

Local Market Update – March 2023

A Research Tool Provided by Iowa Association of REALTORS®



Sioux County

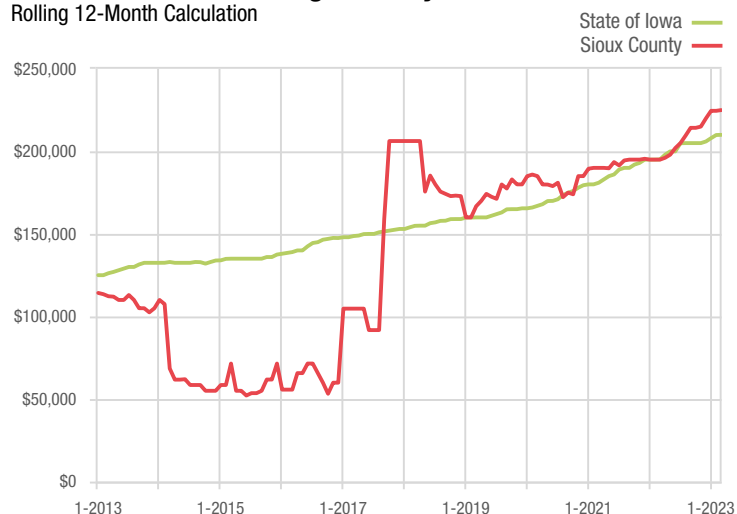
Single-Family Detached	March			Year to Date		
Key Metrics	2022	2023	% Change	Thru 3-2022	Thru 3-2023	% Change
New Listings	27	17	- 37.0%	55	45	- 18.2%
Pending Sales	24	15	- 37.5%	53	48	- 9.4%
Closed Sales	9	16	+ 77.8%	40	34	- 15.0%
Days on Market Until Sale	81	53	- 34.6%	42	58	+ 38.1%
Median Sales Price*	\$197,250	\$231,000	+ 17.1%	\$190,000	\$213,000	+ 12.1%
Average Sales Price*	\$210,472	\$249,531	+ 18.6%	\$190,321	\$234,788	+ 23.4%
Percent of List Price Received*	98.2%	99.4%	+ 1.2%	99.1%	98.3%	- 0.8%
Inventory of Homes for Sale	21	22	+ 4.8%	—	—	—
Months Supply of Inventory	0.9	1.3	+ 44.4%	—	—	—

Townhouse-Condo	March			Year to Date		
Key Metrics	2022	2023	% Change	Thru 3-2022	Thru 3-2023	% Change
New Listings	3	8	+ 166.7%	8	12	+ 50.0%
Pending Sales	2	1	- 50.0%	9	2	- 77.8%
Closed Sales	3	0	- 100.0%	9	1	- 88.9%
Days on Market Until Sale	6	—	—	29	11	- 62.1%
Median Sales Price*	\$210,000	—	—	\$163,000	\$232,000	+ 42.3%
Average Sales Price*	\$216,833	—	—	\$193,200	\$232,000	+ 20.1%
Percent of List Price Received*	103.8%	—	—	101.2%	100.0%	- 1.2%
Inventory of Homes for Sale	2	13	+ 550.0%	—	—	—
Months Supply of Inventory	0.9	10.0	+ 1,011.1%	—	—	—

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

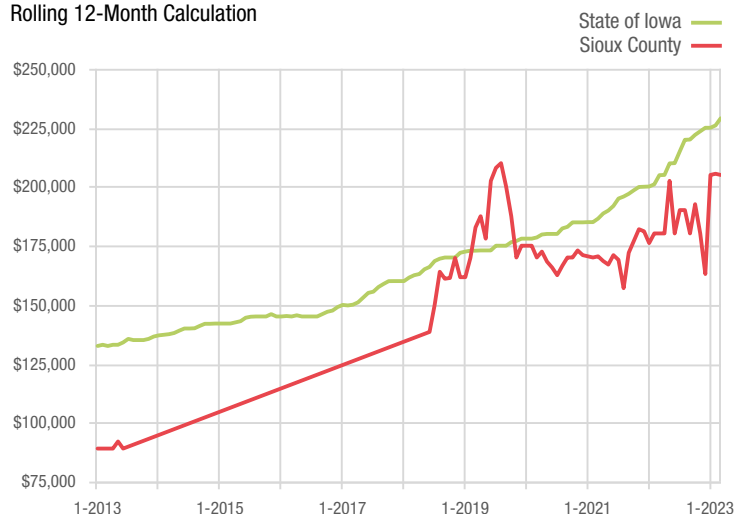
Median Sales Price - Single-Family Detached

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.