

# Local Market Update – February 2022

A Research Tool Provided by Iowa Association of REALTORS®



## Dallas County

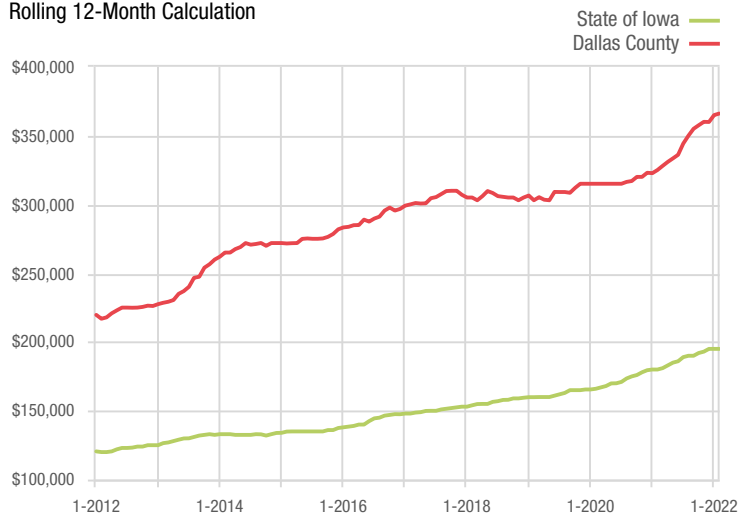
Single-Family Detached	February			Year to Date		
	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% Change
New Listings	191	<b>187</b>	- 2.1%	333	<b>343</b>	+ 3.0%
Pending Sales	123	<b>111</b>	- 9.8%	241	<b>226</b>	- 6.2%
Closed Sales	105	<b>106</b>	+ 1.0%	222	<b>223</b>	+ 0.5%
Days on Market Until Sale	65	<b>53</b>	- 18.5%	51	<b>49</b>	- 3.9%
Median Sales Price*	\$345,000	<b>\$384,990</b>	+ 11.6%	\$324,030	<b>\$389,342</b>	+ 20.2%
Average Sales Price*	\$376,791	<b>\$407,434</b>	+ 8.1%	\$352,708	<b>\$409,031</b>	+ 16.0%
Percent of List Price Received*	100.3%	<b>100.9%</b>	+ 0.6%	99.9%	<b>100.4%</b>	+ 0.5%
Inventory of Homes for Sale	671	<b>688</b>	+ 2.5%	—	—	—
Months Supply of Inventory	4.0	<b>3.7</b>	- 7.5%	—	—	—

Townhouse-Condo	February			Year to Date		
	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% Change
New Listings	52	<b>92</b>	+ 76.9%	125	<b>148</b>	+ 18.4%
Pending Sales	38	<b>44</b>	+ 15.8%	88	<b>83</b>	- 5.7%
Closed Sales	39	<b>46</b>	+ 17.9%	78	<b>89</b>	+ 14.1%
Days on Market Until Sale	69	<b>45</b>	- 34.8%	62	<b>44</b>	- 29.0%
Median Sales Price*	\$215,000	<b>\$221,500</b>	+ 3.0%	\$201,445	<b>\$227,000</b>	+ 12.7%
Average Sales Price*	\$222,421	<b>\$217,988</b>	- 2.0%	\$207,862	<b>\$235,376</b>	+ 13.2%
Percent of List Price Received*	99.0%	<b>99.1%</b>	+ 0.1%	98.9%	<b>99.2%</b>	+ 0.3%
Inventory of Homes for Sale	230	<b>244</b>	+ 6.1%	—	—	—
Months Supply of Inventory	4.1	<b>4.0</b>	- 2.4%	—	—	—

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

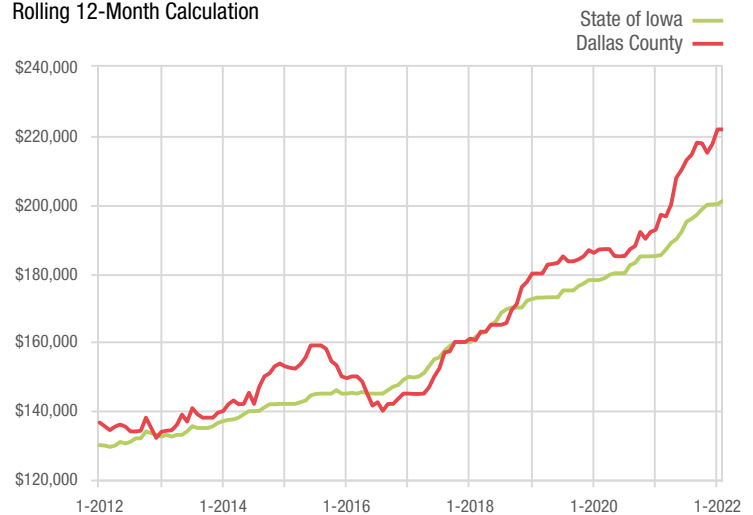
### Median Sales Price - Single-Family Detached

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.