

# Local Market Update – October 2022

A Research Tool Provided by Iowa Association of REALTORS®



## Dallas County

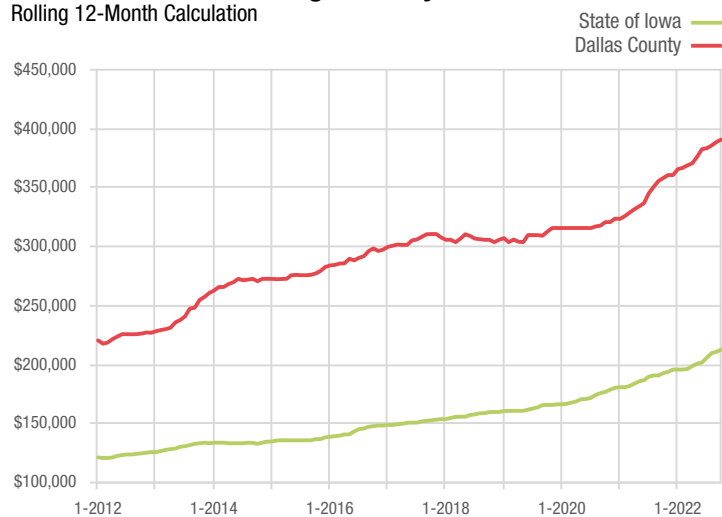
Single-Family Detached	October			Year to Date		
Key Metrics	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
New Listings	194	161	- 17.0%	2,146	1,945	- 9.4%
Pending Sales	195	100	- 48.7%	1,867	1,747	- 6.4%
Closed Sales	200	123	- 38.5%	1,837	1,640	- 10.7%
Days on Market Until Sale	38	50	+ 31.6%	38	45	+ 18.4%
Median Sales Price*	\$365,520	\$391,916	+ 7.2%	\$359,900	\$397,900	+ 10.6%
Average Sales Price*	\$394,580	\$430,008	+ 9.0%	\$387,088	\$431,465	+ 11.5%
Percent of List Price Received*	100.5%	99.4%	- 1.1%	100.5%	100.6%	+ 0.1%
Inventory of Homes for Sale	740	570	- 23.0%	—	—	—
Months Supply of Inventory	4.1	3.3	- 19.5%	—	—	—

Townhouse-Condo	October			Year to Date		
Key Metrics	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
New Listings	103	59	- 42.7%	739	655	- 11.4%
Pending Sales	52	35	- 32.7%	617	642	+ 4.1%
Closed Sales	54	63	+ 16.7%	608	623	+ 2.5%
Days on Market Until Sale	46	37	- 19.6%	55	34	- 38.2%
Median Sales Price*	\$223,950	\$249,900	+ 11.6%	\$220,000	\$241,600	+ 9.8%
Average Sales Price*	\$236,078	\$262,935	+ 11.4%	\$226,128	\$256,318	+ 13.4%
Percent of List Price Received*	99.4%	99.3%	- 0.1%	99.8%	100.3%	+ 0.5%
Inventory of Homes for Sale	207	125	- 39.6%	—	—	—
Months Supply of Inventory	3.5	2.0	- 42.9%	—	—	—

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

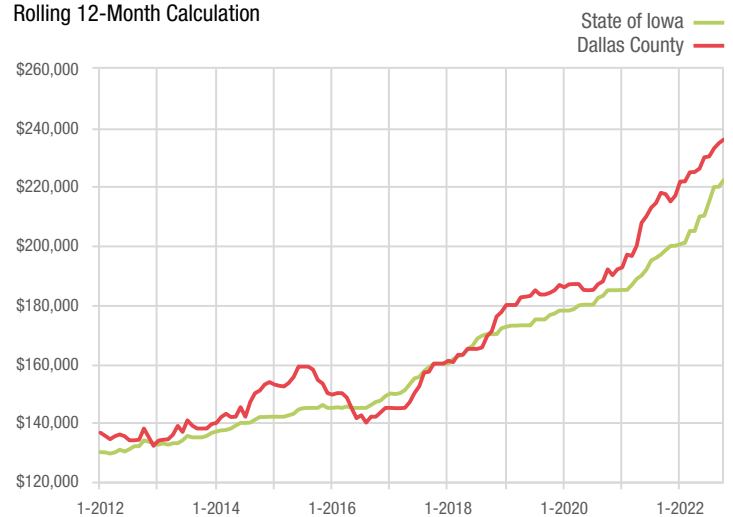
### Median Sales Price - Single-Family Detached

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.