

# Housing Supply Overview



## April 2025

U.S. new-home sales jumped 7.4% month-over-month and 6.0% year-over-year to a seasonally adjusted annual rate of 724,000 units, according to the U.S. Census Bureau. The median sales price for new homes decreased 1.9% from the previous month to \$403,600, down 7.5% from one year earlier. There were 503,000 new homes available for sale heading into April, for an 8.3-month supply at the current sales pace. For the 12-month period spanning May 2024 through April 2025, Pending Sales in the Sioux Falls region were up 9.6 percent overall. The price range with the largest gain in sales was the \$1M and Above range, where they increased 36.1 percent.

The overall Median Sales Price was up 3.3 percent to \$320,250. The construction type with the largest price gain was the Previously Owned segment, where prices increased 4.0 percent to \$312,000. The price range that tended to sell the quickest was the \$150K to \$200K range at 75 days; the price range that tended to sell the slowest was the \$900K to \$1M range at 127 days.

Market-wide, inventory levels were down 7.7 percent. The construction type that lost the least inventory was the Previously Owned segment, where it decreased 1.4 percent. That amounts to 4.2 months supply for Single-Family homes and 5.9 months supply for Condos.

## Quick Facts

<b>+ 36.1%</b>	<b>+ 11.8%</b>	<b>+ 10.9%</b>
Price Range With the Strongest Sales: <b>\$1,000,001 and Above</b>	Construction Status With Strongest Sales: <b>New Construction</b>	Property Type With Strongest Sales: <b>Condo-Townhouse Attached</b>

Pending Sales	<b>2</b>
Days on Market Until Sale	<b>3</b>
Median Sales Price	<b>4</b>
Percent of Original List Price Received	<b>5</b>
Inventory of Homes for Sale	<b>6</b>
Months Supply of Inventory	<b>7</b>

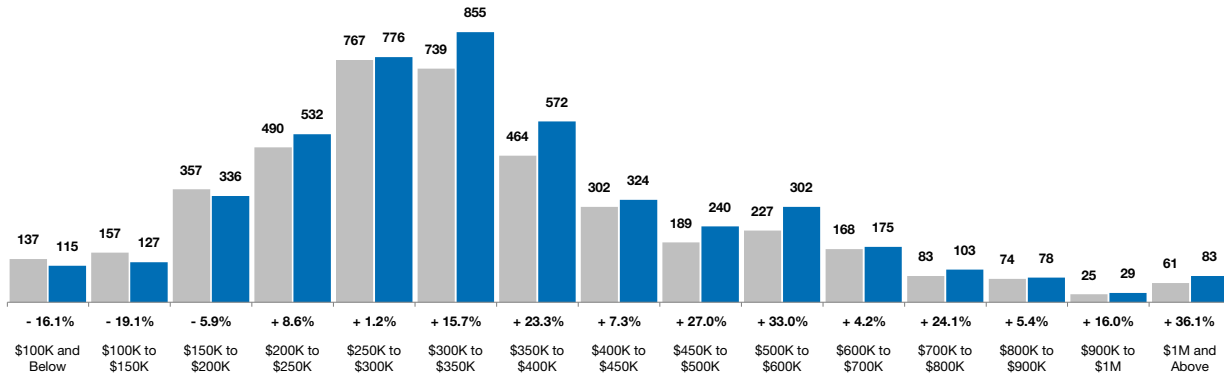


# Pending Sales

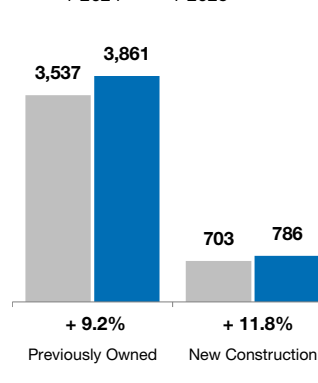
A count of properties on which offers have been accepted. Based on a rolling 12-month total.



