

Local Market Update – January 2024

A Research Tool Provided by Iowa Association of REALTORS®



Shelby County

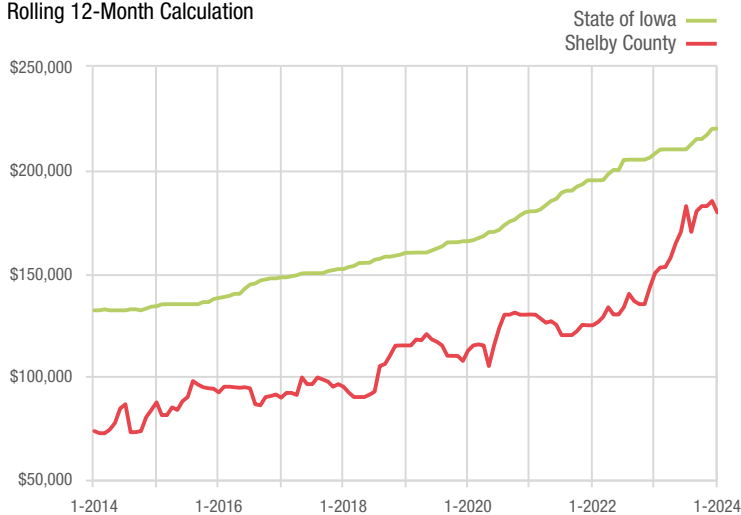
Single-Family Detached	January			Year to Date		
	2023	2024	% Change	Thru 1-2023	Thru 1-2024	% Change
New Listings	2	4	+ 100.0%	2	4	+ 100.0%
Pending Sales	2	5	+ 150.0%	2	5	+ 150.0%
Closed Sales	9	2	- 77.8%	9	2	- 77.8%
Days on Market Until Sale	27	48	+ 77.8%	27	48	+ 77.8%
Median Sales Price*	\$200,000	\$201,500	+ 0.8%	\$200,000	\$201,500	+ 0.8%
Average Sales Price*	\$222,444	\$201,500	- 9.4%	\$222,444	\$201,500	- 9.4%
Percent of List Price Received*	94.0%	96.3%	+ 2.4%	94.0%	96.3%	+ 2.4%
Inventory of Homes for Sale	9	25	+ 177.8%	—	—	—
Months Supply of Inventory	0.8	3.9	+ 387.5%	—	—	—

Townhouse-Condo	January			Year to Date		
	2023	2024	% Change	Thru 1-2023	Thru 1-2024	% 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.

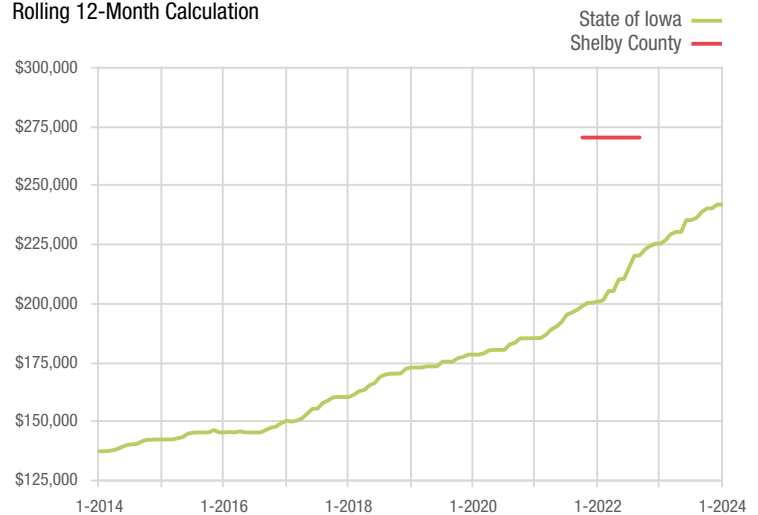
Median Sales Price - Single-Family Detached

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.