

# Local Market Update – October 2019

A Research Tool Provided by Iowa Association of REALTORS®



## Dallas County

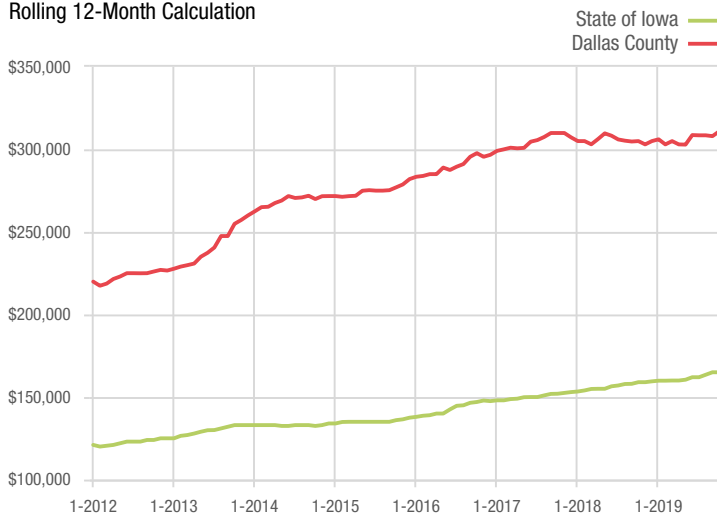
Single-Family Detached	October			Year to Date		
Key Metrics	2018	2019	% Change	Thru 10-2018	Thru 10-2019	% Change
New Listings	167	175	+ 4.8%	2,102	1,912	- 9.0%
Pending Sales	125	110	- 12.0%	1,415	1,360	- 3.9%
Closed Sales	129	110	- 14.7%	1,416	1,359	- 4.0%
Days on Market Until Sale	66	79	+ 19.7%	92	90	- 2.2%
Median Sales Price*	\$289,570	\$324,900	+ 12.2%	\$306,086	\$314,000	+ 2.6%
Average Sales Price*	\$294,076	\$333,112	+ 13.3%	\$321,469	\$327,333	+ 1.8%
Percent of List Price Received*	99.4%	99.5%	+ 0.1%	99.3%	99.1%	- 0.2%
Inventory of Homes for Sale	921	782	- 15.1%	—	—	—
Months Supply of Inventory	6.6	5.9	- 10.6%	—	—	—

Townhouse-Condo	October			Year to Date		
Key Metrics	2018	2019	% Change	Thru 10-2018	Thru 10-2019	% Change
New Listings	50	63	+ 26.0%	583	620	+ 6.3%
Pending Sales	49	56	+ 14.3%	471	451	- 4.2%
Closed Sales	47	53	+ 12.8%	467	434	- 7.1%
Days on Market Until Sale	54	81	+ 50.0%	59	80	+ 35.6%
Median Sales Price*	\$184,000	\$189,000	+ 2.7%	\$176,000	\$184,900	+ 5.1%
Average Sales Price*	\$189,139	\$205,218	+ 8.5%	\$194,740	\$198,460	+ 1.9%
Percent of List Price Received*	99.2%	99.3%	+ 0.1%	99.4%	99.1%	- 0.3%
Inventory of Homes for Sale	194	225	+ 16.0%	—	—	—
Months Supply of Inventory	4.4	5.3	+ 20.5%	—	—	—

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

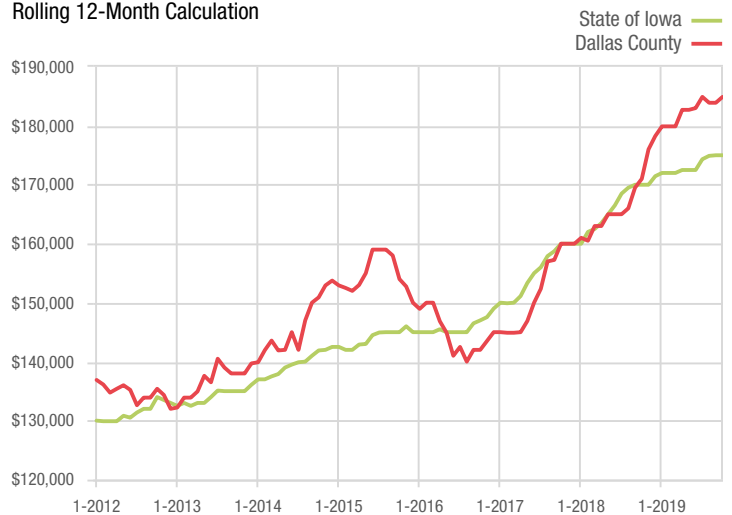
### Median Sales Price - Single-Family Detached

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.