Dallas County, IA

County · IA · Iowa

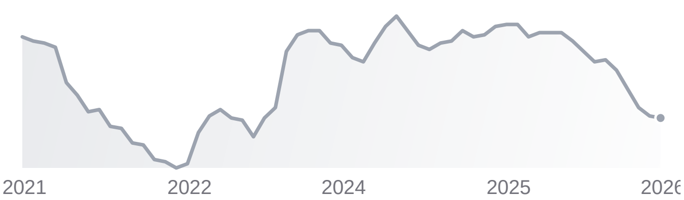
BUYER'S MARKET

$353K	-4.2%	2,382	$352K
MEDIAN SALE PRICE	1-YR CHANGE	SALES (12 MO)	MEDIAN VALUE (AVM)

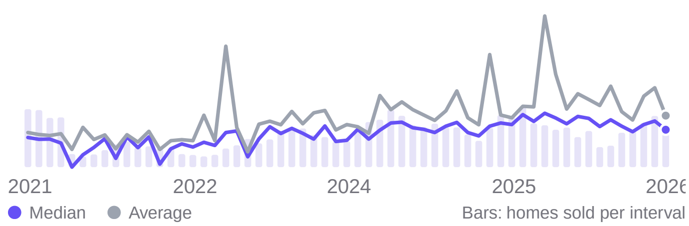
Market temperature — Buyer's market · 39 / 100

MARKET TRENDS (5 YEARS)

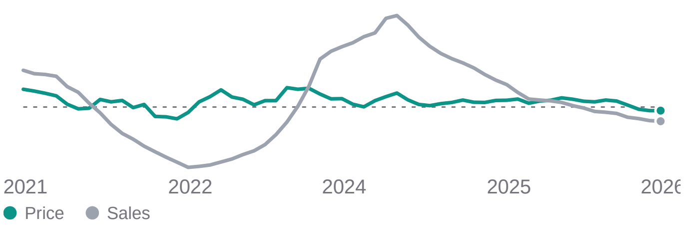
Market temperature (0–100) — 39 / 100



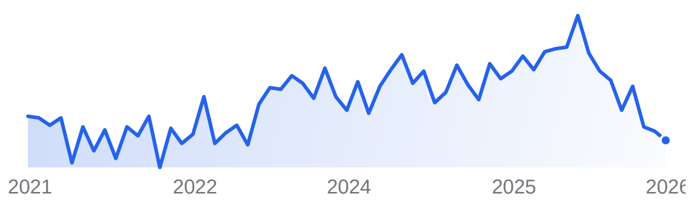
Sale prices — Median $339K · Average $383K



Growth (year over year) — Price -4.2% · Sales -16.4%

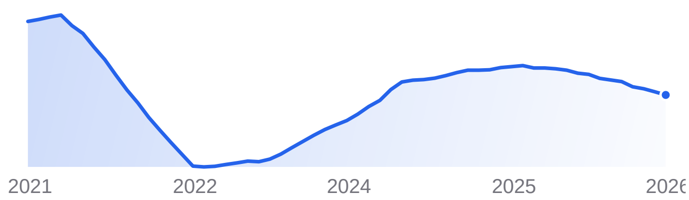


Price per square foot — $168/ft²



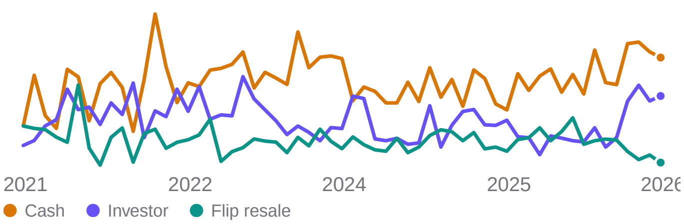
Sale premium vs estimated value — -0.1%

Annual turnover (share of homes sold) — 5.2%

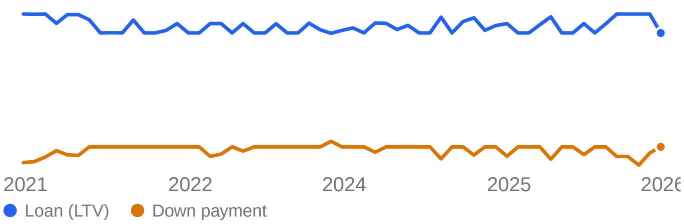


BUYERS & OUTCOMES

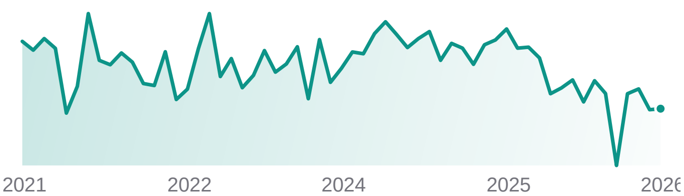
Buyer mix — Cash 24% · Investor 16% · Flip resale 2.6%



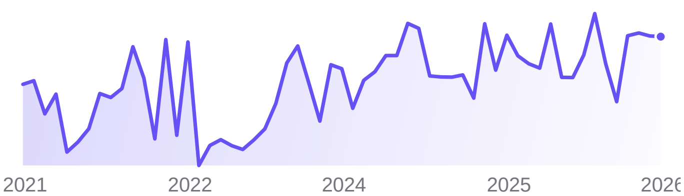
Financing (share of purchase price) — Loan (LTV) 80% · Down payment 20%



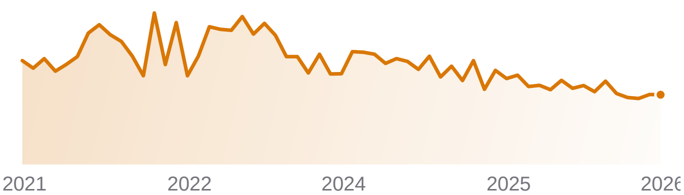
Sellers who sold at a gain — 85%



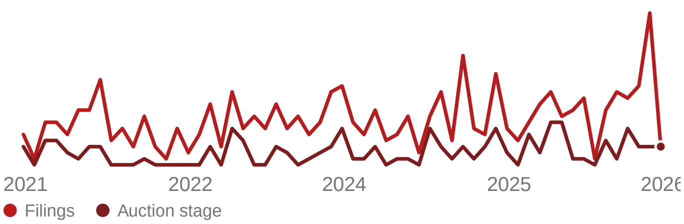
Typical hold before selling — 5.6 yrs



Median annualized return at resale — +3.7%



Preforeclosure filings — Filings 3 · Auction stage 3



HOUSING STOCK

Homes	**45,718**
Median value (AVM)	**$352K**
Median size	**1,595 ft²**
Median bedrooms	**3**
Median year built	**2008**
Single family	**68%**
Condos	**12%**

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	**40%**
Underwater (LTV 125% or more)	**3.8%**
Owner occupied	**76%**
Company owned	**29%**
Median loan-to-value	**59%**

Typical ownership tenure	**6.3 yrs**

COMMUNITY

Population	**116,354**
Density	**198 / mi²**
Median household income	**$102K**
Average household income	**$131K**
Crime index (US avg 100)	**105**
Air pollution index (US avg 100)	**103**
Earthquake index (US avg 100)	**14**
Homes occupied	**94%**
Bachelor's or higher	**35%**
Poverty rate	**5.3%**
Unemployment	**1.0%**
Average temp	**49°F**
Annual precip	**34 in**
Sunshine	**61%**

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.