

Local Market Update – July 2020

A Research Tool Provided by Iowa Association of REALTORS®



Sioux County

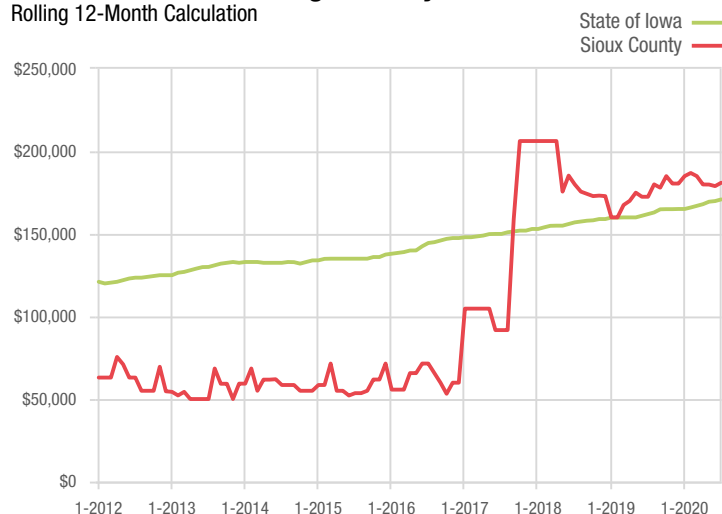
Single-Family Detached	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	27	32	+ 18.5%	182	188	+ 3.3%
Pending Sales	20	35	+ 75.0%	155	160	+ 3.2%
Closed Sales	21	33	+ 57.1%	145	127	- 12.4%
Days on Market Until Sale	95	64	- 32.6%	97	75	- 22.7%
Median Sales Price*	\$179,900	\$210,000	+ 16.7%	\$185,000	\$185,000	0.0%
Average Sales Price*	\$217,562	\$231,750	+ 6.5%	\$202,596	\$203,290	+ 0.3%
Percent of List Price Received*	94.8%	97.1%	+ 2.4%	96.1%	95.9%	- 0.2%
Inventory of Homes for Sale	74	60	- 18.9%	—	—	—
Months Supply of Inventory	3.8	2.9	- 23.7%	—	—	—

Townhouse-Condo	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	0	0	0.0%	15	13	- 13.3%
Pending Sales	1	3	+ 200.0%	11	14	+ 27.3%
Closed Sales	4	0	- 100.0%	11	10	- 9.1%
Days on Market Until Sale	193	—	—	123	66	- 46.3%
Median Sales Price*	\$257,450	—	—	\$249,900	\$172,500	- 31.0%
Average Sales Price*	\$241,225	—	—	\$240,900	\$181,800	- 24.5%
Percent of List Price Received*	97.7%	—	—	95.9%	95.5%	- 0.4%
Inventory of Homes for Sale	5	3	- 40.0%	—	—	—
Months Supply of Inventory	2.6	1.1	- 57.7%	—	—	—

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

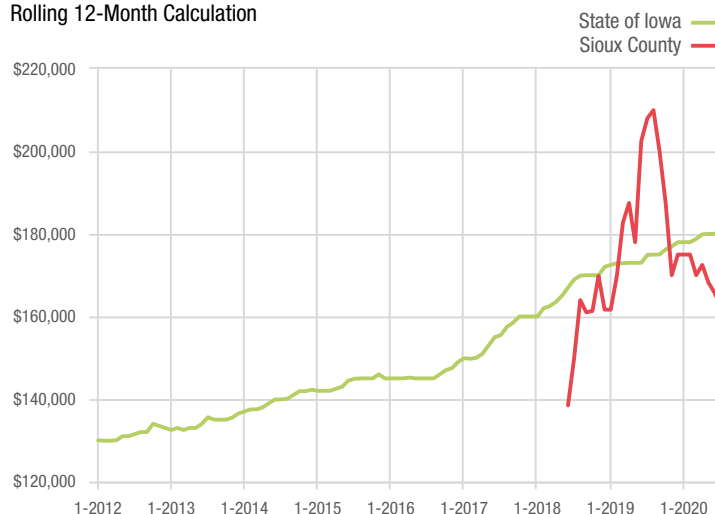
Median Sales Price - Single-Family Detached

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.