

# Local Market Update – February 2019

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



## Dallas County

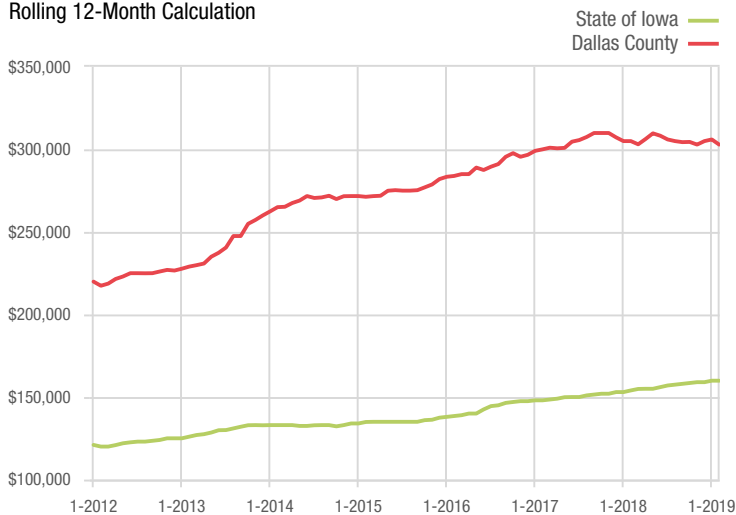
| Single-Family Detached          | February  |           |          | Year to Date |             |          |
|---------------------------------|-----------|-----------|----------|--------------|-------------|----------|
|                                 | 2018      | 2019      | % Change | Thru 2-2018  | Thru 2-2019 | % Change |
| New Listings                    | 174       | 154       | - 11.5%  | 343          | 321         | - 6.4%   |
| Pending Sales                   | 77        | 95        | + 23.4%  | 151          | 157         | + 4.0%   |
| Closed Sales                    | 76        | 79        | + 3.9%   | 152          | 147         | - 3.3%   |
| Days on Market Until Sale       | 143       | 109       | - 23.8%  | 134          | 99          | - 26.1%  |
| Median Sales Price*             | \$316,000 | \$282,800 | - 10.5%  | \$307,808    | \$302,218   | - 1.8%   |
| Average Sales Price*            | \$346,068 | \$296,991 | - 14.2%  | \$322,912    | \$326,433   | + 1.1%   |
| Percent of List Price Received* | 99.4%     | 98.5%     | - 0.9%   | 99.5%        | 99.1%       | - 0.4%   |
| Inventory of Homes for Sale     | 820       | 798       | - 2.7%   | —            | —           | —        |
| Months Supply of Inventory      | 5.8       | 5.8       | 0.0%     | —            | —           | —        |

| Townhouse-Condo                 | February  |           |          | Year to Date |             |          |
|---------------------------------|-----------|-----------|----------|--------------|-------------|----------|
|                                 | 2018      | 2019      | % Change | Thru 2-2018  | Thru 2-2019 | % Change |
| New Listings                    | 59        | 45        | - 23.7%  | 104          | 98          | - 5.8%   |
| Pending Sales                   | 21        | 22        | + 4.8%   | 46           | 37          | - 19.6%  |
| Closed Sales                    | 19        | 18        | - 5.3%   | 40           | 34          | - 15.0%  |
| Days on Market Until Sale       | 71        | 83        | + 16.9%  | 70           | 83          | + 18.6%  |
| Median Sales Price*             | \$132,000 | \$145,900 | + 10.5%  | \$150,000    | \$162,700   | + 8.5%   |
| Average Sales Price*            | \$159,447 | \$164,056 | + 2.9%   | \$184,286    | \$181,376   | - 1.6%   |
| Percent of List Price Received* | 99.0%     | 98.7%     | - 0.3%   | 98.8%        | 99.6%       | + 0.8%   |
| Inventory of Homes for Sale     | 183       | 212       | + 15.8%  | —            | —           | —        |
| Months Supply of Inventory      | 4.7       | 4.9       | + 4.3%   | —            | —           | —        |

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

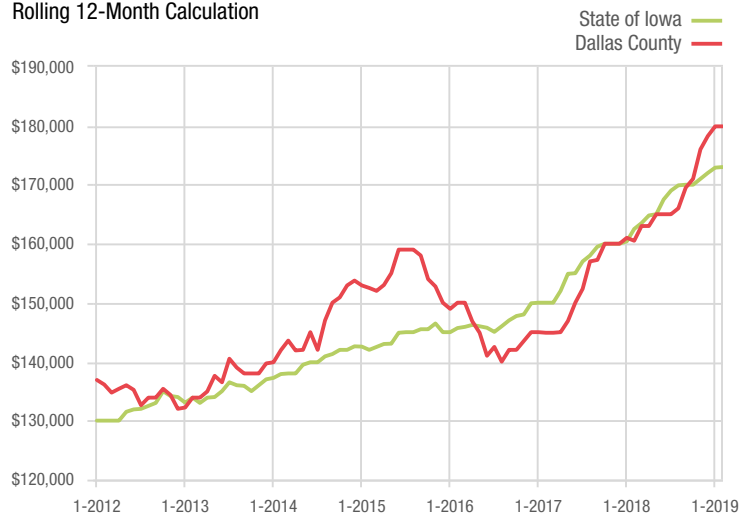
### Median Sales Price - Single-Family Detached

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.