

Local Market Update – April 2020

A Research Tool Provided by Iowa Association of REALTORS®



Dallas County

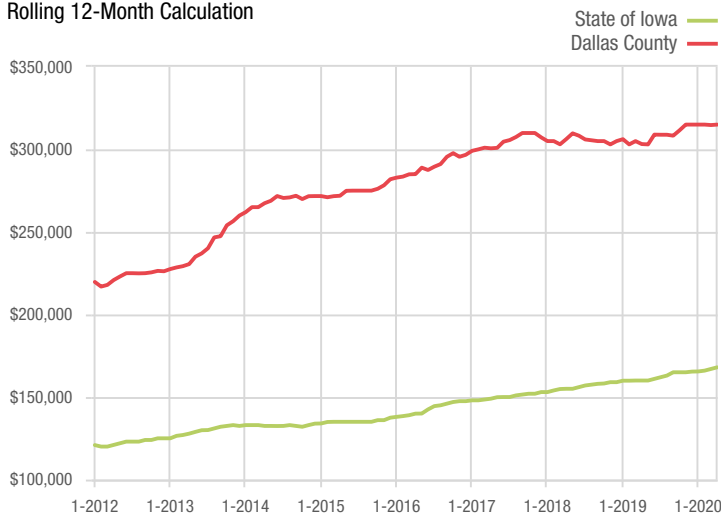
Single-Family Detached	April			Year to Date		
	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
New Listings	234	176	- 24.8%	741	767	+ 3.5%
Pending Sales	131	176	+ 34.4%	380	483	+ 27.1%
Closed Sales	136	150	+ 10.3%	384	431	+ 12.2%
Days on Market Until Sale	91	86	- 5.5%	98	95	- 3.1%
Median Sales Price*	\$308,250	\$329,950	+ 7.0%	\$305,000	\$309,280	+ 1.4%
Average Sales Price*	\$316,653	\$335,007	+ 5.8%	\$324,005	\$332,690	+ 2.7%
Percent of List Price Received*	99.3%	99.8%	+ 0.5%	99.0%	99.1%	+ 0.1%
Inventory of Homes for Sale	928	748	- 19.4%	—	—	—
Months Supply of Inventory	6.9	5.2	- 24.6%	—	—	—

Townhouse-Condo	April			Year to Date		
	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
New Listings	71	86	+ 21.1%	210	275	+ 31.0%
Pending Sales	32	51	+ 59.4%	97	166	+ 71.1%
Closed Sales	33	47	+ 42.4%	95	148	+ 55.8%
Days on Market Until Sale	77	37	- 51.9%	81	58	- 28.4%
Median Sales Price*	\$182,500	\$166,500	- 8.8%	\$175,000	\$182,500	+ 4.3%
Average Sales Price*	\$206,752	\$183,378	- 11.3%	\$198,519	\$188,391	- 5.1%
Percent of List Price Received*	99.0%	99.0%	0.0%	99.3%	99.1%	- 0.2%
Inventory of Homes for Sale	256	253	- 1.2%	—	—	—
Months Supply of Inventory	6.3	5.0	- 20.6%	—	—	—

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

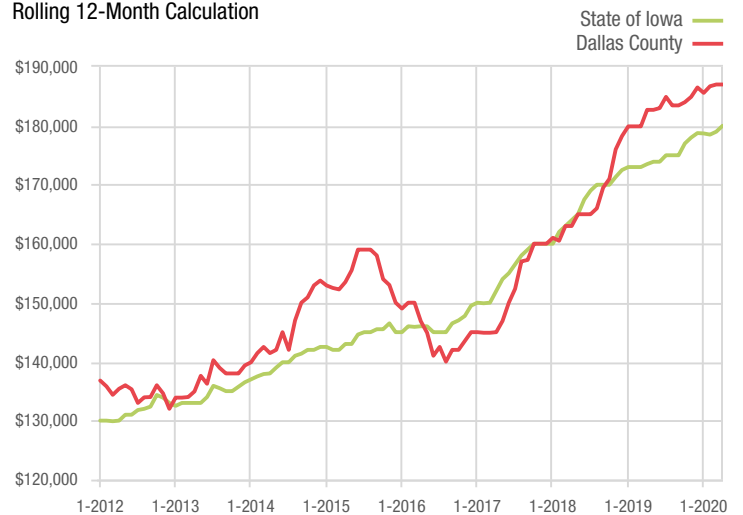
Median Sales Price - Single-Family Detached

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.