

Local Market Update – July 2019

A Research Tool Provided by Iowa Association of REALTORS®



Dallas County

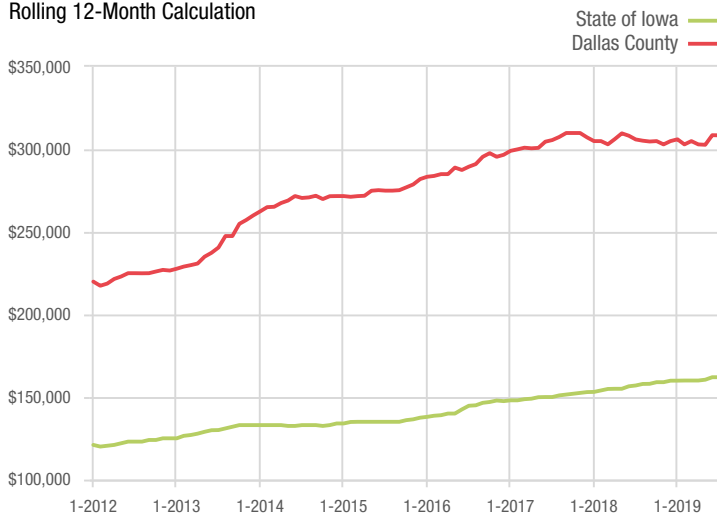
Single-Family Detached	July			Year to Date		
	2018	2019	% Change	Thru 7-2018	Thru 7-2019	% Change
New Listings	226	201	- 11.1%	1,562	1,401	- 10.3%
Pending Sales	175	188	+ 7.4%	977	965	- 1.2%
Closed Sales	170	176	+ 3.5%	977	960	- 1.7%
Days on Market Until Sale	62	72	+ 16.1%	102	96	- 5.9%
Median Sales Price*	\$301,250	\$305,375	+ 1.4%	\$308,000	\$313,649	+ 1.8%
Average Sales Price*	\$325,590	\$329,126	+ 1.1%	\$323,131	\$326,168	+ 0.9%
Percent of List Price Received*	99.3%	99.3%	0.0%	99.4%	99.1%	- 0.3%
Inventory of Homes for Sale	992	861	- 13.2%	—	—	—
Months Supply of Inventory	7.2	6.3	- 12.5%	—	—	—

Townhouse-Condo	July			Year to Date		
	2018	2019	% Change	Thru 7-2018	Thru 7-2019	% Change
New Listings	56	81	+ 44.6%	442	420	- 5.0%
Pending Sales	60	61	+ 1.7%	320	284	- 11.3%
Closed Sales	70	64	- 8.6%	317	278	- 12.3%
Days on Market Until Sale	48	70	+ 45.8%	59	85	+ 44.1%
Median Sales Price*	\$170,000	\$188,000	+ 10.6%	\$169,000	\$184,900	+ 9.4%
Average Sales Price*	\$197,762	\$200,403	+ 1.3%	\$194,242	\$200,253	+ 3.1%
Percent of List Price Received*	99.1%	98.8%	- 0.3%	99.4%	99.2%	- 0.2%
Inventory of Homes for Sale	219	240	+ 9.6%	—	—	—
Months Supply of Inventory	5.3	5.9	+ 11.3%	—	—	—

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

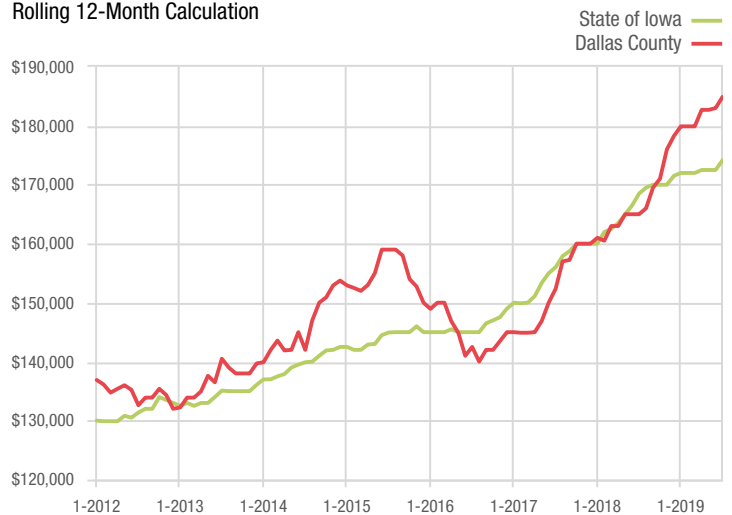
Median Sales Price - Single-Family Detached

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.