

Local Market Update – January 2019

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



Dallas County

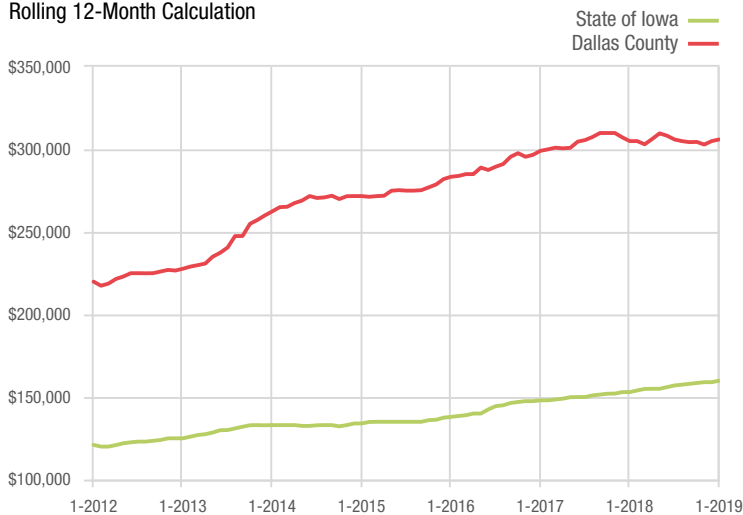
Single-Family Detached	January			Year to Date		
	2018	2019	% Change	Thru 1-2018	Thru 1-2019	% Change
New Listings	169	168	- 0.6%	169	168	- 0.6%
Pending Sales	74	63	- 14.9%	74	63	- 14.9%
Closed Sales	76	67	- 11.8%	76	67	- 11.8%
Days on Market Until Sale	124	90	- 27.4%	124	90	- 27.4%
Median Sales Price*	\$302,500	\$323,000	+ 6.8%	\$302,500	\$323,000	+ 6.8%
Average Sales Price*	\$299,757	\$363,259	+ 21.2%	\$299,757	\$363,259	+ 21.2%
Percent of List Price Received*	99.7%	99.9%	+ 0.2%	99.7%	99.9%	+ 0.2%
Inventory of Homes for Sale	751	803	+ 6.9%	—	—	—
Months Supply of Inventory	5.3	5.9	+ 11.3%	—	—	—

Townhouse-Condo	January			Year to Date		
	2018	2019	% Change	Thru 1-2018	Thru 1-2019	% Change
New Listings	45	52	+ 15.6%	45	52	+ 15.6%
Pending Sales	25	15	- 40.0%	25	15	- 40.0%
Closed Sales	21	16	- 23.8%	21	16	- 23.8%
Days on Market Until Sale	69	82	+ 18.8%	69	82	+ 18.8%
Median Sales Price*	\$165,000	\$183,950	+ 11.5%	\$165,000	\$183,950	+ 11.5%
Average Sales Price*	\$206,759	\$200,861	- 2.9%	\$206,759	\$200,861	- 2.9%
Percent of List Price Received*	98.7%	100.6%	+ 1.9%	98.7%	100.6%	+ 1.9%
Inventory of Homes for Sale	148	202	+ 36.5%	—	—	—
Months Supply of Inventory	3.8	4.7	+ 23.7%	—	—	—

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

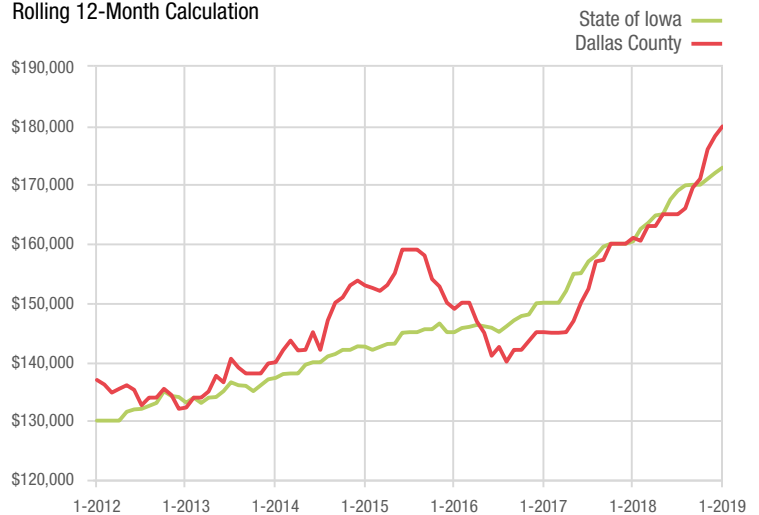
Median Sales Price - Single-Family Detached

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.