

Local Market Update – October 2024

A Research Tool Provided by Iowa Association of REALTORS®



Sioux County

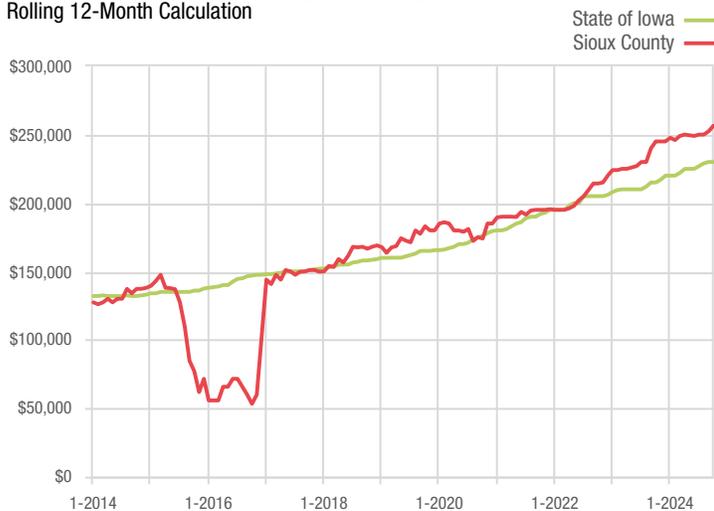
Single-Family Detached	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
New Listings	33	14	- 57.6%	217	203	- 6.5%
Pending Sales	17	13	- 23.5%	176	174	- 1.1%
Closed Sales	18	20	+ 11.1%	162	169	+ 4.3%
Days on Market Until Sale	24	36	+ 50.0%	36	40	+ 11.1%
Median Sales Price*	\$247,500	\$290,000	+ 17.2%	\$245,000	\$262,613	+ 7.2%
Average Sales Price*	\$313,861	\$311,575	- 0.7%	\$266,945	\$281,828	+ 5.6%
Percent of List Price Received*	99.4%	98.1%	- 1.3%	99.3%	97.9%	- 1.4%
Inventory of Homes for Sale	47	35	- 25.5%	—	—	—
Months Supply of Inventory	2.9	2.0	- 31.0%	—	—	—

Townhouse-Condo	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
New Listings	1	2	+ 100.0%	36	26	- 27.8%
Pending Sales	3	2	- 33.3%	23	25	+ 8.7%
Closed Sales	1	1	0.0%	19	24	+ 26.3%
Days on Market Until Sale	47	12	- 74.5%	34	85	+ 150.0%
Median Sales Price*	\$248,500	\$292,500	+ 17.7%	\$212,500	\$293,250	+ 38.0%
Average Sales Price*	\$248,500	\$292,500	+ 17.7%	\$230,600	\$297,190	+ 28.9%
Percent of List Price Received*	96.1%	101.2%	+ 5.3%	98.8%	99.5%	+ 0.7%
Inventory of Homes for Sale	12	14	+ 16.7%	—	—	—
Months Supply of Inventory	4.6	5.4	+ 17.4%	—	—	—

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

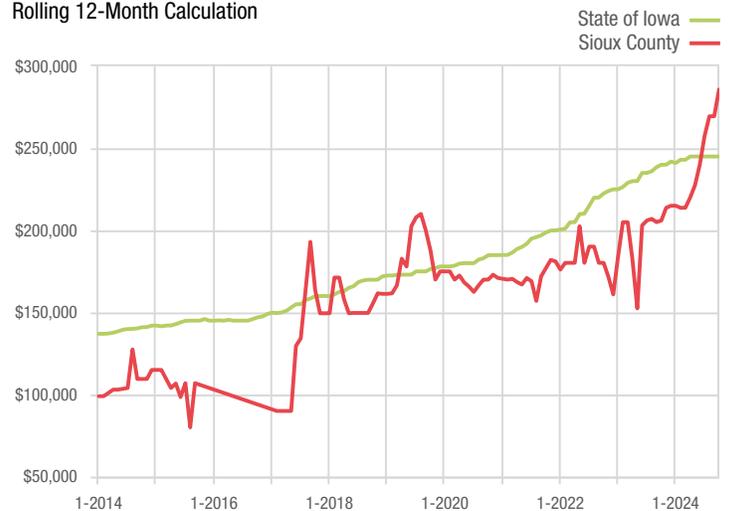
Median Sales Price - Single-Family Detached

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.