

# Local Market Update – December 2020

A Research Tool Provided by Iowa Association of REALTORS®



## Dallas County

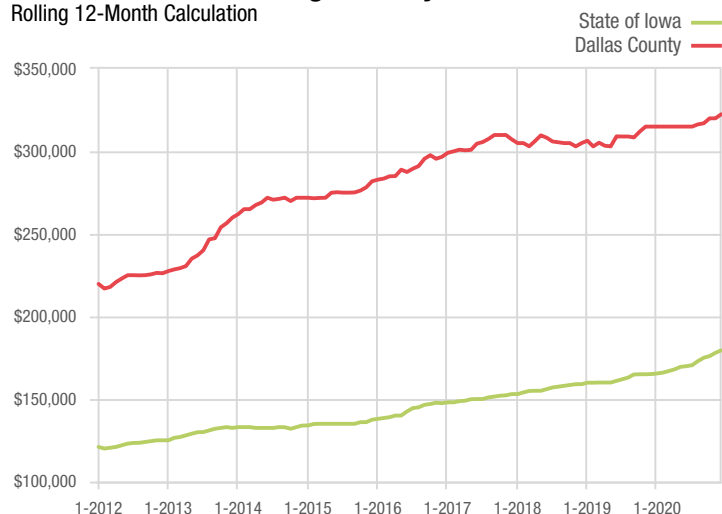
Single-Family Detached	December			Year to Date		
Key Metrics	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	96	134	+ 39.6%	2,133	2,380	+ 11.6%
Pending Sales	117	164	+ 40.2%	1,614	1,984	+ 22.9%
Closed Sales	121	167	+ 38.0%	1,615	1,954	+ 21.0%
Days on Market Until Sale	78	56	- 28.2%	87	70	- 19.5%
Median Sales Price*	\$323,250	\$357,893	+ 10.7%	\$315,000	\$322,480	+ 2.4%
Average Sales Price*	\$354,583	\$366,110	+ 3.3%	\$329,288	\$346,417	+ 5.2%
Percent of List Price Received*	99.0%	99.6%	+ 0.6%	99.1%	99.4%	+ 0.3%
Inventory of Homes for Sale	652	594	- 8.9%	—	—	—
Months Supply of Inventory	4.8	3.6	- 25.0%	—	—	—

Townhouse-Condo	December			Year to Date		
Key Metrics	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	27	45	+ 66.7%	701	806	+ 15.0%
Pending Sales	40	56	+ 40.0%	534	646	+ 21.0%
Closed Sales	43	53	+ 23.3%	530	622	+ 17.4%
Days on Market Until Sale	59	59	0.0%	78	58	- 25.6%
Median Sales Price*	\$200,000	\$209,900	+ 5.0%	\$186,700	\$192,000	+ 2.8%
Average Sales Price*	\$204,416	\$205,272	+ 0.4%	\$200,936	\$204,182	+ 1.6%
Percent of List Price Received*	99.4%	98.8%	- 0.6%	99.2%	99.3%	+ 0.1%
Inventory of Homes for Sale	204	215	+ 5.4%	—	—	—
Months Supply of Inventory	4.6	4.0	- 13.0%	—	—	—

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

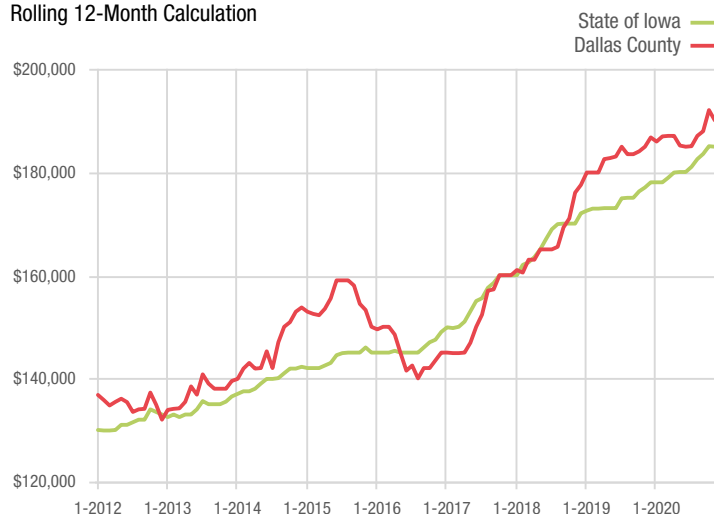
### Median Sales Price - Single-Family Detached

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.