

Local Market Update – May 2021

A Research Tool Provided by Iowa Association of REALTORS®



Dallas County

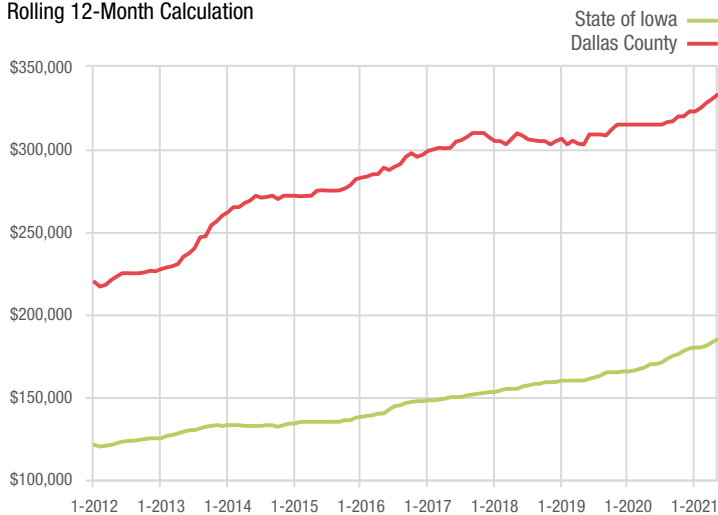
Single-Family Detached	May			Year to Date		
	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
Key Metrics						
New Listings	235	236	+ 0.4%	1,014	1,120	+ 10.5%
Pending Sales	184	218	+ 18.5%	666	818	+ 22.8%
Closed Sales	160	205	+ 28.1%	596	748	+ 25.5%
Days on Market Until Sale	66	43	- 34.8%	87	48	- 44.8%
Median Sales Price*	\$314,500	\$345,000	+ 9.7%	\$310,000	\$339,950	+ 9.7%
Average Sales Price*	\$333,776	\$372,043	+ 11.5%	\$332,695	\$372,179	+ 11.9%
Percent of List Price Received*	99.6%	100.8%	+ 1.2%	99.2%	100.0%	+ 0.8%
Inventory of Homes for Sale	779	827	+ 6.2%	—	—	—
Months Supply of Inventory	5.5	4.7	- 14.5%	—	—	—

Townhouse-Condo	May			Year to Date		
	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
Key Metrics						
New Listings	77	58	- 24.7%	352	404	+ 14.8%
Pending Sales	52	74	+ 42.3%	217	275	+ 26.7%
Closed Sales	50	73	+ 46.0%	202	262	+ 29.7%
Days on Market Until Sale	59	45	- 23.7%	59	70	+ 18.6%
Median Sales Price*	\$179,900	\$219,000	+ 21.7%	\$180,000	\$212,900	+ 18.3%
Average Sales Price*	\$188,023	\$225,836	+ 20.1%	\$188,472	\$216,428	+ 14.8%
Percent of List Price Received*	98.8%	100.1%	+ 1.3%	99.0%	99.4%	+ 0.4%
Inventory of Homes for Sale	272	258	- 5.1%	—	—	—
Months Supply of Inventory	5.4	4.4	- 18.5%	—	—	—

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

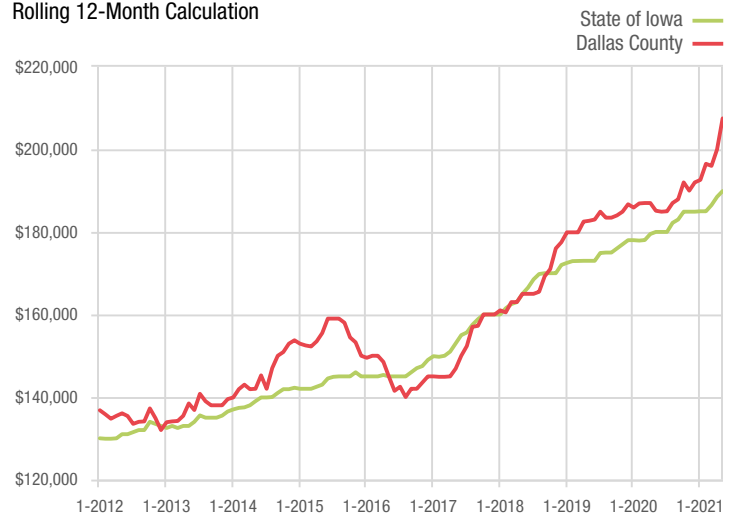
Median Sales Price - Single-Family Detached

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.