

Local Market Update – April 2023

A Research Tool Provided by Iowa Association of REALTORS®



Dallas County

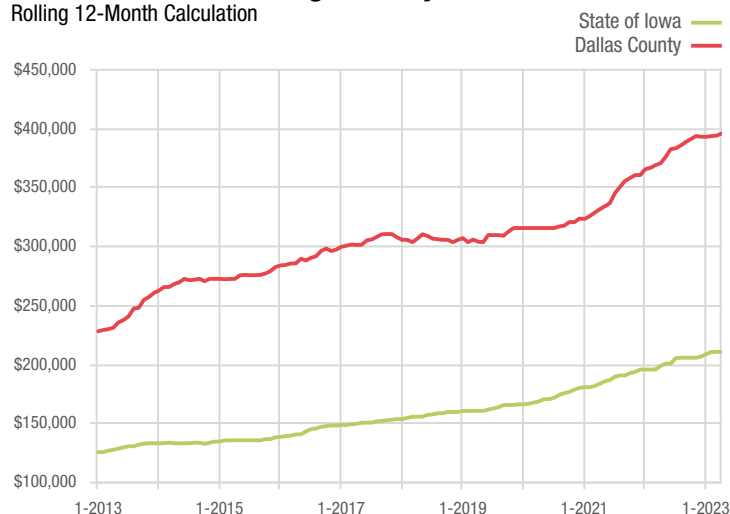
Single-Family Detached	April			Year to Date		
Key Metrics	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	207	215	+ 3.9%	766	668	- 12.8%
Pending Sales	351	184	- 47.6%	734	623	- 15.1%
Closed Sales	200	135	- 32.5%	586	411	- 29.9%
Days on Market Until Sale	47	79	+ 68.1%	51	82	+ 60.8%
Median Sales Price*	\$378,751	\$390,000	+ 3.0%	\$382,662	\$385,990	+ 0.9%
Average Sales Price*	\$422,335	\$426,810	+ 1.1%	\$412,799	\$426,435	+ 3.3%
Percent of List Price Received*	101.0%	99.4%	- 1.6%	100.8%	98.8%	- 2.0%
Inventory of Homes for Sale	573	498	- 13.1%	—	—	—
Months Supply of Inventory	2.9	3.3	+ 13.8%	—	—	—

Townhouse-Condo	April			Year to Date		
Key Metrics	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	77	68	- 11.7%	297	228	- 23.2%
Pending Sales	119	54	- 54.6%	263	213	- 19.0%
Closed Sales	69	52	- 24.6%	228	163	- 28.5%
Days on Market Until Sale	33	57	+ 72.7%	40	61	+ 52.5%
Median Sales Price*	\$233,000	\$271,495	+ 16.5%	\$235,000	\$262,450	+ 11.7%
Average Sales Price*	\$250,867	\$297,645	+ 18.6%	\$244,043	\$276,070	+ 13.1%
Percent of List Price Received*	101.0%	99.2%	- 1.8%	99.9%	99.2%	- 0.7%
Inventory of Homes for Sale	170	159	- 6.5%	—	—	—
Months Supply of Inventory	2.6	2.9	+ 11.5%	—	—	—

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

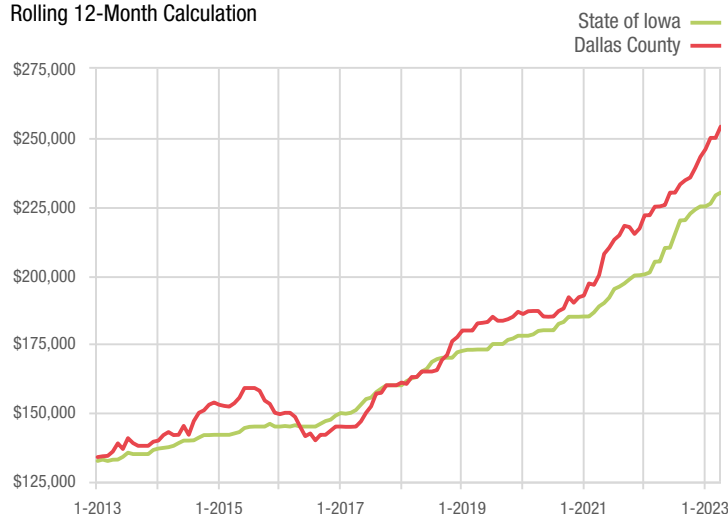
Median Sales Price - Single-Family Detached

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.