

# Local Market Update – February 2020

A Research Tool Provided by Iowa Association of REALTORS®



## Dallas County

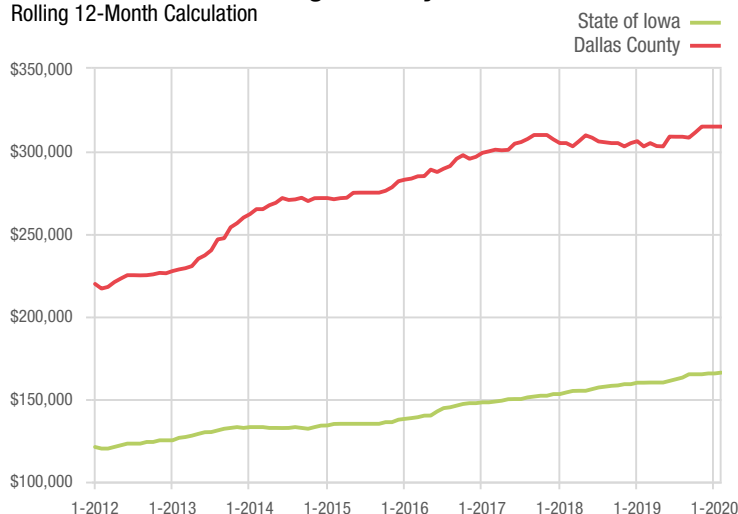
Single-Family Detached	February			Year to Date		
Key Metrics	2019	2020	% Change	Thru 2-2019	Thru 2-2020	% Change
New Listings	150	160	+ 6.7%	317	318	+ 0.3%
Pending Sales	92	87	- 5.4%	154	183	+ 18.8%
Closed Sales	81	80	- 1.2%	150	174	+ 16.0%
Days on Market Until Sale	109	92	- 15.6%	99	97	- 2.0%
Median Sales Price*	\$285,000	\$297,500	+ 4.4%	\$301,609	\$303,348	+ 0.6%
Average Sales Price*	\$296,872	\$350,605	+ 18.1%	\$326,260	\$345,066	+ 5.8%
Percent of List Price Received*	98.5%	98.4%	- 0.1%	99.1%	98.6%	- 0.5%
Inventory of Homes for Sale	801	692	- 13.6%	—	—	—
Months Supply of Inventory	5.8	5.1	- 12.1%	—	—	—

Townhouse-Condo	February			Year to Date		
Key Metrics	2019	2020	% Change	Thru 2-2019	Thru 2-2020	% Change
New Listings	46	51	+ 10.9%	99	98	- 1.0%
Pending Sales	22	42	+ 90.9%	37	65	+ 75.7%
Closed Sales	18	34	+ 88.9%	35	55	+ 57.1%
Days on Market Until Sale	83	59	- 28.9%	81	61	- 24.7%
Median Sales Price*	\$145,900	\$181,450	+ 24.4%	\$160,400	\$174,900	+ 9.0%
Average Sales Price*	\$164,056	\$181,313	+ 10.5%	\$180,248	\$181,380	+ 0.6%
Percent of List Price Received*	98.7%	98.7%	0.0%	99.6%	98.7%	- 0.9%
Inventory of Homes for Sale	219	211	- 3.7%	—	—	—
Months Supply of Inventory	5.1	4.5	- 11.8%	—	—	—

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

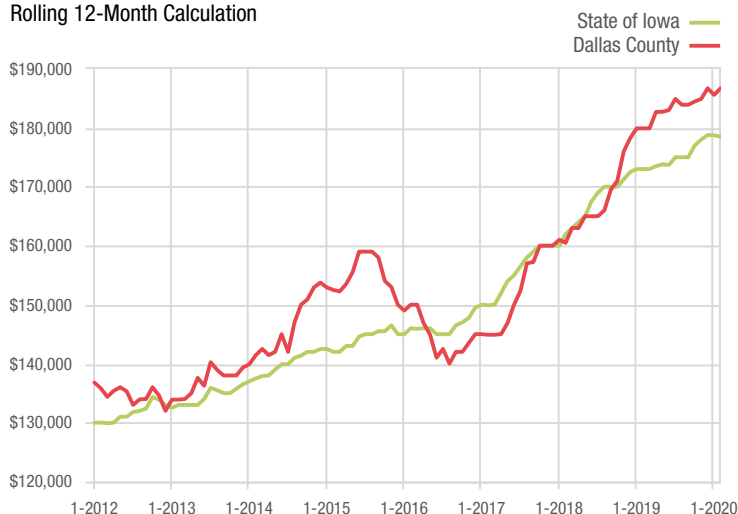
### Median Sales Price - Single-Family Detached

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.