

Local Market Update – August 2022

A Research Tool Provided by Iowa Association of REALTORS®



Dallas County

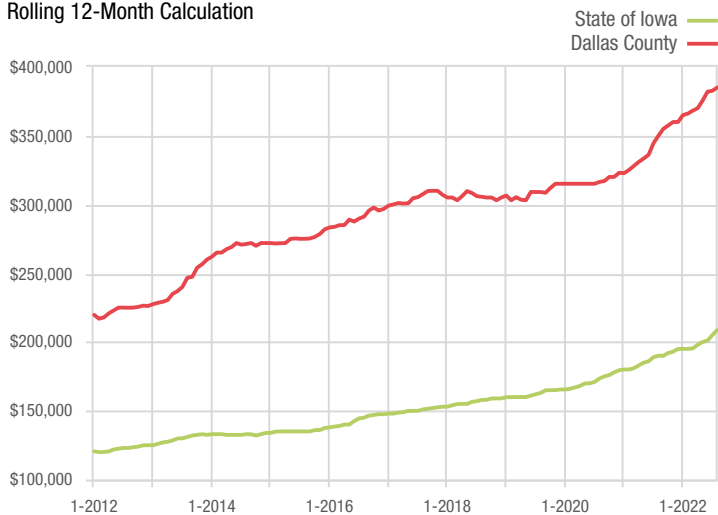
Single-Family Detached	August			Year to Date		
	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	211	192	- 9.0%	1,778	1,593	- 10.4%
Pending Sales	216	145	- 32.9%	1,463	1,518	+ 3.8%
Closed Sales	233	180	- 22.7%	1,420	1,360	- 4.2%
Days on Market Until Sale	33	31	- 6.1%	40	45	+ 12.5%
Median Sales Price*	\$376,000	\$419,000	+ 11.4%	\$354,725	\$398,626	+ 12.4%
Average Sales Price*	\$410,131	\$456,420	+ 11.3%	\$385,041	\$429,994	+ 11.7%
Percent of List Price Received*	100.4%	101.1%	+ 0.7%	100.4%	100.8%	+ 0.4%
Inventory of Homes for Sale	811	522	- 35.6%	—	—	—
Months Supply of Inventory	4.5	2.8	- 37.8%	—	—	—

Townhouse-Condo	August			Year to Date		
	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	53	76	+ 43.4%	566	552	- 2.5%
Pending Sales	65	73	+ 12.3%	497	558	+ 12.3%
Closed Sales	71	62	- 12.7%	482	482	0.0%
Days on Market Until Sale	53	25	- 52.8%	55	33	- 40.0%
Median Sales Price*	\$232,000	\$257,950	+ 11.2%	\$216,300	\$239,450	+ 10.7%
Average Sales Price*	\$238,771	\$282,832	+ 18.5%	\$221,948	\$251,575	+ 13.3%
Percent of List Price Received*	100.3%	99.8%	- 0.5%	99.8%	100.4%	+ 0.6%
Inventory of Homes for Sale	206	119	- 42.2%	—	—	—
Months Supply of Inventory	3.4	1.8	- 47.1%	—	—	—

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

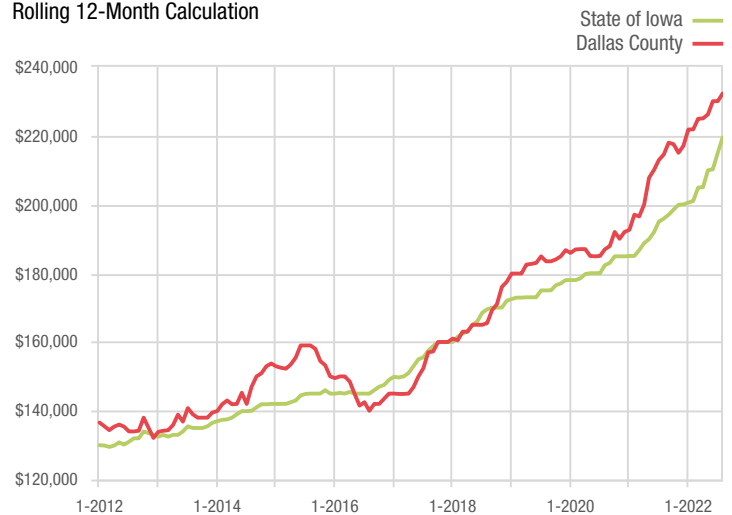
Median Sales Price - Single-Family Detached

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.