

Local Market Update – December 2023

A Research Tool Provided by Iowa Association of REALTORS®



Dallas County

Single-Family Detached

Key Metrics	December			Year to Date		
	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
New Listings	71	113	+ 59.2%	2,189	2,020	- 7.7%
Pending Sales	69	113	+ 63.8%	1,896	1,623	- 14.4%
Closed Sales	104	96	- 7.7%	1,851	1,551	- 16.2%
Days on Market Until Sale	49	70	+ 42.9%	46	75	+ 63.0%
Median Sales Price*	\$345,000	\$427,211	+ 23.8%	\$392,325	\$399,990	+ 2.0%
Average Sales Price*	\$383,008	\$496,464	+ 29.6%	\$427,781	\$451,225	+ 5.5%
Percent of List Price Received*	99.2%	100.0%	+ 0.8%	100.5%	99.3%	- 1.2%
Inventory of Homes for Sale	575	525	- 8.7%	—	—	—
Months Supply of Inventory	3.6	3.9	+ 8.3%	—	—	—

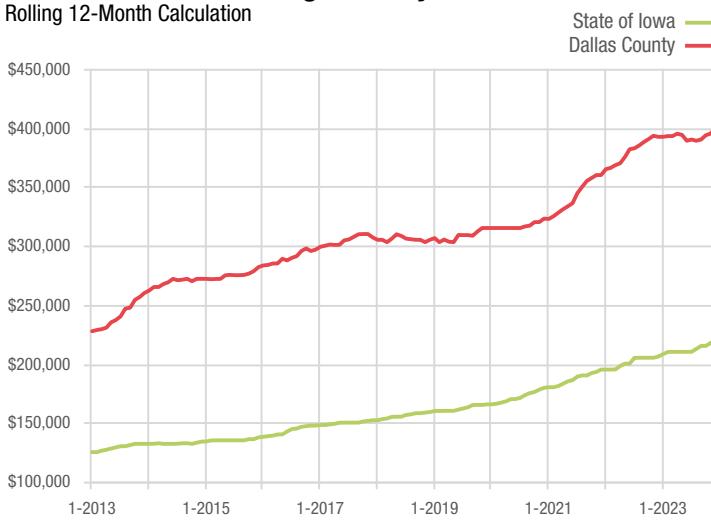
Townhouse-Condo

Key Metrics	December			Year to Date		
	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
New Listings	50	21	- 58.0%	767	649	- 15.4%
Pending Sales	31	35	+ 12.9%	711	574	- 19.3%
Closed Sales	41	35	- 14.6%	705	559	- 20.7%
Days on Market Until Sale	68	75	+ 10.3%	35	58	+ 65.7%
Median Sales Price*	\$260,000	\$264,990	+ 1.9%	\$245,000	\$268,000	+ 9.4%
Average Sales Price*	\$268,299	\$299,209	+ 11.5%	\$257,747	\$281,399	+ 9.2%
Percent of List Price Received*	99.3%	98.9%	- 0.4%	100.1%	99.5%	- 0.6%
Inventory of Homes for Sale	160	165	+ 3.1%	—	—	—
Months Supply of Inventory	2.7	3.4	+ 25.9%	—	—	—

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

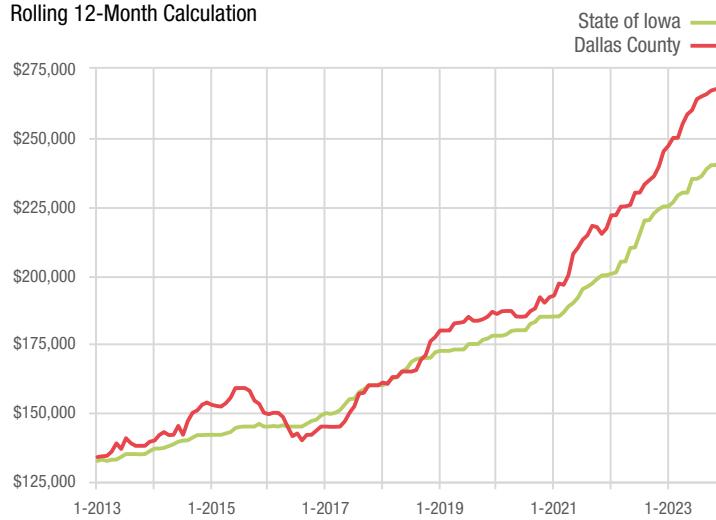
Median Sales Price - Single-Family Detached

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.