

Local Market Update – December 2019

A Research Tool Provided by Iowa Association of REALTORS®



Dallas County

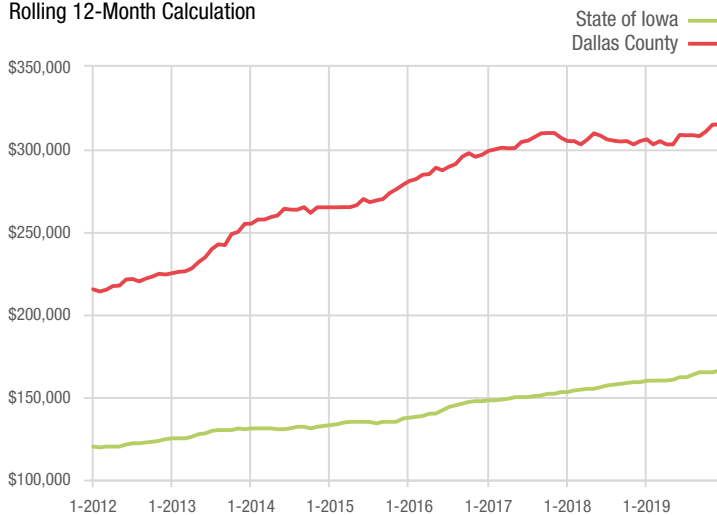
Single-Family Detached	December			Year to Date		
	2018	2019	% Change	Thru 12-2018	Thru 12-2019	% Change
New Listings	86	95	+ 10.5%	2,299	2,122	- 7.7%
Pending Sales	113	119	+ 5.3%	1,654	1,617	- 2.2%
Closed Sales	115	118	+ 2.6%	1,651	1,609	- 2.5%
Days on Market Until Sale	79	79	0.0%	89	87	- 2.2%
Median Sales Price*	\$324,000	\$323,625	- 0.1%	\$305,000	\$315,000	+ 3.3%
Average Sales Price*	\$355,657	\$355,047	- 0.2%	\$322,726	\$329,072	+ 2.0%
Percent of List Price Received*	100.0%	99.0%	- 1.0%	99.3%	99.1%	- 0.2%
Inventory of Homes for Sale	762	637	- 16.4%	—	—	—
Months Supply of Inventory	5.5	4.7	- 14.5%	—	—	—

Townhouse-Condo	December			Year to Date		
	2018	2019	% Change	Thru 12-2018	Thru 12-2019	% Change
New Listings	18	27	+ 50.0%	632	702	+ 11.1%
Pending Sales	28	43	+ 53.6%	526	539	+ 2.5%
Closed Sales	30	43	+ 43.3%	524	529	+ 1.0%
Days on Market Until Sale	60	58	- 3.3%	60	78	+ 30.0%
Median Sales Price*	\$177,750	\$202,450	+ 13.9%	\$178,250	\$186,950	+ 4.9%
Average Sales Price*	\$211,249	\$207,676	- 1.7%	\$196,130	\$201,407	+ 2.7%
Percent of List Price Received*	99.3%	99.5%	+ 0.2%	99.4%	99.2%	- 0.2%
Inventory of Homes for Sale	173	198	+ 14.5%	—	—	—
Months Supply of Inventory	3.9	4.4	+ 12.8%	—	—	—

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

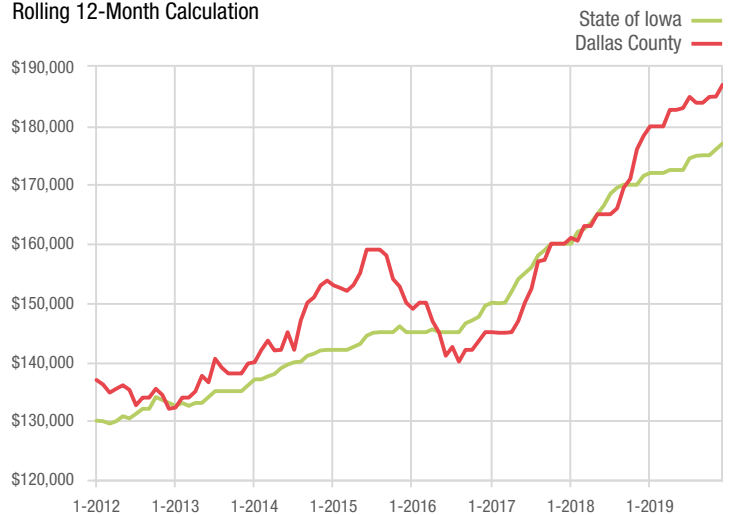
Median Sales Price - Single-Family Detached

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.