

Local Market Update – November 2022

A Research Tool Provided by Iowa Association of REALTORS®



Dallas County

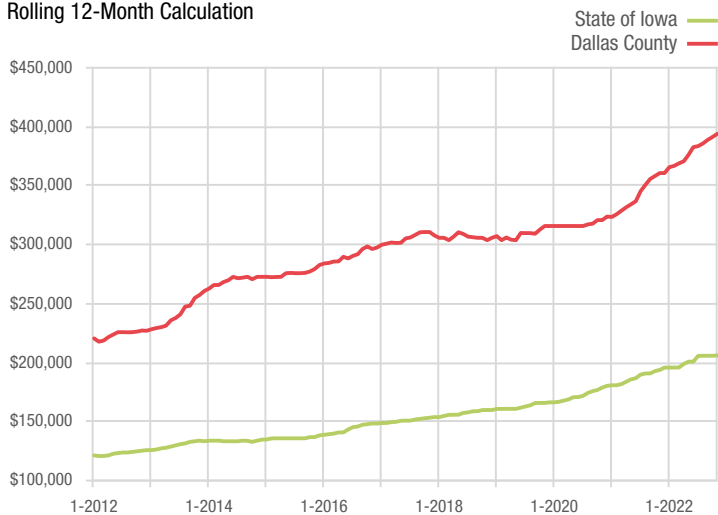
Single-Family Detached	November			Year to Date		
	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% Change
New Listings	147	170	+ 15.6%	2,293	2,118	- 7.6%
Pending Sales	194	98	- 49.5%	2,061	1,842	- 10.6%
Closed Sales	191	92	- 51.8%	2,028	1,735	- 14.4%
Days on Market Until Sale	39	57	+ 46.2%	38	46	+ 21.1%
Median Sales Price*	\$364,000	\$382,445	+ 5.1%	\$359,900	\$395,046	+ 9.8%
Average Sales Price*	\$390,923	\$409,928	+ 4.9%	\$387,449	\$430,517	+ 11.1%
Percent of List Price Received*	100.7%	100.1%	- 0.6%	100.6%	100.6%	0.0%
Inventory of Homes for Sale	675	593	- 12.1%	—	—	—
Months Supply of Inventory	3.6	3.6	0.0%	—	—	—

Townhouse-Condo	November			Year to Date		
	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% Change
New Listings	60	55	- 8.3%	799	710	- 11.1%
Pending Sales	56	40	- 28.6%	673	680	+ 1.0%
Closed Sales	63	35	- 44.4%	671	658	- 1.9%
Days on Market Until Sale	18	22	+ 22.2%	52	33	- 36.5%
Median Sales Price*	\$199,000	\$234,250	+ 17.7%	\$219,000	\$240,000	+ 9.6%
Average Sales Price*	\$216,807	\$256,354	+ 18.2%	\$225,253	\$256,320	+ 13.8%
Percent of List Price Received*	99.2%	98.6%	- 0.6%	99.7%	100.2%	+ 0.5%
Inventory of Homes for Sale	207	135	- 34.8%	—	—	—
Months Supply of Inventory	3.4	2.2	- 35.3%	—	—	—

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

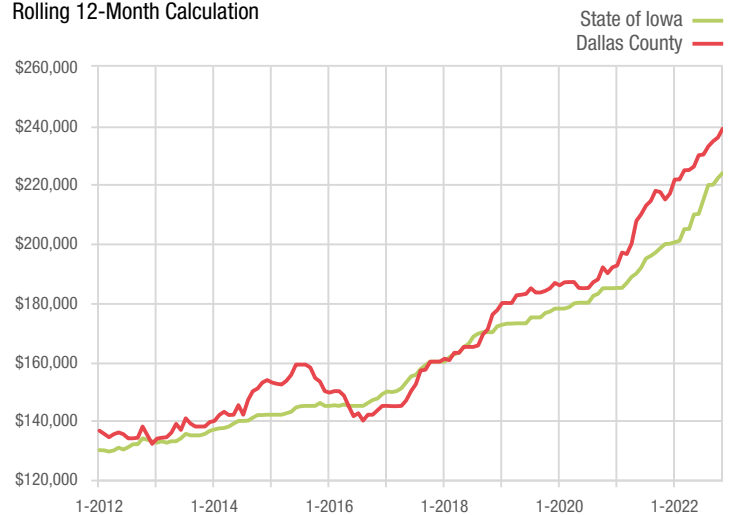
Median Sales Price - Single-Family Detached

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.