

Local Market Update – November 2024

A Research Tool Provided by Iowa Association of REALTORS®



Shelby County

Single-Family Detached	November			Year to Date		
	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		
	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	—	—	—	—	—	—

* Does not account for seller concessions; % Change may be extreme due to small sample size.