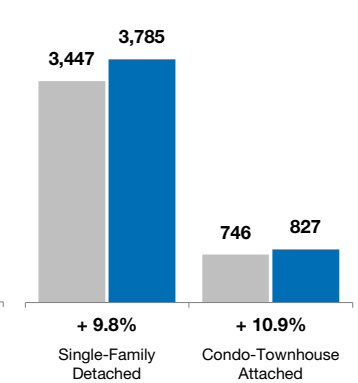
**By Price Range** ■ 4-2024 ■ 4-2025



**By Construction Status** ■ 4-2024 ■ 4-2025



**By Property Type** ■ 4-2024 ■ 4-2025



## All Properties

By Price Range	4-2024	4-2025	Change
\$100,000 and Below	137	115	-16.1%
\$100,001 to \$150,000	157	127	-19.1%
\$150,001 to \$200,000	357	336	-5.9%
\$200,001 to \$250,000	490	532	+8.6%
\$250,001 to \$300,000	767	776	+1.2%
\$300,001 to \$350,000	739	855	+15.7%
\$350,001 to \$400,000	464	572	+23.3%
\$400,001 to \$450,000	302	324	+7.3%
\$450,001 to \$500,000	189	240	+27.0%
\$500,001 to \$600,000	227	302	+33.0%
\$600,001 to \$700,000	168	175	+4.2%
\$700,001 to \$800,000	83	103	+24.1%
\$800,001 to \$900,000	74	78	+5.4%
\$900,001 to \$1,000,000	25	29	+16.0%
\$1,000,001 and Above	61	83	+36.1%
<b>All Price Ranges</b>	<b>4,240</b>	<b>4,647</b>	<b>+9.6%</b>

## Single-Family Detached

4-2024	4-2025	Change	4-2024	4-2025	Change
97	86	-11.3%	3	4	+33.3%
128	103	-19.5%	22	16	-27.3%
312	281	-9.9%	44	53	+20.5%
365	410	+12.3%	124	122	-1.6%
514	509	-1.0%	253	267	+5.5%
582	651	+11.9%	157	204	+29.9%
410	504	+22.9%	54	68	+25.9%
272	298	+9.6%	29	26	-10.3%
164	219	+33.5%	25	21	-16.0%
204	275	+34.8%	23	27	+17.4%
164	168	+2.4%	4	7	+75.0%
79	96	+21.5%	4	7	+75.0%
73	75	+2.7%	1	3	+200.0%
24	28	+16.7%	1	1	0.0%
59	82	+39.0%	2	1	-50.0%
<b>3,447</b>	<b>3,785</b>	<b>+9.8%</b>	<b>746</b>	<b>827</b>	<b>+10.9%</b>

## Condo-Townhouse Attached

By Construction Status	4-2024	4-2025	Change
Previously Owned	3,537	3,861	+9.2%
New Construction	703	786	+11.8%
<b>All Construction Statuses</b>	<b>4,240</b>	<b>4,647</b>	<b>+9.6%</b>

4-2024	4-2025	Change	4-2024	4-2025	Change
3,021	3,277	+8.5%	469	549	+17.1%
426	508	+19.2%	277	278	+0.4%
<b>3,447</b>	<b>3,785</b>	<b>+9.8%</b>	<b>746</b>	<b>827</b>	<b>+10.9%</b>

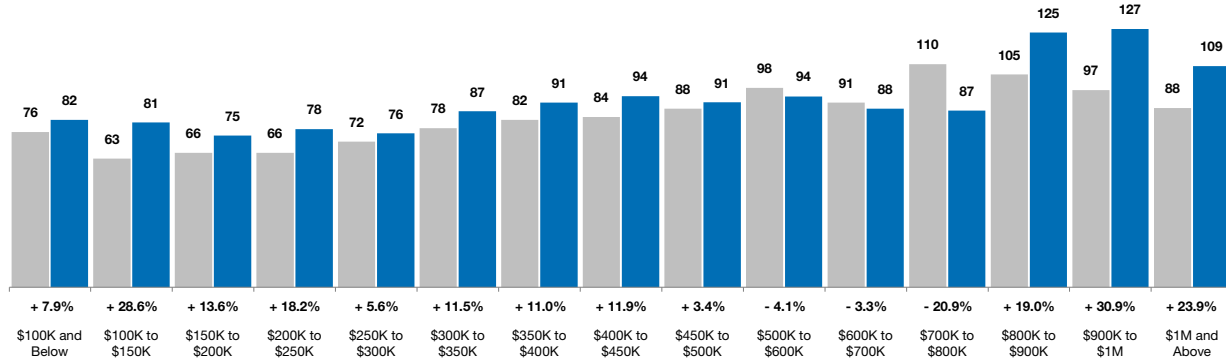
# Days on Market Until Sale

Average number of days between when a property is first listed and when an offer is accepted. **Based on a rolling 12-month average.**



