

Local Market Update – April 2023

A Research Tool Provided by Iowa Association of REALTORS®



Sioux County

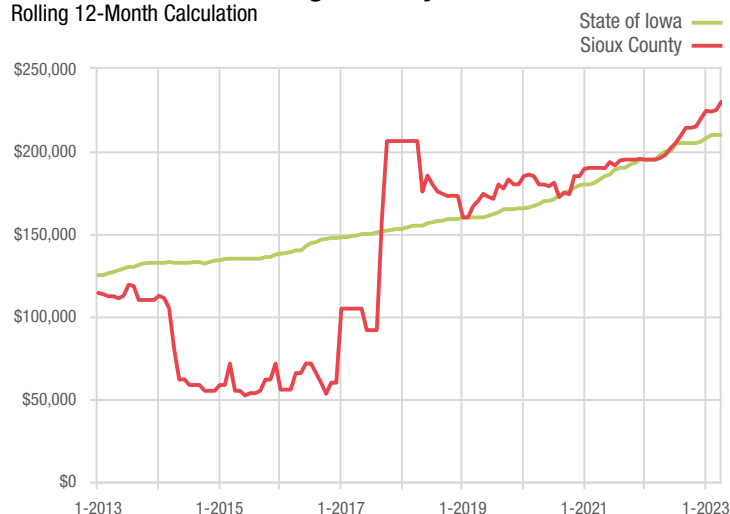
Single-Family Detached	April			Year to Date		
Key Metrics	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	15	22	+ 46.7%	70	67	- 4.3%
Pending Sales	20	15	- 25.0%	73	61	- 16.4%
Closed Sales	23	8	- 65.2%	63	43	- 31.7%
Days on Market Until Sale	40	37	- 7.5%	42	54	+ 28.6%
Median Sales Price*	\$205,000	\$210,500	+ 2.7%	\$197,250	\$210,000	+ 6.5%
Average Sales Price*	\$233,852	\$250,333	+ 7.0%	\$206,214	\$236,020	+ 14.5%
Percent of List Price Received*	97.4%	102.1%	+ 4.8%	98.5%	98.8%	+ 0.3%
Inventory of Homes for Sale	16	29	+ 81.3%	—	—	—
Months Supply of Inventory	0.7	1.8	+ 157.1%	—	—	—

Townhouse-Condo	April			Year to Date		
Key Metrics	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	0	4	—	8	16	+ 100.0%
Pending Sales	2	0	- 100.0%	11	2	- 81.8%
Closed Sales	0	1	—	9	3	- 66.7%
Days on Market Until Sale	—	25	—	29	16	- 44.8%
Median Sales Price*	—	\$145,900	—	\$163,000	\$232,000	+ 42.3%
Average Sales Price*	—	\$145,900	—	\$193,200	\$221,967	+ 14.9%
Percent of List Price Received*	—	100.0%	—	101.2%	98.1%	- 3.1%
Inventory of Homes for Sale	0	17	—	—	—	—
Months Supply of Inventory	—	13.9	—	—	—	—

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

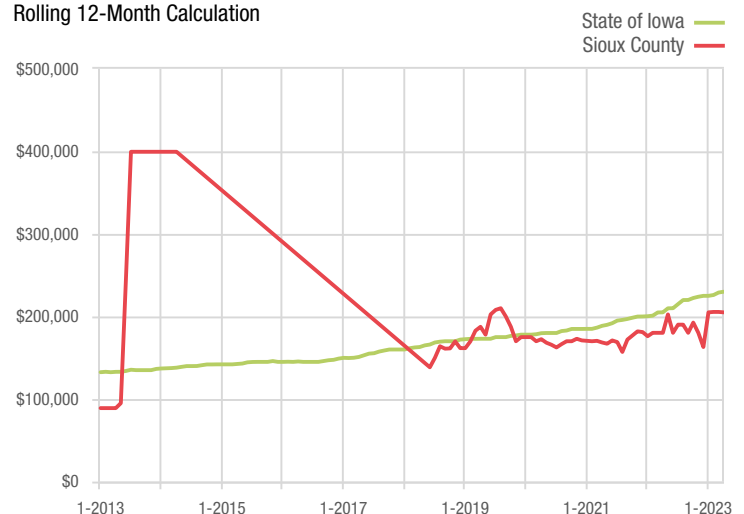
Median Sales Price - Single-Family Detached

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.