

Local Market Update – March 2023

A Research Tool Provided by Iowa Association of REALTORS®



Dallas County

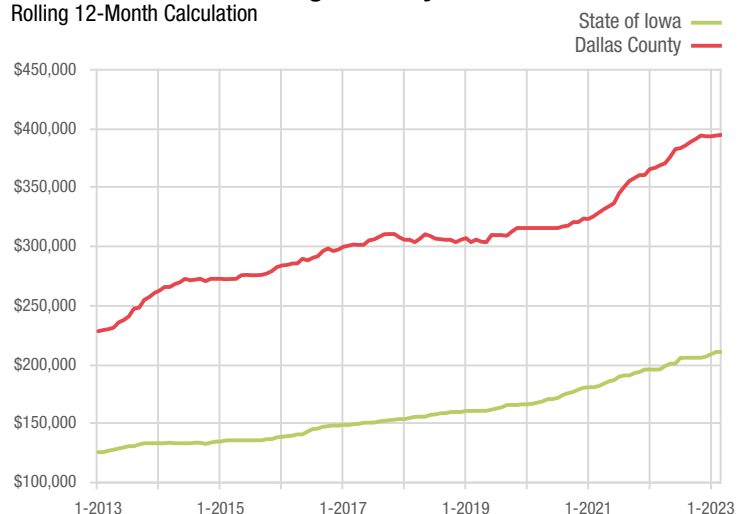
Single-Family Detached	March			Year to Date		
Key Metrics	2022	2023	% Change	Thru 3-2022	Thru 3-2023	% Change
New Listings	212	189	- 10.8%	561	451	- 19.6%
Pending Sales	159	176	+ 10.7%	383	448	+ 17.0%
Closed Sales	160	127	- 20.6%	385	273	- 29.1%
Days on Market Until Sale	59	92	+ 55.9%	53	83	+ 56.6%
Median Sales Price*	\$379,676	\$379,000	- 0.2%	\$384,204	\$379,990	- 1.1%
Average Sales Price*	\$407,740	\$410,409	+ 0.7%	\$407,865	\$426,967	+ 4.7%
Percent of List Price Received*	101.0%	98.6%	- 2.4%	100.6%	98.5%	- 2.1%
Inventory of Homes for Sale	745	497	- 33.3%	—	—	—
Months Supply of Inventory	4.1	3.0	- 26.8%	—	—	—

Townhouse-Condo	March			Year to Date		
Key Metrics	2022	2023	% Change	Thru 3-2022	Thru 3-2023	% Change
New Listings	70	65	- 7.1%	218	161	- 26.1%
Pending Sales	63	60	- 4.8%	144	162	+ 12.5%
Closed Sales	60	49	- 18.3%	159	108	- 32.1%
Days on Market Until Sale	42	62	+ 47.6%	42	64	+ 52.4%
Median Sales Price*	\$245,495	\$292,990	+ 19.3%	\$235,000	\$262,220	+ 11.6%
Average Sales Price*	\$249,506	\$289,628	+ 16.1%	\$241,081	\$268,583	+ 11.4%
Percent of List Price Received*	99.9%	101.6%	+ 1.7%	99.5%	100.1%	+ 0.6%
Inventory of Homes for Sale	211	145	- 31.3%	—	—	—
Months Supply of Inventory	3.4	2.4	- 29.4%	—	—	—

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

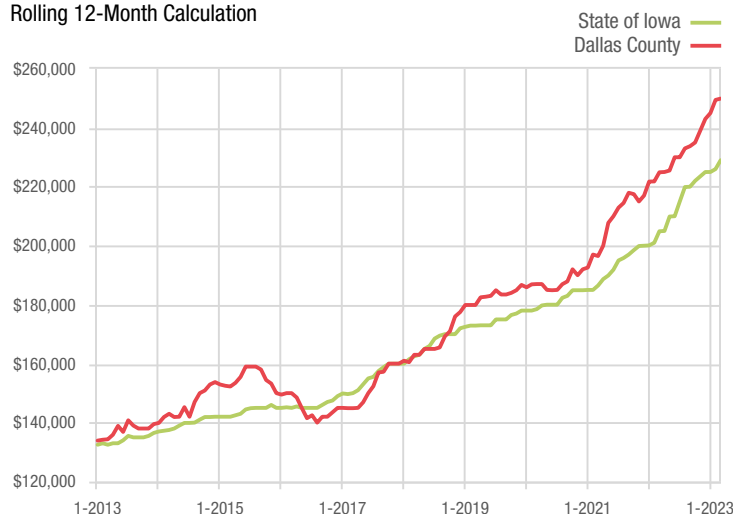
Median Sales Price - Single-Family Detached

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.