

Local Market Update – September 2024

A Research Tool Provided by Iowa Association of REALTORS®



Sioux County

Single-Family Detached

Key Metrics	September			Year to Date		
	2023	2024	% Change	Thru 9-2023	Thru 9-2024	% Change
New Listings	23	24	+ 4.3%	184	189	+ 2.7%
Pending Sales	19	20	+ 5.3%	159	161	+ 1.3%
Closed Sales	13	14	+ 7.7%	144	149	+ 3.5%
Days on Market Until Sale	40	26	- 35.0%	38	41	+ 7.9%
Median Sales Price*	\$240,000	\$283,250	+ 18.0%	\$242,750	\$256,500	+ 5.7%
Average Sales Price*	\$263,608	\$268,786	+ 2.0%	\$260,998	\$277,808	+ 6.4%
Percent of List Price Received*	97.5%	99.5%	+ 2.1%	99.3%	97.8%	- 1.5%
Inventory of Homes for Sale	36	42	+ 16.7%	—	—	—
Months Supply of Inventory	2.2	2.4	+ 9.1%	—	—	—

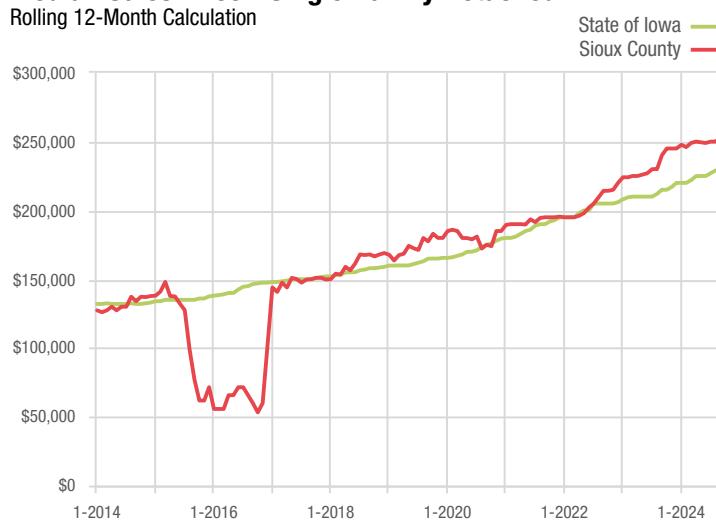
Townhouse-Condo

Key Metrics	September			Year to Date		
	2023	2024	% Change	Thru 9-2023	Thru 9-2024	% Change
New Listings	4	3	- 25.0%	35	24	- 31.4%
Pending Sales	4	1	- 75.0%	20	23	+ 15.0%
Closed Sales	7	3	- 57.1%	18	23	+ 27.8%
Days on Market Until Sale	55	4	- 92.7%	33	89	+ 169.7%
Median Sales Price*	\$200,000	\$225,000	+ 12.5%	\$208,750	\$294,000	+ 40.8%
Average Sales Price*	\$266,214	\$269,000	+ 1.0%	\$229,606	\$297,394	+ 29.5%
Percent of List Price Received*	98.2%	100.5%	+ 2.3%	99.0%	99.4%	+ 0.4%
Inventory of Homes for Sale	14	14	0.0%	—	—	—
Months Supply of Inventory	5.5	5.2	- 5.5%	—	—	—

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

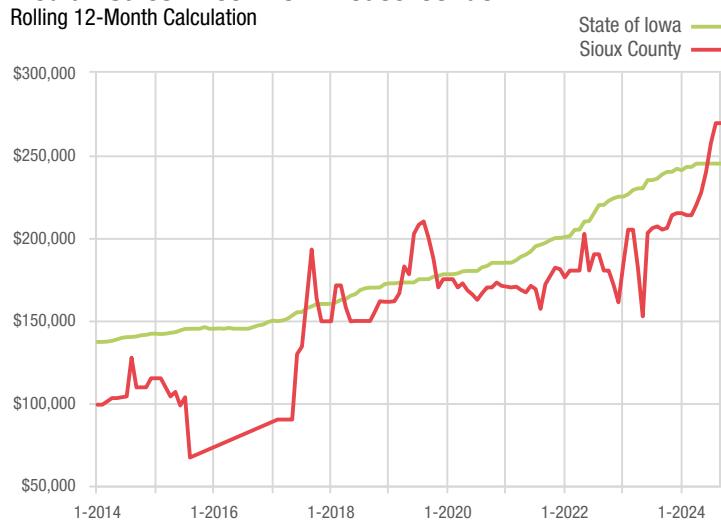
Median Sales Price - Single-Family Detached

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.