## **Local Market Update – November 2024**A Research Tool Provided by Iowa Association of REALTORS®

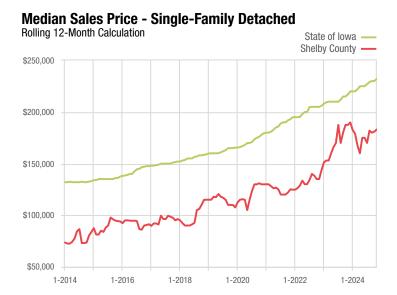


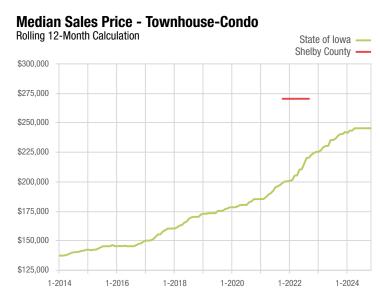
## **Shelby County**

Single-Family Detached		November			Year to Date			
Key Metrics	2023	2024	% Change	Thru 11-2023	Thru 11-2024	% Change		
New Listings	8	14	+ 75.0%	89	136	+ 52.8%		
Pending Sales	6	3	- 50.0%	75	99	+ 32.0%		
Closed Sales	6	8	+ 33.3%	76	95	+ 25.0%		
Days on Market Until Sale	25	15	- 40.0%	33	35	+ 6.1%		
Median Sales Price*	\$101,500	\$183,475	+ 80.8%	\$187,450	\$182,000	- 2.9%		
Average Sales Price*	\$114,250	\$174,494	+ 52.7%	\$195,512	\$197,707	+ 1.1%		
Percent of List Price Received*	97.4%	97.5%	+ 0.1%	97.4%	96.0%	- 1.4%		
Inventory of Homes for Sale	19	31	+ 63.2%		_	_		
Months Supply of Inventory	2.7	3.7	+ 37.0%		_	_		

Townhouse-Condo		November			Year to Date		
Key Metrics	2023	2024	% Change	Thru 11-2023	Thru 11-2024	% 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	_	_		_	_	_	

<sup>\*</sup> Does not account for seller concessions; % Change may be extreme due to small sample size.





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.