

Local Market Update – July 2020

A Research Tool Provided by Iowa Association of REALTORS®



Dallas County

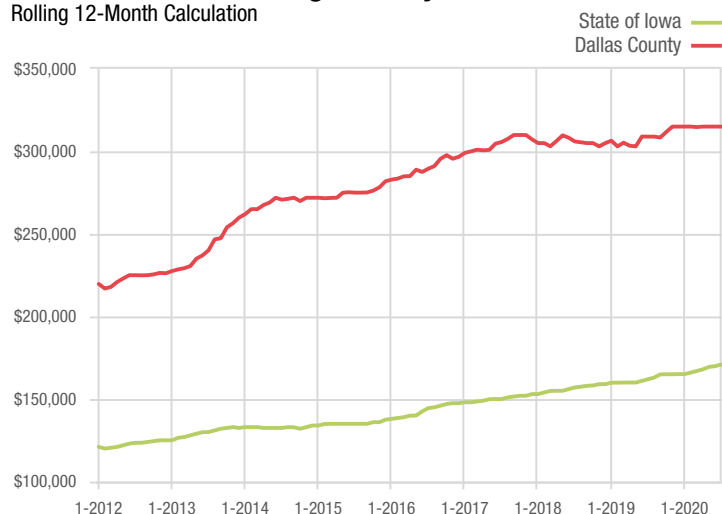
Single-Family Detached	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	198	240	+ 21.2%	1,397	1,480	+ 5.9%
Pending Sales	186	225	+ 21.0%	961	1,089	+ 13.3%
Closed Sales	179	251	+ 40.2%	964	1,045	+ 8.4%
Days on Market Until Sale	72	71	- 1.4%	96	78	- 18.8%
Median Sales Price*	\$305,850	\$321,000	+ 5.0%	\$314,000	\$315,000	+ 0.3%
Average Sales Price*	\$328,906	\$352,223	+ 7.1%	\$327,029	\$337,853	+ 3.3%
Percent of List Price Received*	99.3%	99.4%	+ 0.1%	99.1%	99.2%	+ 0.1%
Inventory of Homes for Sale	863	761	- 11.8%	—	—	—
Months Supply of Inventory	6.3	5.2	- 17.5%	—	—	—

Townhouse-Condo	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	85	60	- 29.4%	424	484	+ 14.2%
Pending Sales	60	67	+ 11.7%	280	349	+ 24.6%
Closed Sales	65	69	+ 6.2%	279	335	+ 20.1%
Days on Market Until Sale	69	38	- 44.9%	85	56	- 34.1%
Median Sales Price*	\$187,500	\$190,000	+ 1.3%	\$184,900	\$183,500	- 0.8%
Average Sales Price*	\$199,366	\$204,096	+ 2.4%	\$199,879	\$193,895	- 3.0%
Percent of List Price Received*	98.8%	100.5%	+ 1.7%	99.2%	99.4%	+ 0.2%
Inventory of Homes for Sale	246	249	+ 1.2%	—	—	—
Months Supply of Inventory	6.1	5.0	- 18.0%	—	—	—

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

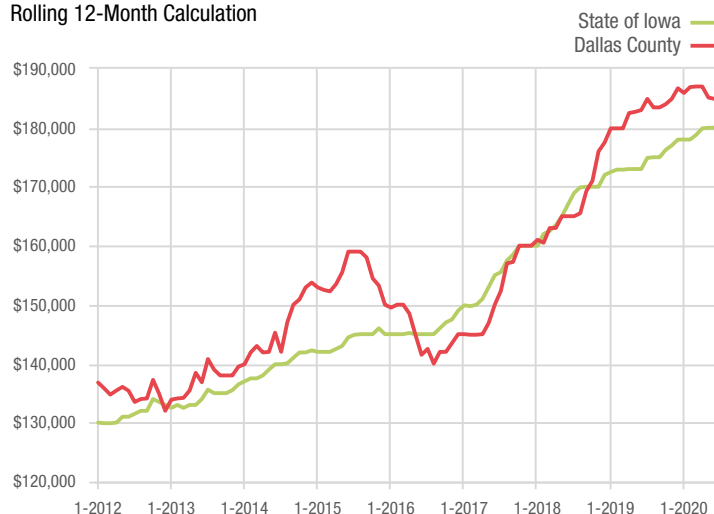
Median Sales Price - Single-Family Detached

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.