

# Local Market Update – November 2024

A Research Tool Provided by Iowa Association of REALTORS®

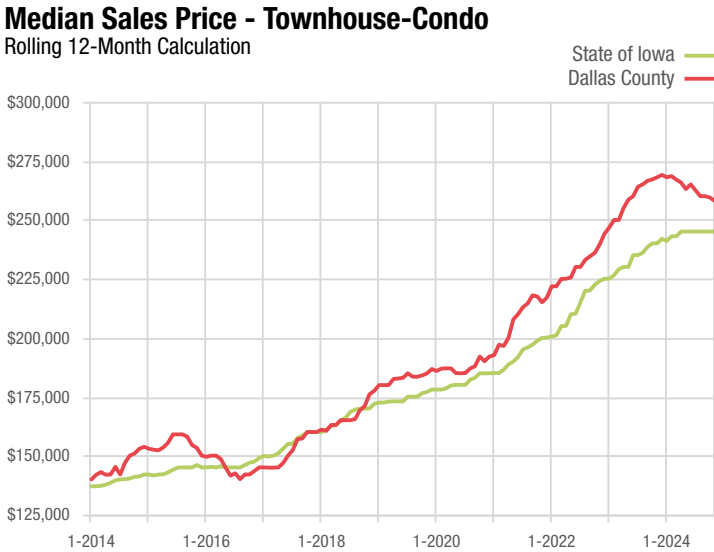
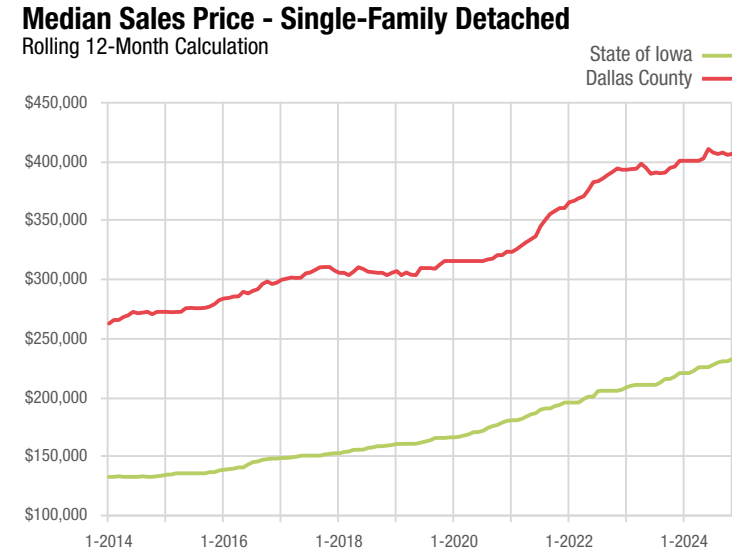


## Dallas County

Single-Family Detached	November			Year to Date		
Key Metrics	2023	2024	% Change	Thru 11-2023	Thru 11-2024	% Change
New Listings	139	147	+ 5.8%	1,903	2,272	+ 19.4%
Pending Sales	81	120	+ 48.1%	1,503	1,648	+ 9.6%
Closed Sales	92	136	+ 47.8%	1,459	1,563	+ 7.1%
Days on Market Until Sale	93	68	- 26.9%	76	74	- 2.6%
Median Sales Price*	\$409,603	\$414,900	+ 1.3%	\$399,900	\$405,000	+ 1.3%
Average Sales Price*	\$498,401	\$516,309	+ 3.6%	\$449,013	\$470,893	+ 4.9%
Percent of List Price Received*	98.8%	98.3%	- 0.5%	99.3%	99.2%	- 0.1%
Inventory of Homes for Sale	580	702	+ 21.0%	—	—	—
Months Supply of Inventory	4.4	4.8	+ 9.1%	—	—	—

Townhouse-Condo	November			Year to Date		
Key Metrics	2023	2024	% Change	Thru 11-2023	Thru 11-2024	% Change
New Listings	44	72	+ 63.6%	626	718	+ 14.7%
Pending Sales	28	35	+ 25.0%	538	531	- 1.3%
Closed Sales	48	50	+ 4.2%	530	528	- 0.4%
Days on Market Until Sale	49	61	+ 24.5%	57	82	+ 43.9%
Median Sales Price*	\$252,195	\$250,495	- 0.7%	\$269,000	\$257,245	- 4.4%
Average Sales Price*	\$280,430	\$261,369	- 6.8%	\$280,348	\$274,523	- 2.1%
Percent of List Price Received*	100.9%	98.5%	- 2.4%	99.5%	98.5%	- 1.0%
Inventory of Homes for Sale	189	236	+ 24.9%	—	—	—
Months Supply of Inventory	4.0	5.0	+ 25.0%	—	—	—

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



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.