Detached	April			Year to Date		
Key Metrics	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	23	10	- 56.5%	56	21	- 62.5%
Pending Sales	16	5	- 68.8%	49	16	- 67.3%
Closed Sales	20	4	- 80.0%	53	19	- 64.2%
Days on Market Until Sale	48	8	- 83.3%	63	29	- 54.0%
Median Sales Price*	\$136,500	\$216,500	+ 58.6%	\$135,000	\$195,000	+ 44.4%
Average Sales Price*	\$168,632	\$195,875	+ 16.2%	\$166,575	\$199,605	+ 19.8%
Percent of List Price Received*	91.5%	97.7%	+ 6.8%	94.8%	95.6%	+ 0.8%
Inventory of Homes for Sale	24	14	- 41.7%	—	—	—
Months Supply of Inventory	1.9	1.6	- 15.8%	—	—	—

Townhouse-Condo	April			Year to Date		
Key Metrics	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% 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.

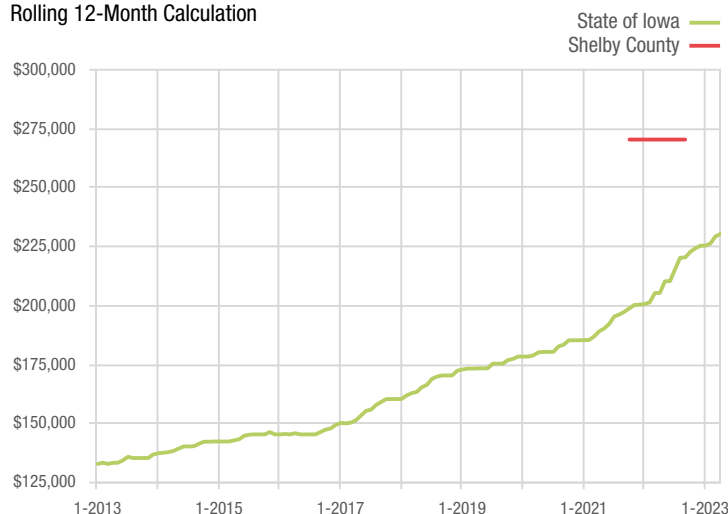
Median Sales Price - Single-Family Detached

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.