

Local Market Update – January 2020

A Research Tool Provided by Iowa Association of REALTORS®



Dallas County

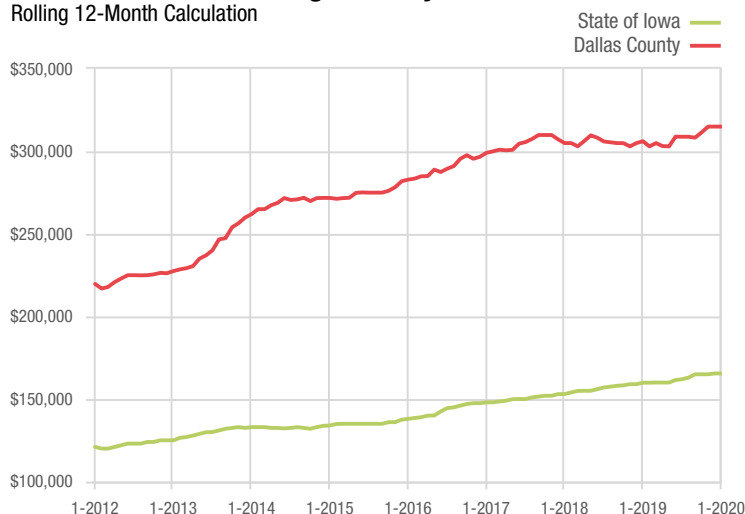
Single-Family Detached	January			Year to Date		
Key Metrics	2019	2020	% Change	Thru 1-2019	Thru 1-2020	% Change
New Listings	167	158	- 5.4%	167	158	- 5.4%
Pending Sales	62	96	+ 54.8%	62	96	+ 54.8%
Closed Sales	69	93	+ 34.8%	69	93	+ 34.8%
Days on Market Until Sale	87	102	+ 17.2%	87	102	+ 17.2%
Median Sales Price*	\$323,000	\$318,000	- 1.5%	\$323,000	\$318,000	- 1.5%
Average Sales Price*	\$360,759	\$340,846	- 5.5%	\$360,759	\$340,846	- 5.5%
Percent of List Price Received*	99.9%	98.7%	- 1.2%	99.9%	98.7%	- 1.2%
Inventory of Homes for Sale	804	638	- 20.6%	—	—	—
Months Supply of Inventory	5.9	4.6	- 22.0%	—	—	—

Townhouse-Condo	January			Year to Date		
Key Metrics	2019	2020	% Change	Thru 1-2019	Thru 1-2020	% Change
New Listings	53	47	- 11.3%	53	47	- 11.3%
Pending Sales	15	23	+ 53.3%	15	23	+ 53.3%
Closed Sales	17	20	+ 17.6%	17	20	+ 17.6%
Days on Market Until Sale	79	64	- 19.0%	79	64	- 19.0%
Median Sales Price*	\$183,000	\$166,500	- 9.0%	\$183,000	\$166,500	- 9.0%
Average Sales Price*	\$197,393	\$185,014	- 6.3%	\$197,393	\$185,014	- 6.3%
Percent of List Price Received*	100.6%	98.6%	- 2.0%	100.6%	98.6%	- 2.0%
Inventory of Homes for Sale	206	206	0.0%	—	—	—
Months Supply of Inventory	4.8	4.5	- 6.3%	—	—	—

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

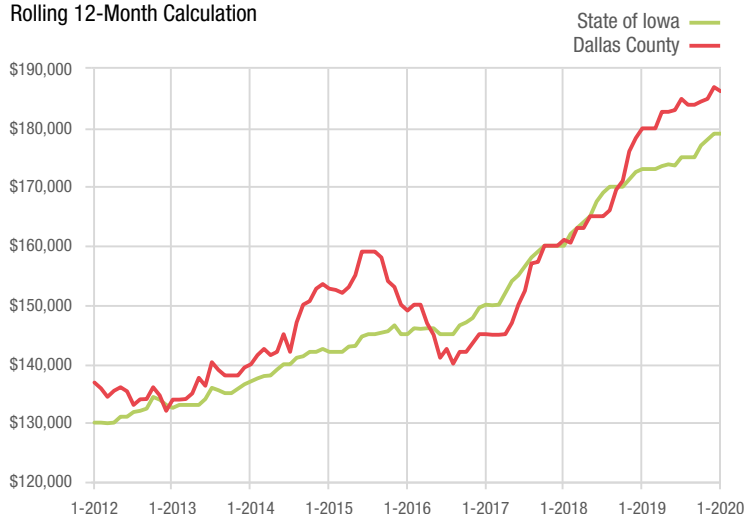
Median Sales Price - Single-Family Detached

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.