

Local Market Update – September 2024

A Research Tool Provided by Iowa Association of REALTORS®



Dallas County

Single-Family Detached

Key Metrics	September			Year to Date		
	2023	2024	% Change	Thru 9-2023	Thru 9-2024	% Change
New Listings	173	226	+ 30.6%	1,618	1,932	+ 19.4%
Pending Sales	118	136	+ 15.3%	1,335	1,399	+ 4.8%
Closed Sales	140	126	- 10.0%	1,224	1,289	+ 5.3%
Days on Market Until Sale	70	70	0.0%	75	76	+ 1.3%
Median Sales Price*	\$409,995	\$423,495	+ 3.3%	\$395,540	\$400,000	+ 1.1%
Average Sales Price*	\$466,550	\$495,309	+ 6.2%	\$441,855	\$458,620	+ 3.8%
Percent of List Price Received*	99.3%	99.1%	- 0.2%	99.4%	99.3%	- 0.1%
Inventory of Homes for Sale	547	744	+ 36.0%	—	—	—
Months Supply of Inventory	4.1	5.3	+ 29.3%	—	—	—

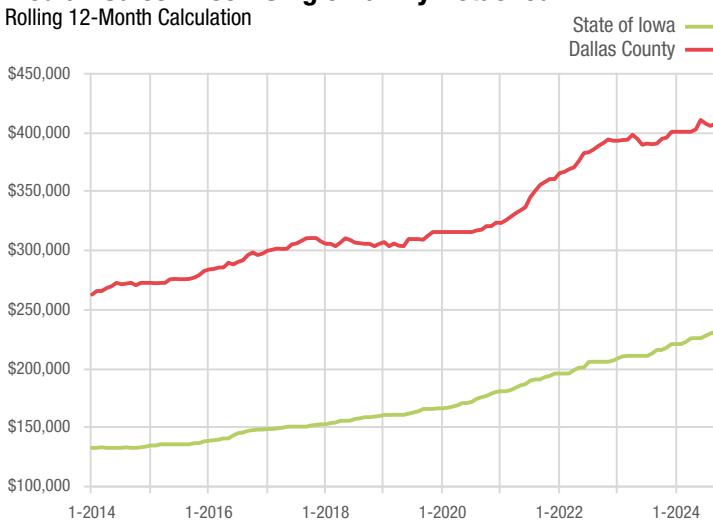
Townhouse-Condo

Key Metrics	September			Year to Date		
	2023	2024	% Change	Thru 9-2023	Thru 9-2024	% Change
New Listings	44	84	+ 90.9%	527	571	+ 8.3%
Pending Sales	48	45	- 6.3%	472	441	- 6.6%
Closed Sales	51	36	- 29.4%	439	417	- 5.0%
Days on Market Until Sale	54	111	+ 105.6%	56	86	+ 53.6%
Median Sales Price*	\$269,990	\$261,990	- 3.0%	\$269,013	\$259,990	- 3.4%
Average Sales Price*	\$287,655	\$279,795	- 2.7%	\$280,071	\$275,386	- 1.7%
Percent of List Price Received*	98.8%	99.0%	+ 0.2%	99.4%	98.6%	- 0.8%
Inventory of Homes for Sale	174	202	+ 16.1%	—	—	—
Months Supply of Inventory	3.6	4.5	+ 25.0%	—	—	—

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

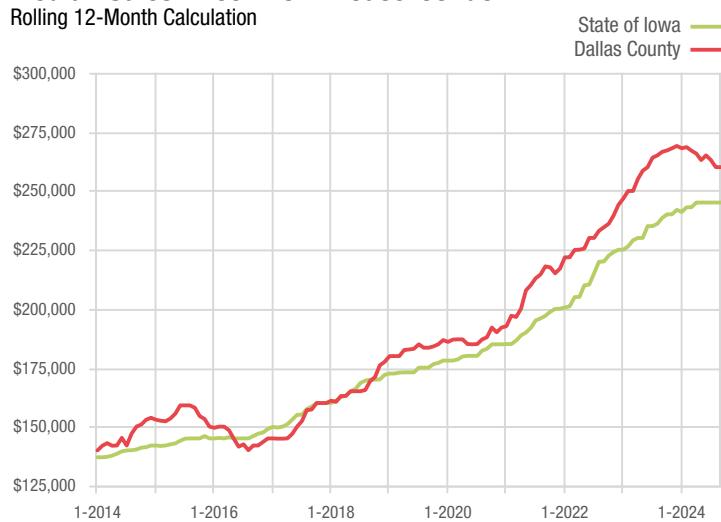
Median Sales Price - Single-Family Detached

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.