

Local Market Update – December 2023

A Research Tool Provided by Iowa Association of REALTORS®



Sioux County

Single-Family Detached

Key Metrics	December			Year to Date		
	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
New Listings	4	6	+ 50.0%	231	237	+ 2.6%
Pending Sales	4	9	+ 125.0%	210	209	- 0.5%
Closed Sales	17	14	- 17.6%	222	193	- 13.1%
Days on Market Until Sale	62	35	- 43.5%	34	34	0.0%
Median Sales Price*	\$230,000	\$195,000	- 15.2%	\$220,000	\$245,000	+ 11.4%
Average Sales Price*	\$254,676	\$222,696	- 12.6%	\$240,092	\$265,882	+ 10.7%
Percent of List Price Received*	93.6%	97.2%	+ 3.8%	97.8%	99.3%	+ 1.5%
Inventory of Homes for Sale	30	35	+ 16.7%	—	—	—
Months Supply of Inventory	1.7	2.0	+ 17.6%	—	—	—

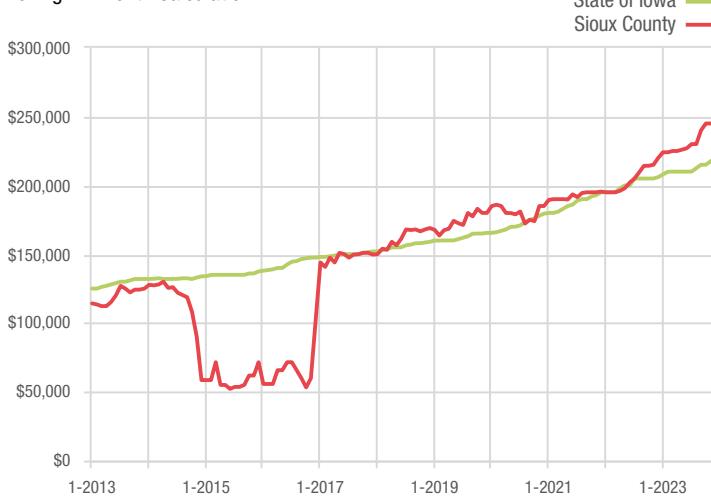
Townhouse-Condo

Key Metrics	December			Year to Date		
	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
New Listings	1	4	+ 300.0%	25	42	+ 68.0%
Pending Sales	1	1	0.0%	21	25	+ 19.0%
Closed Sales	1	0	- 100.0%	22	23	+ 4.5%
Days on Market Until Sale	9	—	—	36	35	- 2.8%
Median Sales Price*	\$80,000	—	—	\$161,000	\$215,000	+ 33.5%
Average Sales Price*	\$80,000	—	—	\$197,055	\$228,887	+ 16.2%
Percent of List Price Received*	94.2%	—	—	99.8%	98.4%	- 1.4%
Inventory of Homes for Sale	4	16	+ 300.0%	—	—	—
Months Supply of Inventory	2.1	6.4	+ 204.8%	—	—	—

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

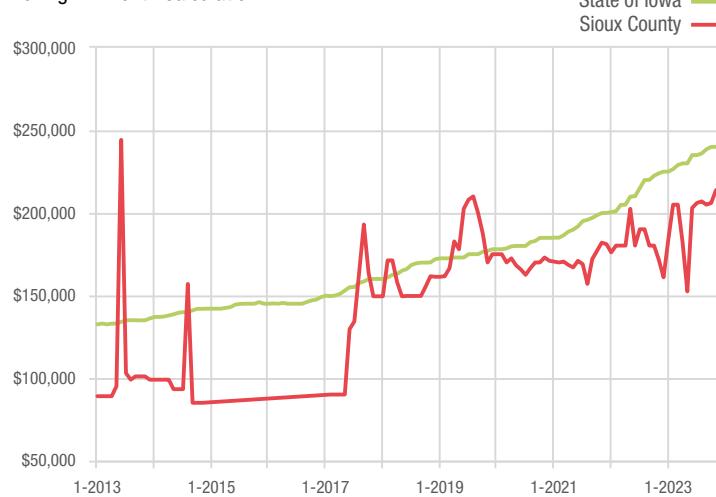
Median Sales Price - Single-Family Detached

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.