

Local Market Update – September 2024

A Research Tool Provided by Iowa Association of REALTORS®



Shelby County

Single-Family Detached

Key Metrics	September			Year to Date		
	2023	2024	% Change	Thru 9-2023	Thru 9-2024	% Change
New Listings	10	16	+ 60.0%	67	115	+ 71.6%
Pending Sales	8	9	+ 12.5%	60	85	+ 41.7%
Closed Sales	11	8	- 27.3%	64	76	+ 18.8%
Days on Market Until Sale	7	22	+ 214.3%	28	39	+ 39.3%
Median Sales Price*	\$180,000	\$138,000	- 23.3%	\$189,900	\$181,000	- 4.7%
Average Sales Price*	\$167,073	\$141,156	- 15.5%	\$206,944	\$199,155	- 3.8%
Percent of List Price Received*	100.9%	95.4%	- 5.5%	97.5%	95.1%	- 2.5%
Inventory of Homes for Sale	15	33	+ 120.0%	—	—	—
Months Supply of Inventory	2.0	3.9	+ 95.0%	—	—	—

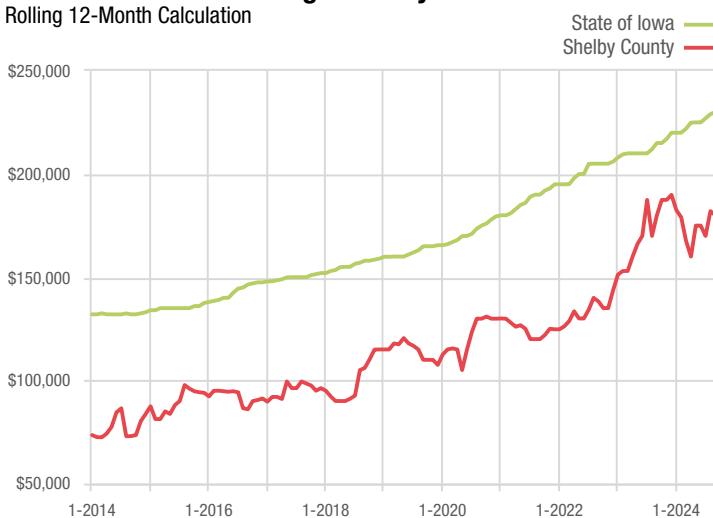
Townhouse-Condo

Key Metrics	September			Year to Date		
	2023	2024	% Change	Thru 9-2023	Thru 9-2024	% 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.

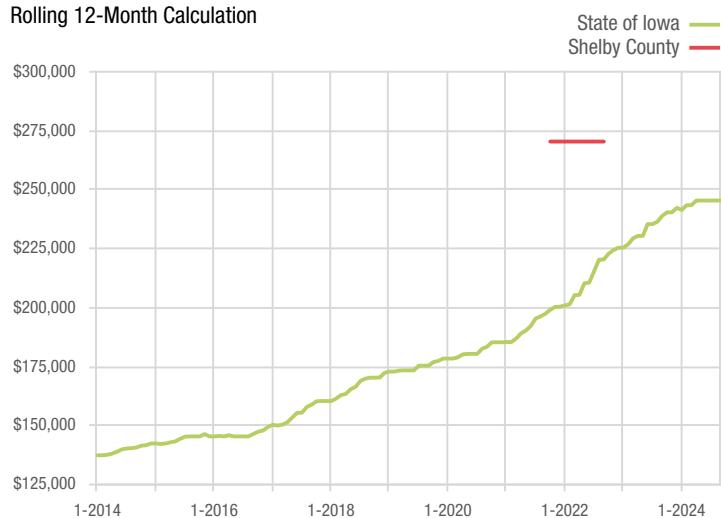
Median Sales Price - Single-Family Detached

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.