

Local Market Update – January 2022

A Research Tool Provided by Iowa Association of REALTORS®



Shelby County

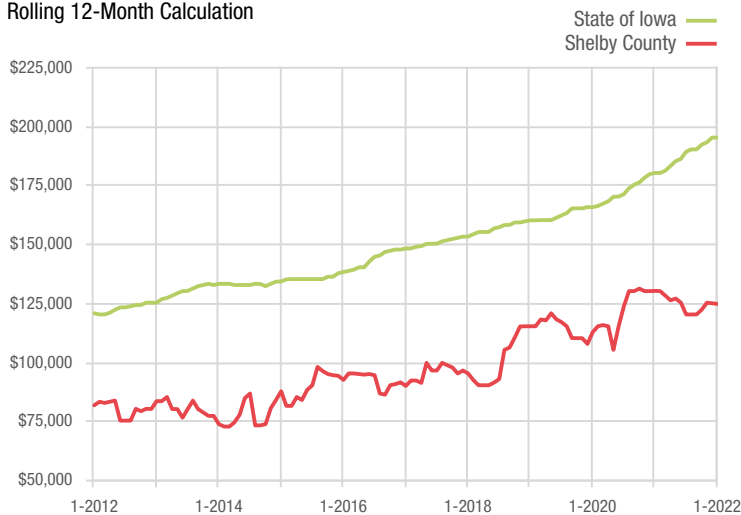
Single-Family Detached	January			Year to Date		
	2021	2022	% Change	Thru 1-2021	Thru 1-2022	% Change
Key Metrics						
New Listings	2	11	+ 450.0%	2	11	+ 450.0%
Pending Sales	6	11	+ 83.3%	6	11	+ 83.3%
Closed Sales	5	14	+ 180.0%	5	14	+ 180.0%
Days on Market Until Sale	59	48	- 18.6%	59	48	- 18.6%
Median Sales Price*	\$155,100	\$124,250	- 19.9%	\$155,100	\$124,250	- 19.9%
Average Sales Price*	\$154,420	\$137,572	- 10.9%	\$154,420	\$137,572	- 10.9%
Percent of List Price Received*	85.5%	96.0%	+ 12.3%	85.5%	96.0%	+ 12.3%
Inventory of Homes for Sale	22	22	0.0%	—	—	—
Months Supply of Inventory	2.5	2.0	- 20.0%	—	—	—

Townhouse-Condo	January			Year to Date		
	2021	2022	% Change	Thru 1-2021	Thru 1-2022	% Change
Key Metrics						
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.

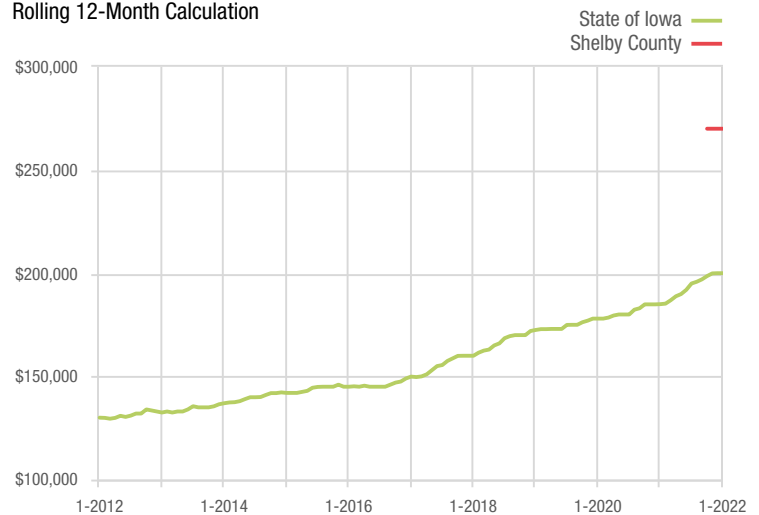
Median Sales Price - Single-Family Detached

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.