

Local Market Update – July 2022

A Research Tool Provided by Iowa Association of REALTORS®



Dallas County

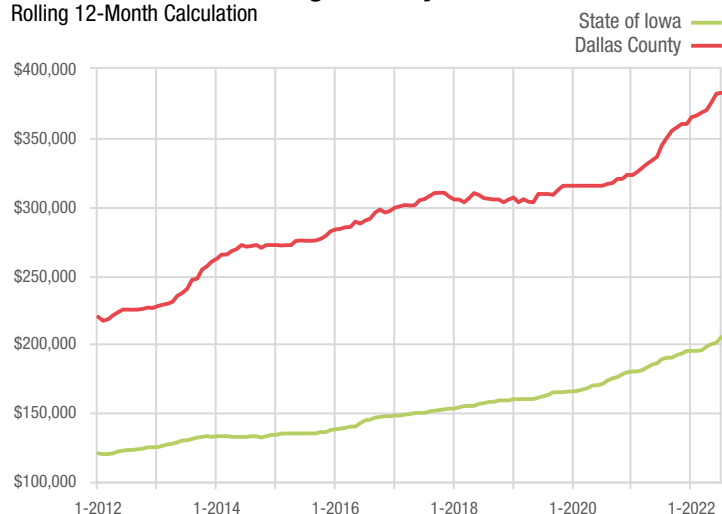
Single-Family Detached	July			Year to Date		
Key Metrics	2021	2022	% Change	Thru 7-2021	Thru 7-2022	% Change
New Listings	203	211	+ 3.9%	1,567	1,402	- 10.5%
Pending Sales	204	161	- 21.1%	1,248	1,379	+ 10.5%
Closed Sales	194	164	- 15.5%	1,187	1,175	- 1.0%
Days on Market Until Sale	30	35	+ 16.7%	42	47	+ 11.9%
Median Sales Price*	\$381,500	\$399,545	+ 4.7%	\$349,850	\$395,000	+ 12.9%
Average Sales Price*	\$408,485	\$438,738	+ 7.4%	\$380,117	\$426,215	+ 12.1%
Percent of List Price Received*	101.6%	101.0%	- 0.6%	100.4%	100.8%	+ 0.4%
Inventory of Homes for Sale	834	507	- 39.2%	—	—	—
Months Supply of Inventory	4.7	2.6	- 44.7%	—	—	—

Townhouse-Condo	July			Year to Date		
Key Metrics	2021	2022	% Change	Thru 7-2021	Thru 7-2022	% Change
New Listings	56	55	- 1.8%	513	475	- 7.4%
Pending Sales	76	72	- 5.3%	432	487	+ 12.7%
Closed Sales	71	62	- 12.7%	411	418	+ 1.7%
Days on Market Until Sale	27	21	- 22.2%	55	34	- 38.2%
Median Sales Price*	\$235,000	\$239,000	+ 1.7%	\$214,000	\$235,000	+ 9.8%
Average Sales Price*	\$234,201	\$246,490	+ 5.2%	\$219,042	\$247,027	+ 12.8%
Percent of List Price Received*	100.2%	100.6%	+ 0.4%	99.7%	100.4%	+ 0.7%
Inventory of Homes for Sale	222	115	- 48.2%	—	—	—
Months Supply of Inventory	3.7	1.8	- 51.4%	—	—	—

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

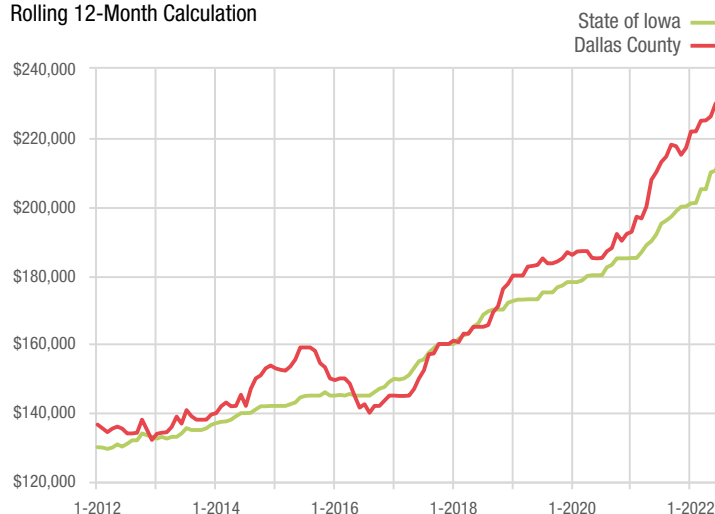
Median Sales Price - Single-Family Detached

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.