

# Local Market Update – June 2021

A Research Tool Provided by Iowa Association of REALTORS®



## Dallas County

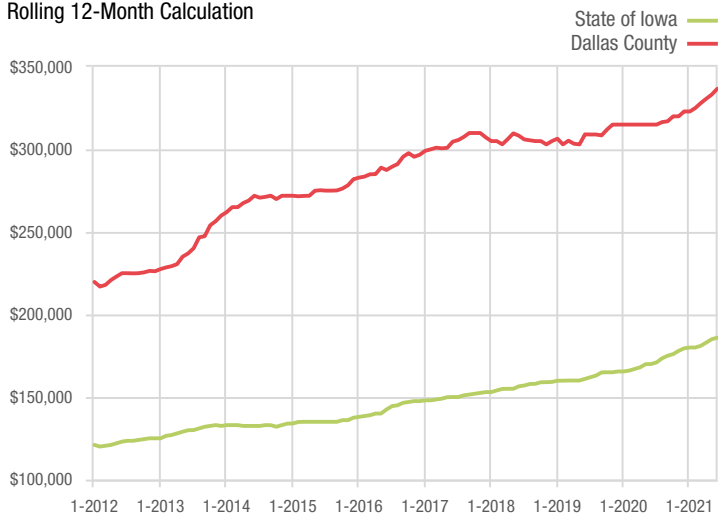
Single-Family Detached	June			Year to Date		
	2020	2021	% Change	Thru 6-2020	Thru 6-2021	% Change
<b>Key Metrics</b>						
New Listings	244	<b>230</b>	- 5.7%	1,258	<b>1,353</b>	+ 7.6%
Pending Sales	201	<b>233</b>	+ 15.9%	867	<b>1,051</b>	+ 21.2%
Closed Sales	206	<b>211</b>	+ 2.4%	802	<b>966</b>	+ 20.4%
Days on Market Until Sale	64	<b>32</b>	- 50.0%	81	<b>45</b>	- 44.4%
Median Sales Price*	\$317,000	<b>\$356,000</b>	+ 12.3%	\$314,950	<b>\$342,130</b>	+ 8.6%
Average Sales Price*	\$337,503	<b>\$389,548</b>	+ 15.4%	\$333,921	<b>\$376,246</b>	+ 12.7%
Percent of List Price Received*	98.9%	<b>100.4%</b>	+ 1.5%	99.2%	<b>100.1%</b>	+ 0.9%
Inventory of Homes for Sale	798	<b>827</b>	+ 3.6%	—	—	—
Months Supply of Inventory	5.6	<b>4.6</b>	- 17.9%	—	—	—

Townhouse-Condo	June			Year to Date		
	2020	2021	% Change	Thru 6-2020	Thru 6-2021	% Change
<b>Key Metrics</b>						
New Listings	73	<b>50</b>	- 31.5%	425	<b>454</b>	+ 6.8%
Pending Sales	64	<b>83</b>	+ 29.7%	281	<b>357</b>	+ 27.0%
Closed Sales	69	<b>68</b>	- 1.4%	271	<b>334</b>	+ 23.2%
Days on Market Until Sale	65	<b>31</b>	- 52.3%	61	<b>61</b>	0.0%
Median Sales Price*	\$197,900	<b>\$201,300</b>	+ 1.7%	\$181,000	<b>\$210,000</b>	+ 16.0%
Average Sales Price*	\$201,727	<b>\$205,883</b>	+ 2.1%	\$191,847	<b>\$214,638</b>	+ 11.9%
Percent of List Price Received*	99.4%	<b>100.0%</b>	+ 0.6%	99.1%	<b>99.5%</b>	+ 0.4%
Inventory of Homes for Sale	267	<b>223</b>	- 16.5%	—	—	—
Months Supply of Inventory	5.4	<b>3.7</b>	- 31.5%	—	—	—

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

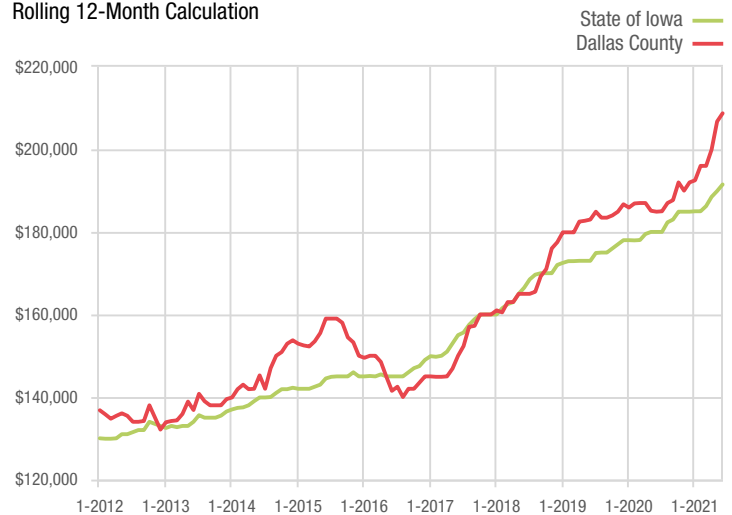
### Median Sales Price - Single-Family Detached

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.