

Local Market Update – October 2020

A Research Tool Provided by Iowa Association of REALTORS®



Sioux County

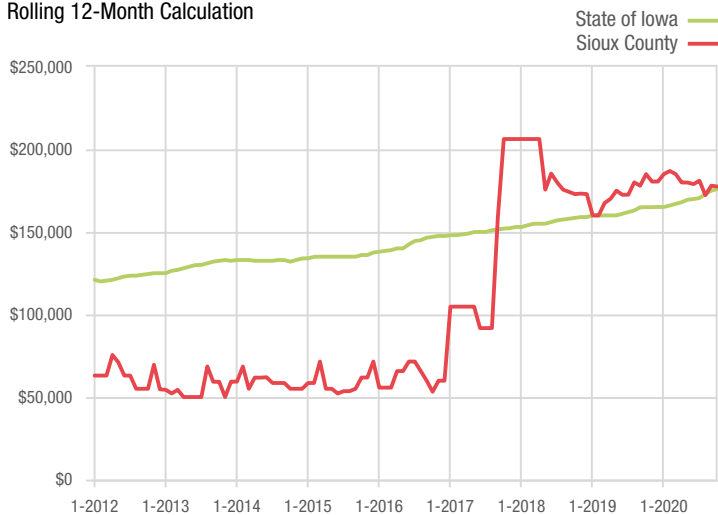
Single-Family Detached	October			Year to Date		
	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% Change
New Listings	19	29	+ 52.6%	247	278	+ 12.6%
Pending Sales	22	23	+ 4.5%	216	245	+ 13.4%
Closed Sales	31	28	- 9.7%	213	208	- 2.3%
Days on Market Until Sale	42	60	+ 42.9%	92	68	- 26.1%
Median Sales Price*	\$200,000	\$215,750	+ 7.9%	\$186,900	\$185,000	- 1.0%
Average Sales Price*	\$203,836	\$214,850	+ 5.4%	\$202,554	\$202,182	- 0.2%
Percent of List Price Received*	95.1%	97.6%	+ 2.6%	95.8%	96.5%	+ 0.7%
Inventory of Homes for Sale	67	44	- 34.3%	—	—	—
Months Supply of Inventory	3.4	2.0	- 41.2%	—	—	—

Townhouse-Condo	October			Year to Date		
	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% Change
New Listings	8	1	- 87.5%	26	16	- 38.5%
Pending Sales	3	1	- 66.7%	18	18	0.0%
Closed Sales	2	3	+ 50.0%	17	19	+ 11.8%
Days on Market Until Sale	115	52	- 54.8%	114	67	- 41.2%
Median Sales Price*	\$168,250	\$230,000	+ 36.7%	\$175,000	\$175,000	0.0%
Average Sales Price*	\$168,250	\$249,667	+ 48.4%	\$200,671	\$200,079	- 0.3%
Percent of List Price Received*	99.1%	97.7%	- 1.4%	95.5%	96.2%	+ 0.7%
Inventory of Homes for Sale	8	2	- 75.0%	—	—	—
Months Supply of Inventory	4.4	0.9	- 79.5%	—	—	—

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

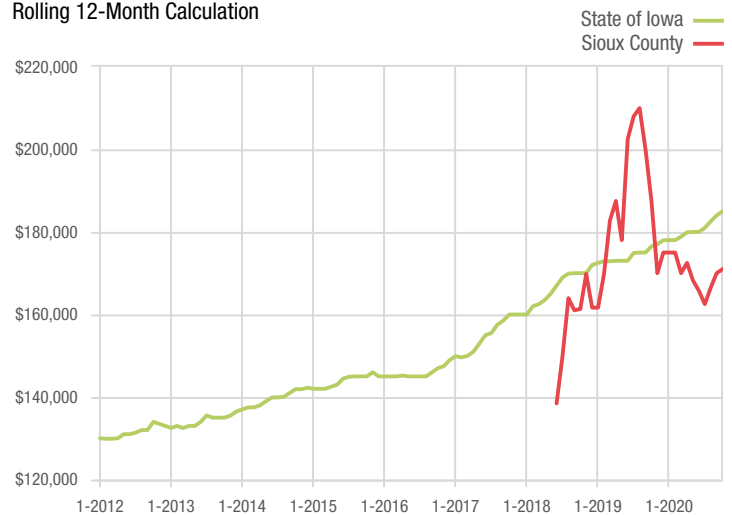
Median Sales Price - Single-Family Detached

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.