

Local Market Update – October 2024

A Research Tool Provided by Iowa Association of REALTORS®



Shelby County

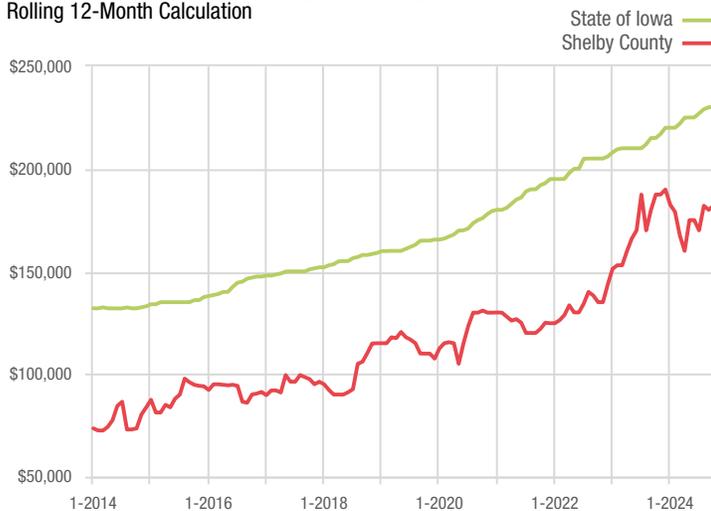
Single-Family Detached	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
New Listings	15	13	- 13.3%	82	126	+ 53.7%
Pending Sales	9	6	- 33.3%	69	93	+ 34.8%
Closed Sales	6	10	+ 66.7%	70	86	+ 22.9%
Days on Market Until Sale	92	20	- 78.3%	33	37	+ 12.1%
Median Sales Price*	\$147,000	\$185,500	+ 26.2%	\$189,900	\$183,000	- 3.6%
Average Sales Price*	\$154,833	\$209,850	+ 35.5%	\$202,477	\$200,399	- 1.0%
Percent of List Price Received*	96.4%	102.4%	+ 6.2%	97.4%	95.9%	- 1.5%
Inventory of Homes for Sale	18	32	+ 77.8%	—	—	—
Months Supply of Inventory	2.5	3.8	+ 52.0%	—	—	—

Townhouse-Condo	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% 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.

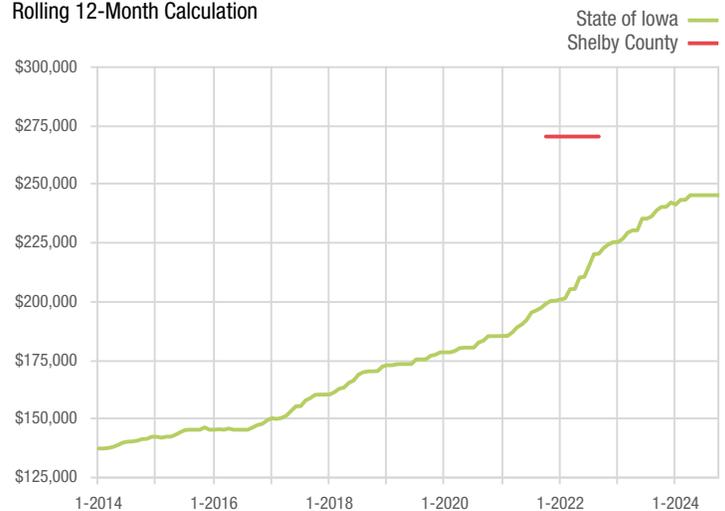
Median Sales Price - Single-Family Detached

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.