

# Local Market Update – February 2023

A Research Tool Provided by Iowa Association of REALTORS®



## Sioux County

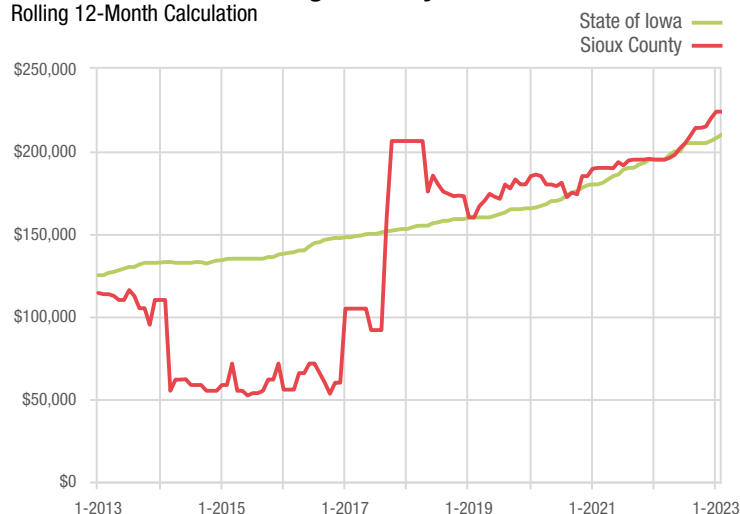
Single-Family Detached	February			Year to Date		
Key Metrics	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	18	15	- 16.7%	28	28	0.0%
Pending Sales	16	17	+ 6.3%	29	33	+ 13.8%
Closed Sales	9	11	+ 22.2%	31	18	- 41.9%
Days on Market Until Sale	33	82	+ 148.5%	31	62	+ 100.0%
Median Sales Price*	\$200,000	<b>\$216,000</b>	+ 8.0%	\$180,250	<b>\$208,000</b>	+ 15.4%
Average Sales Price*	\$197,900	<b>\$245,664</b>	+ 24.1%	\$184,471	<b>\$221,683</b>	+ 20.2%
Percent of List Price Received*	100.4%	<b>98.6%</b>	- 1.8%	99.3%	<b>97.4%</b>	- 1.9%
Inventory of Homes for Sale	19	23	+ 21.1%	—	—	—
Months Supply of Inventory	0.8	1.3	+ 62.5%	—	—	—

Townhouse-Condo	February			Year to Date		
Key Metrics	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	3	3	0.0%	5	4	- 20.0%
Pending Sales	3	0	- 100.0%	7	1	- 85.7%
Closed Sales	4	1	- 75.0%	6	1	- 83.3%
Days on Market Until Sale	16	11	- 31.3%	41	11	- 73.2%
Median Sales Price*	\$211,450	<b>\$232,000</b>	+ 9.7%	\$147,500	<b>\$232,000</b>	+ 57.3%
Average Sales Price*	\$211,200	<b>\$232,000</b>	+ 9.8%	\$181,383	<b>\$232,000</b>	+ 27.9%
Percent of List Price Received*	100.6%	<b>100.0%</b>	- 0.6%	99.8%	<b>100.0%</b>	+ 0.2%
Inventory of Homes for Sale	1	6	+ 500.0%	—	—	—
Months Supply of Inventory	0.5	4.3	+ 760.0%	—	—	—

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

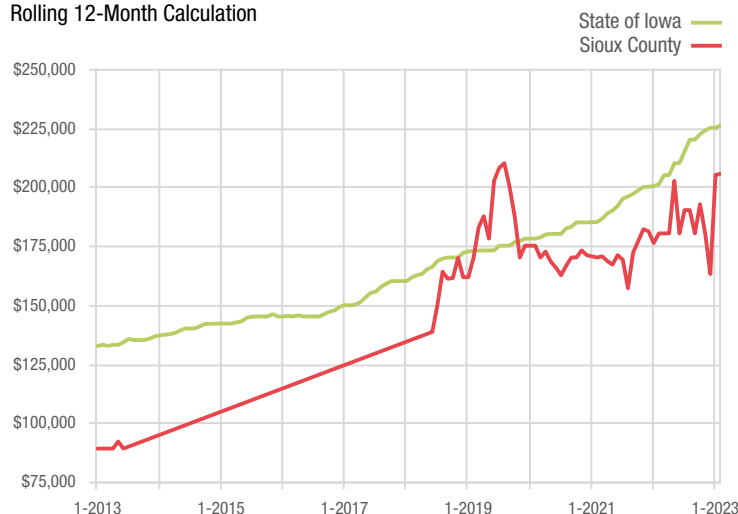
### Median Sales Price - Single-Family Detached

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.