

Local Market Update – October 2020

A Research Tool Provided by Iowa Association of REALTORS®



Dallas County

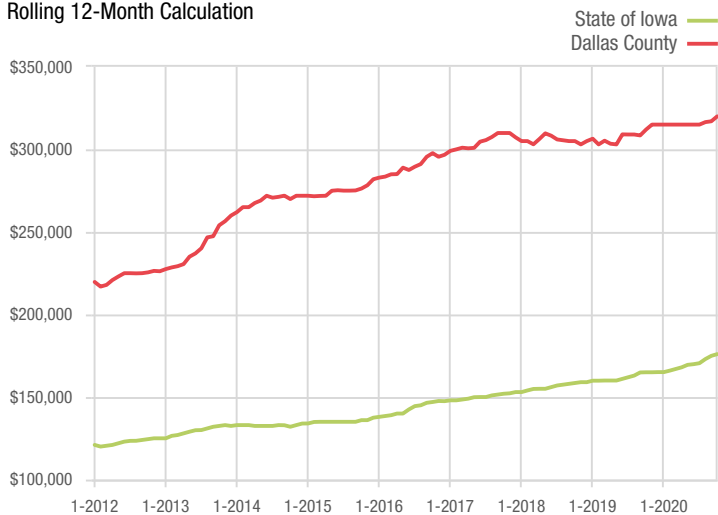
Single-Family Detached	October			Year to Date		
	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% Change
New Listings	173	215	+ 24.3%	1,912	2,102	+ 9.9%
Pending Sales	110	200	+ 81.8%	1,358	1,664	+ 22.5%
Closed Sales	114	191	+ 67.5%	1,367	1,613	+ 18.0%
Days on Market Until Sale	78	56	- 28.2%	90	73	- 18.9%
Median Sales Price*	\$322,450	\$345,000	+ 7.0%	\$314,000	\$319,900	+ 1.9%
Average Sales Price*	\$331,232	\$365,527	+ 10.4%	\$327,440	\$344,130	+ 5.1%
Percent of List Price Received*	99.5%	99.3%	- 0.2%	99.1%	99.3%	+ 0.2%
Inventory of Homes for Sale	791	696	- 12.0%	—	—	—
Months Supply of Inventory	5.9	4.4	- 25.4%	—	—	—

Townhouse-Condo	October			Year to Date		
	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% Change
New Listings	64	73	+ 14.1%	623	703	+ 12.8%
Pending Sales	56	67	+ 19.6%	448	540	+ 20.5%
Closed Sales	56	61	+ 8.9%	438	522	+ 19.2%
Days on Market Until Sale	78	53	- 32.1%	79	59	- 25.3%
Median Sales Price*	\$187,950	\$221,750	+ 18.0%	\$184,450	\$189,900	+ 3.0%
Average Sales Price*	\$205,847	\$226,460	+ 10.0%	\$198,353	\$203,039	+ 2.4%
Percent of List Price Received*	99.3%	99.5%	+ 0.2%	99.1%	99.4%	+ 0.3%
Inventory of Homes for Sale	232	247	+ 6.5%	—	—	—
Months Supply of Inventory	5.5	4.7	- 14.5%	—	—	—

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

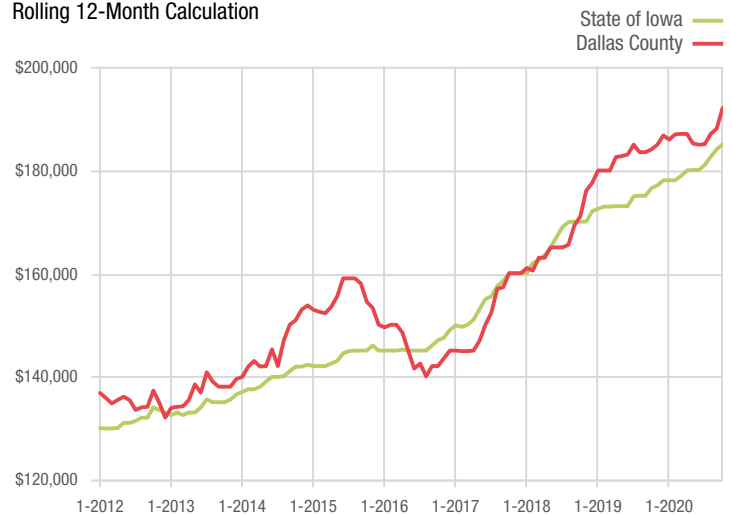
Median Sales Price - Single-Family Detached

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.