

Local Market Update – December 2023

A Research Tool Provided by Iowa Association of REALTORS®



Shelby County

Single-Family Detached

Key Metrics	December			Year to Date		
	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
New Listings	7	5	- 28.6%	137	99	- 27.7%
Pending Sales	9	1	- 88.9%	140	74	- 47.1%
Closed Sales	10	7	- 30.0%	144	82	- 43.1%
Days on Market Until Sale	48	23	- 52.1%	43	32	- 25.6%
Median Sales Price*	\$196,250	\$421,900	+ 115.0%	\$143,000	\$185,000	+ 29.4%
Average Sales Price*	\$236,260	\$289,614	+ 22.6%	\$170,503	\$197,077	+ 15.6%
Percent of List Price Received*	97.8%	94.4%	- 3.5%	95.8%	97.1%	+ 1.4%
Inventory of Homes for Sale	9	29	+ 222.2%	—	—	—
Months Supply of Inventory	0.8	4.7	+ 487.5%	—	—	—

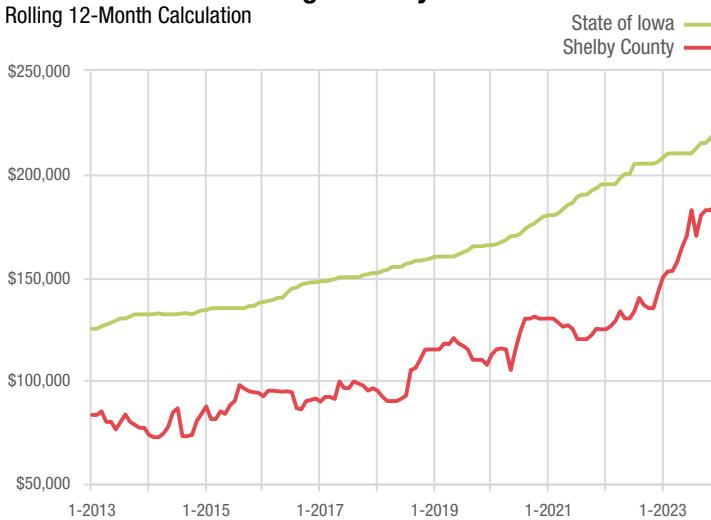
Townhouse-Condo

Key Metrics	December			Year to Date		
	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% 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.

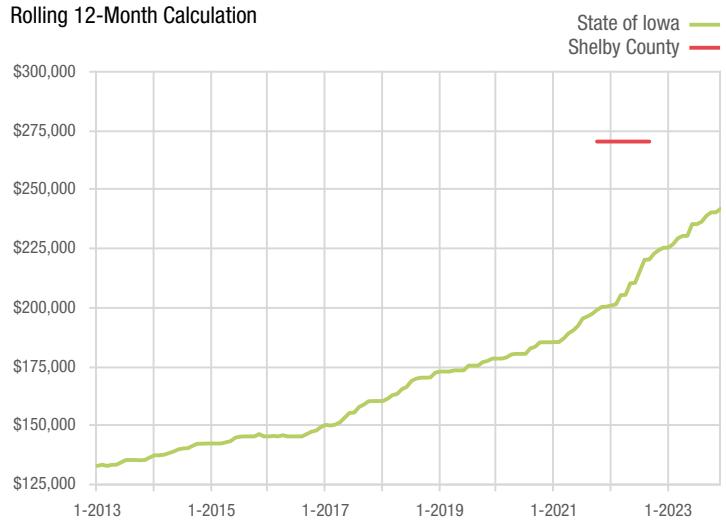
Median Sales Price - Single-Family Detached

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.