

# Local Market Update – May 2021

A Research Tool Provided by Iowa Association of REALTORS®



## Sioux County

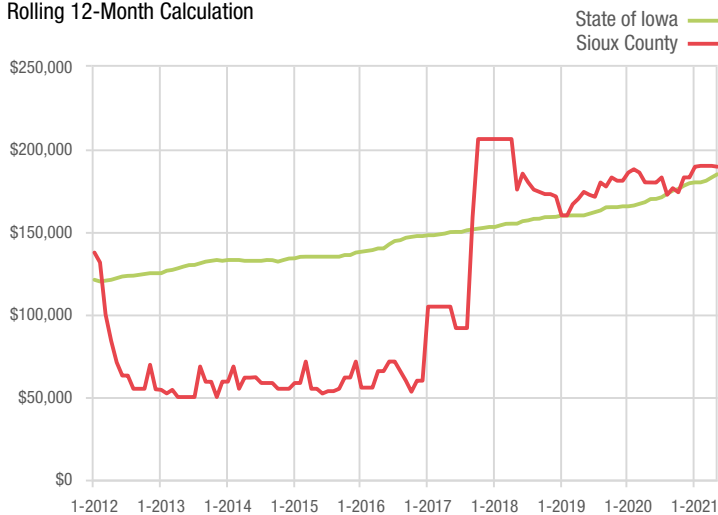
Single-Family Detached	May			Year to Date		
	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
<b>Key Metrics</b>						
New Listings	30	<b>26</b>	- 13.3%	126	<b>106</b>	- 15.9%
Pending Sales	22	<b>19</b>	- 13.6%	92	<b>111</b>	+ 20.7%
Closed Sales	25	<b>22</b>	- 12.0%	70	<b>105</b>	+ 50.0%
Days on Market Until Sale	53	<b>45</b>	- 15.1%	78	<b>57</b>	- 26.9%
Median Sales Price*	\$213,000	<b>\$189,500</b>	- 11.0%	\$166,500	<b>\$195,000</b>	+ 17.1%
Average Sales Price*	\$210,696	<b>\$207,892</b>	- 1.3%	\$196,231	<b>\$204,166</b>	+ 4.0%
Percent of List Price Received*	94.8%	<b>98.3%</b>	+ 3.7%	94.8%	<b>97.2%</b>	+ 2.5%
Inventory of Homes for Sale	76	<b>27</b>	- 64.5%	—	—	—
Months Supply of Inventory	3.9	<b>1.1</b>	- 71.8%	—	—	—

Townhouse-Condo	May			Year to Date		
	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
<b>Key Metrics</b>						
New Listings	3	<b>2</b>	- 33.3%	12	<b>9</b>	- 25.0%
Pending Sales	2	<b>2</b>	0.0%	10	<b>8</b>	- 20.0%
Closed Sales	2	<b>3</b>	+ 50.0%	7	<b>9</b>	+ 28.6%
Days on Market Until Sale	20	<b>146</b>	+ 630.0%	61	<b>83</b>	+ 36.1%
Median Sales Price*	\$165,000	<b>\$120,000</b>	- 27.3%	\$179,500	<b>\$139,000</b>	- 22.6%
Average Sales Price*	\$165,000	<b>\$132,333</b>	- 19.8%	\$198,357	<b>\$188,889</b>	- 4.8%
Percent of List Price Received*	95.0%	<b>96.2%</b>	+ 1.3%	96.5%	<b>96.7%</b>	+ 0.2%
Inventory of Homes for Sale	6	<b>3</b>	- 50.0%	—	—	—
Months Supply of Inventory	2.3	<b>2.1</b>	- 8.7%	—	—	—

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

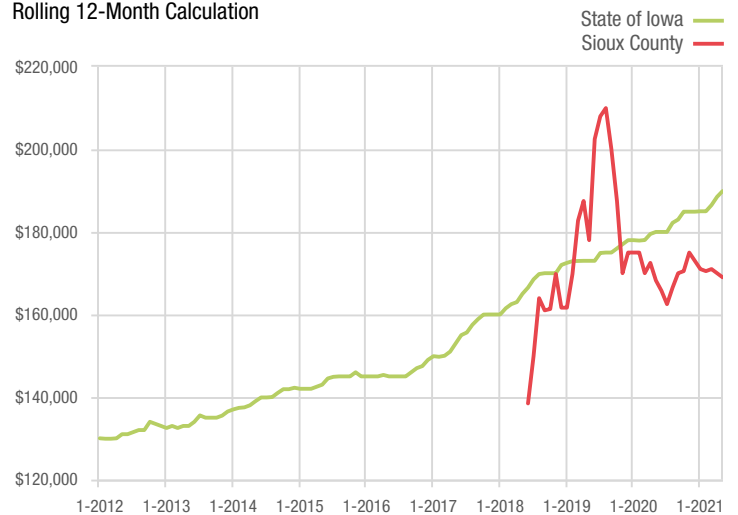
### Median Sales Price - Single-Family Detached

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.