

Local Market Update – December 2020

A Research Tool Provided by Iowa Association of REALTORS®



Shelby County

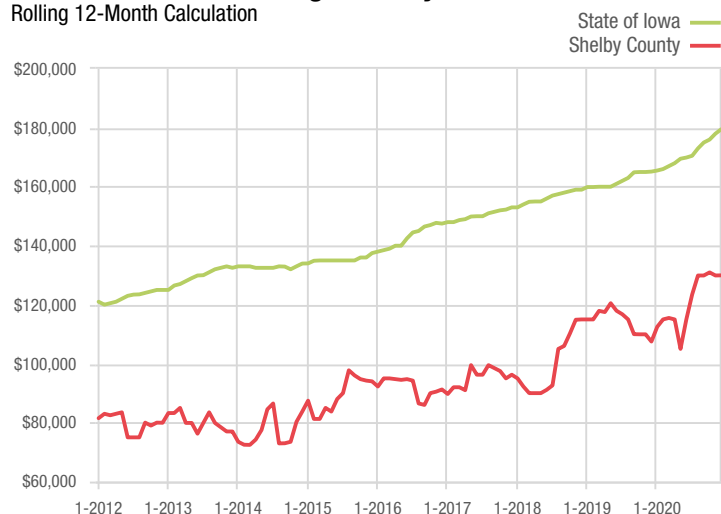
Single-Family Detached	December			Year to Date		
Key Metrics	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	5	12	+ 140.0%	110	121	+ 10.0%
Pending Sales	6	11	+ 83.3%	93	107	+ 15.1%
Closed Sales	11	12	+ 9.1%	92	106	+ 15.2%
Days on Market Until Sale	146	57	- 61.0%	141	100	- 29.1%
Median Sales Price*	\$105,000	\$129,450	+ 23.3%	\$107,500	\$129,950	+ 20.9%
Average Sales Price*	\$126,000	\$160,092	+ 27.1%	\$115,880	\$142,572	+ 23.0%
Percent of List Price Received*	92.4%	99.3%	+ 7.5%	93.4%	96.3%	+ 3.1%
Inventory of Homes for Sale	32	27	- 15.6%	—	—	—
Months Supply of Inventory	3.8	3.0	- 21.1%	—	—	—

Townhouse-Condo	December			Year to Date		
Key Metrics	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% 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.

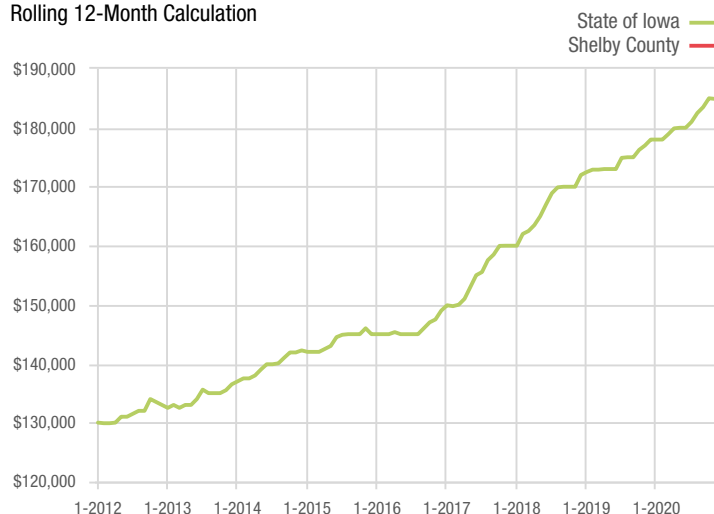
Median Sales Price - Single-Family Detached

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.