

# Local Market Update – October 2018

This is a research tool provided by Iowa Association of REALTORS®.



## Dallas County

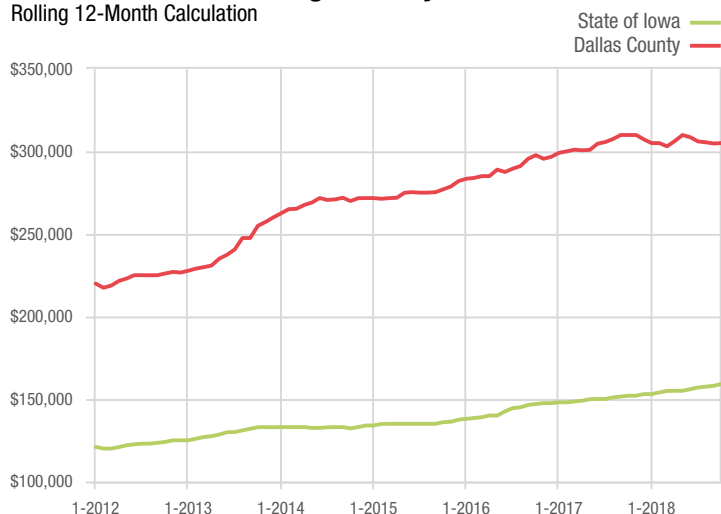
Single-Family Detached	October			Year to Date		
Key Metrics	2017	2018	% Change	Thru 10-2017	Thru 10-2018	% Change
New Listings	177	166	- 6.2%	1,910	2,099	+ 9.9%
Pending Sales	119	125	+ 5.0%	1,445	1,416	- 2.0%
Closed Sales	114	128	+ 12.3%	1,446	1,409	- 2.6%
Days on Market Until Sale	124	66	- 46.8%	134	92	- 31.3%
Median Sales Price*	\$292,967	\$292,285	- 0.2%	\$309,900	\$306,172	- 1.2%
Average Sales Price*	\$288,449	\$295,444	+ 2.4%	\$318,558	\$321,364	+ 0.9%
Percent of List Price Received*	98.5%	99.4%	+ 0.9%	99.5%	99.3%	- 0.2%
Inventory of Homes for Sale	818	918	+ 12.2%	—	—	—
Months Supply of Inventory	5.8	6.5	+ 12.1%	—	—	—

Townhouse-Condo	October			Year to Date		
Key Metrics	2017	2018	% Change	Thru 10-2017	Thru 10-2018	% Change
New Listings	34	50	+ 47.1%	487	579	+ 18.9%
Pending Sales	27	49	+ 81.5%	417	471	+ 12.9%
Closed Sales	28	47	+ 67.9%	416	467	+ 12.3%
Days on Market Until Sale	127	54	- 57.5%	89	59	- 33.7%
Median Sales Price*	\$175,000	\$184,000	+ 5.1%	\$160,000	\$176,000	+ 10.0%
Average Sales Price*	\$193,515	\$189,139	- 2.3%	\$177,963	\$194,740	+ 9.4%
Percent of List Price Received*	98.7%	99.2%	+ 0.5%	99.2%	99.4%	+ 0.2%
Inventory of Homes for Sale	139	191	+ 37.4%	—	—	—
Months Supply of Inventory	3.5	4.3	+ 22.9%	—	—	—

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

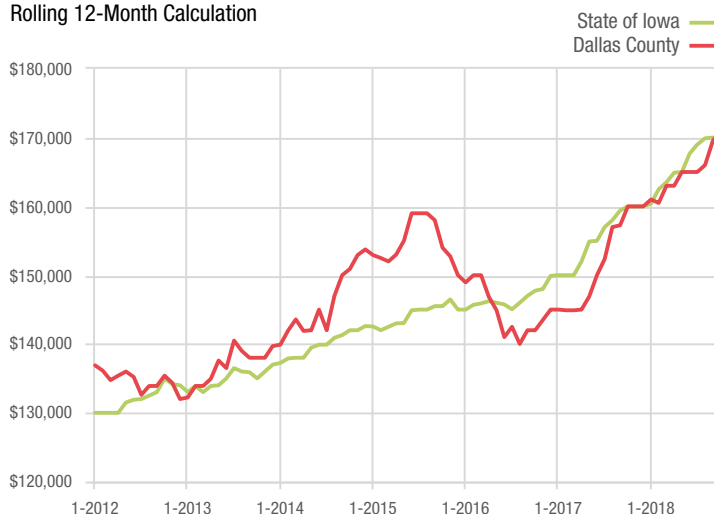
### Median Sales Price - Single-Family Detached

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.