

Local Market Update – June 2023

A Research Tool Provided by Iowa Association of REALTORS®



Dallas County

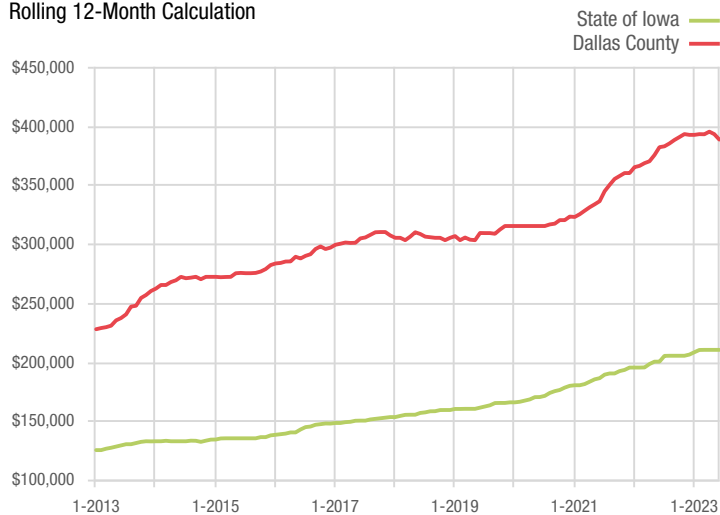
Single-Family Detached	June			Year to Date		
	2022	2023	% Change	Thru 6-2022	Thru 6-2023	% Change
New Listings	212	244	+ 15.1%	1,188	1,133	- 4.6%
Pending Sales	208	164	- 21.2%	1,208	956	- 20.9%
Closed Sales	240	192	- 20.0%	1,018	755	- 25.8%
Days on Market Until Sale	35	61	+ 74.3%	49	78	+ 59.2%
Median Sales Price*	\$411,945	\$382,495	- 7.1%	\$393,250	\$384,950	- 2.1%
Average Sales Price*	\$435,675	\$435,648	- 0.0%	\$423,612	\$426,726	+ 0.7%
Percent of List Price Received*	100.9%	100.2%	- 0.7%	100.8%	99.2%	- 1.6%
Inventory of Homes for Sale	484	561	+ 15.9%	—	—	—
Months Supply of Inventory	2.4	4.1	+ 70.8%	—	—	—

Townhouse-Condo	June			Year to Date		
	2022	2023	% Change	Thru 6-2022	Thru 6-2023	% Change
New Listings	63	51	- 19.0%	420	340	- 19.0%
Pending Sales	63	57	- 9.5%	413	328	- 20.6%
Closed Sales	66	54	- 18.2%	358	275	- 23.2%
Days on Market Until Sale	32	35	+ 9.4%	37	55	+ 48.6%
Median Sales Price*	\$235,250	\$254,000	+ 8.0%	\$235,000	\$264,990	+ 12.8%
Average Sales Price*	\$255,564	\$258,429	+ 1.1%	\$247,610	\$275,993	+ 11.5%
Percent of List Price Received*	101.2%	99.3%	- 1.9%	100.4%	99.4%	- 1.0%
Inventory of Homes for Sale	140	141	+ 0.7%	—	—	—
Months Supply of Inventory	2.1	2.7	+ 28.6%	—	—	—

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

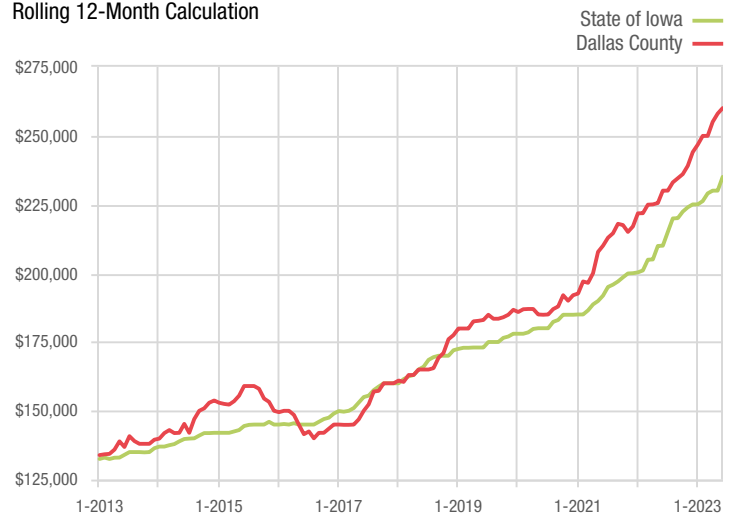
Median Sales Price - Single-Family Detached

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.