

# Local Market Update – January 2024

A Research Tool Provided by Iowa Association of REALTORS®



## Dallas County

Single-Family Detached	January			Year to Date		
	2023	2024	% Change	Thru 1-2023	Thru 1-2024	% Change
New Listings	133	143	+ 7.5%	133	143	+ 7.5%
Pending Sales	128	123	- 3.9%	128	123	- 3.9%
Closed Sales	64	77	+ 20.3%	64	77	+ 20.3%
Days on Market Until Sale	62	73	+ 17.7%	62	73	+ 17.7%
Median Sales Price*	\$386,945	\$396,000	+ 2.3%	\$386,945	\$396,000	+ 2.3%
Average Sales Price*	\$459,012	\$402,945	- 12.2%	\$459,012	\$402,945	- 12.2%
Percent of List Price Received*	98.4%	98.2%	- 0.2%	98.4%	98.2%	- 0.2%
Inventory of Homes for Sale	548	517	- 5.7%	—	—	—
Months Supply of Inventory	3.4	3.8	+ 11.8%	—	—	—

Townhouse-Condo	January			Year to Date		
	2023	2024	% Change	Thru 1-2023	Thru 1-2024	% Change
New Listings	37	58	+ 56.8%	37	58	+ 56.8%
Pending Sales	58	56	- 3.4%	58	56	- 3.4%
Closed Sales	22	25	+ 13.6%	22	25	+ 13.6%
Days on Market Until Sale	74	154	+ 108.1%	74	154	+ 108.1%
Median Sales Price*	\$269,995	\$254,990	- 5.6%	\$269,995	\$254,990	- 5.6%
Average Sales Price*	\$264,842	\$260,314	- 1.7%	\$264,842	\$260,314	- 1.7%
Percent of List Price Received*	98.5%	97.7%	- 0.8%	98.5%	97.7%	- 0.8%
Inventory of Homes for Sale	135	144	+ 6.7%	—	—	—
Months Supply of Inventory	2.2	3.0	+ 36.4%	—	—	—

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

