

# Local Market Update – February 2023

A Research Tool Provided by Iowa Association of REALTORS®



## Dallas County

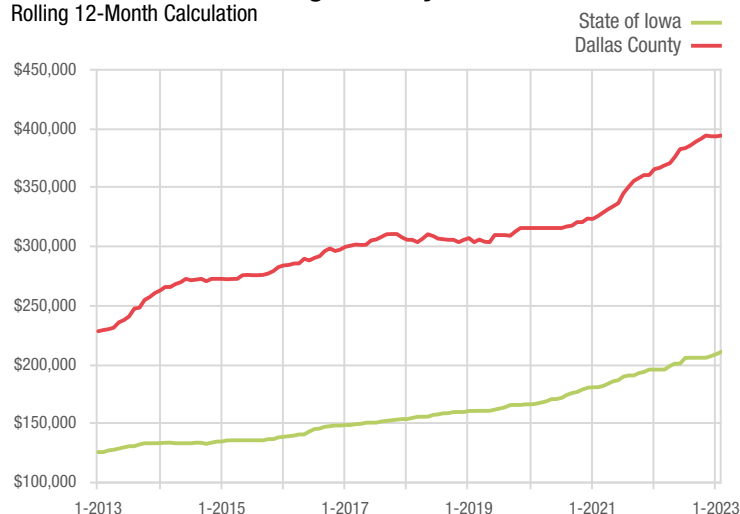
Single-Family Detached	February			Year to Date		
Key Metrics	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	192	127	- 33.9%	349	259	- 25.8%
Pending Sales	109	142	+ 30.3%	224	275	+ 22.8%
Closed Sales	107	81	- 24.3%	225	146	- 35.1%
Days on Market Until Sale	54	86	+ 59.3%	49	75	+ 53.1%
Median Sales Price*	\$382,739	\$387,000	+ 1.1%	\$388,683	\$383,500	- 1.3%
Average Sales Price*	\$404,925	\$429,114	+ 6.0%	\$407,954	\$441,370	+ 8.2%
Percent of List Price Received*	100.9%	98.3%	- 2.6%	100.4%	98.3%	- 2.1%
Inventory of Homes for Sale	706	494	- 30.0%	—	—	—
Months Supply of Inventory	3.9	3.0	- 23.1%	—	—	—

Townhouse-Condo	February			Year to Date		
Key Metrics	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	91	59	- 35.2%	148	96	- 35.1%
Pending Sales	42	47	+ 11.9%	81	105	+ 29.6%
Closed Sales	53	36	- 32.1%	99	56	- 43.4%
Days on Market Until Sale	44	62	+ 40.9%	43	69	+ 60.5%
Median Sales Price*	\$224,000	\$249,900	+ 11.6%	\$228,000	\$254,445	+ 11.6%
Average Sales Price*	\$218,219	\$242,694	+ 11.2%	\$235,975	\$251,759	+ 6.7%
Percent of List Price Received*	99.1%	99.2%	+ 0.1%	99.2%	98.9%	- 0.3%
Inventory of Homes for Sale	248	141	- 43.1%	—	—	—
Months Supply of Inventory	4.1	2.3	- 43.9%	—	—	—

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

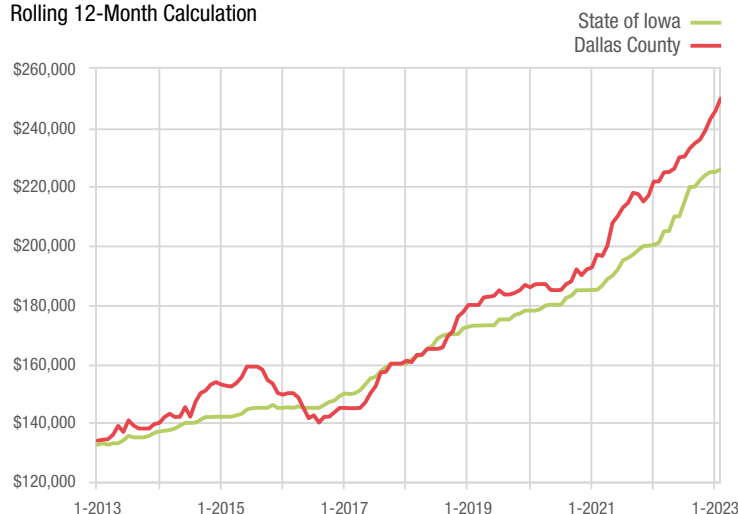
### Median Sales Price - Single-Family Detached

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.