

Local Market Update – June 2023

A Research Tool Provided by Iowa Association of REALTORS®



Shelby County

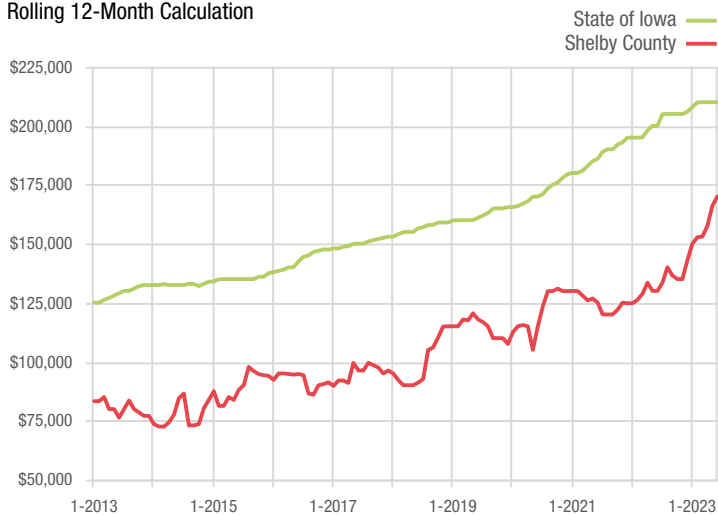
Single-Family Detached	June			Year to Date		
	2022	2023	% Change	Thru 6-2022	Thru 6-2023	% Change
New Listings	10	10	0.0%	76	37	- 51.3%
Pending Sales	9	6	- 33.3%	80	35	- 56.3%
Closed Sales	16	6	- 62.5%	82	36	- 56.1%
Days on Market Until Sale	33	34	+ 3.0%	51	31	- 39.2%
Median Sales Price*	\$149,900	\$240,000	+ 60.1%	\$129,900	\$195,000	+ 50.1%
Average Sales Price*	\$192,200	\$262,000	+ 36.3%	\$160,926	\$205,509	+ 27.7%
Percent of List Price Received*	95.4%	98.5%	+ 3.2%	95.5%	96.0%	+ 0.5%
Inventory of Homes for Sale	12	10	- 16.7%	—	—	—
Months Supply of Inventory	0.9	1.3	+ 44.4%	—	—	—

Townhouse-Condo	June			Year to Date		
	2022	2023	% Change	Thru 6-2022	Thru 6-2023	% 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.

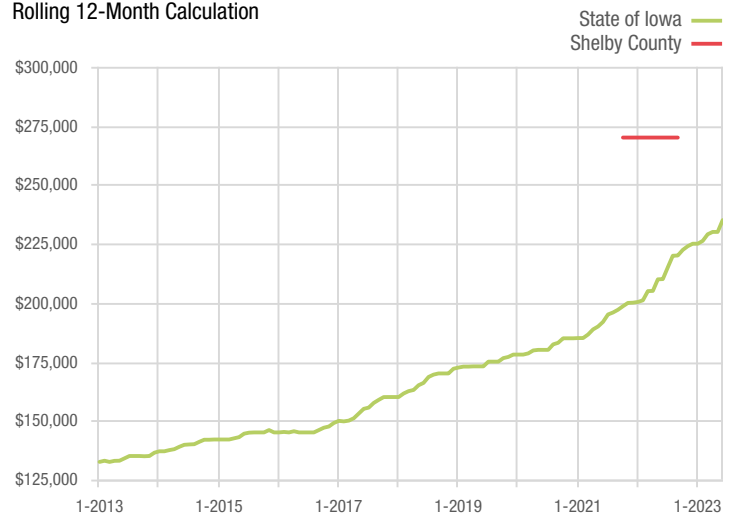
Median Sales Price - Single-Family Detached

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.