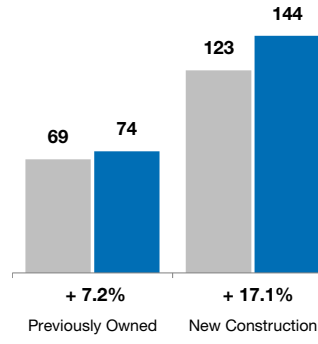
## By Price Range

■ 4-2024 ■ 4-2025



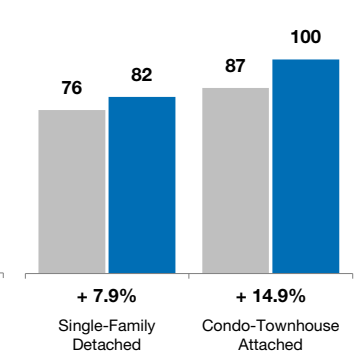
## By Construction Status

■ 4-2024 ■ 4-2025



## By Property Type

■ 4-2024 ■ 4-2025



## All Properties

By Price Range	4-2024	4-2025	Change
\$100,000 and Below	76	82	+ 7.9%
\$100,001 to \$150,000	63	81	+ 28.6%
\$150,001 to \$200,000	66	75	+ 13.6%
\$200,001 to \$250,000	66	78	+ 18.2%
\$250,001 to \$300,000	72	76	+ 5.6%
\$300,001 to \$350,000	78	87	+ 11.5%
\$350,001 to \$400,000	82	91	+ 11.0%
\$400,001 to \$450,000	84	94	+ 11.9%
\$450,001 to \$500,000	88	91	+ 3.4%
\$500,001 to \$600,000	98	94	- 4.1%
\$600,001 to \$700,000	91	88	- 3.3%
\$700,001 to \$800,000	110	87	- 20.9%
\$800,001 to \$900,000	105	125	+ 19.0%
\$900,001 to \$1,000,000	97	127	+ 30.9%
\$1,000,001 and Above	88	109	+ 23.9%
<b>All Price Ranges</b>	<b>78</b>	<b>85</b>	<b>+ 9.0%</b>

## Single-Family Detached

4-2024	4-2025	Change
78	84	+ 7.7%
65	79	+ 21.5%
67	73	+ 9.0%
62	70	+ 12.9%
64	70	+ 9.4%
72	78	+ 8.3%
81	88	+ 8.6%
85	92	+ 8.2%
87	91	+ 4.6%
99	94	- 5.1%
91	87	- 4.4%
111	82	- 26.1%
105	124	+ 18.1%
98	127	+ 29.6%
87	109	+ 25.3%
<b>76</b>	<b>82</b>	<b>+ 7.9%</b>

## Condo-Townhouse Attached

4-2024	4-2025	Change
132	75	- 43.2%
49	90	+ 83.7%
60	84	+ 40.0%
78	103	+ 32.1%
87	87	0.0%
105	115	+ 9.5%
94	110	+ 17.0%
77	120	+ 55.8%
97	88	- 9.3%
92	95	+ 3.3%
93	107	+ 15.1%
84	155	+ 84.5%
61	146	+ 139.3%
69	--	0.0%
109	--	0.0%
<b>87</b>	<b>100</b>	<b>+ 14.9%</b>

## By Construction Status

4-2024	4-2025	Change
69	74	+ 7.2%
123	144	+ 17.1%
<b>78</b>	<b>85</b>	<b>+ 9.0%</b>

4-2024	4-2025	Change
70	74	+ 5.7%
123	141	+ 14.6%
<b>76</b>	<b>82</b>	<b>+ 7.9%</b>

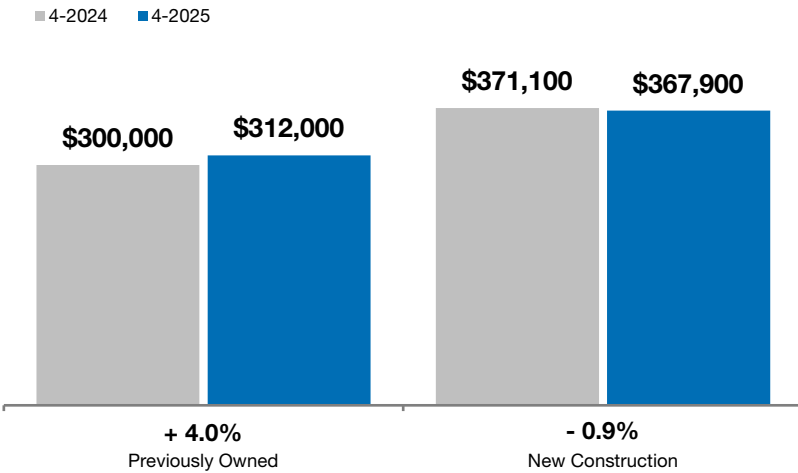
4-2024	4-2025	Change
65	76	+ 16.9%
124	150	+ 21.0%
<b>87</b>	<b>100</b>	<b>+ 14.9%</b>

# Median Sales Price

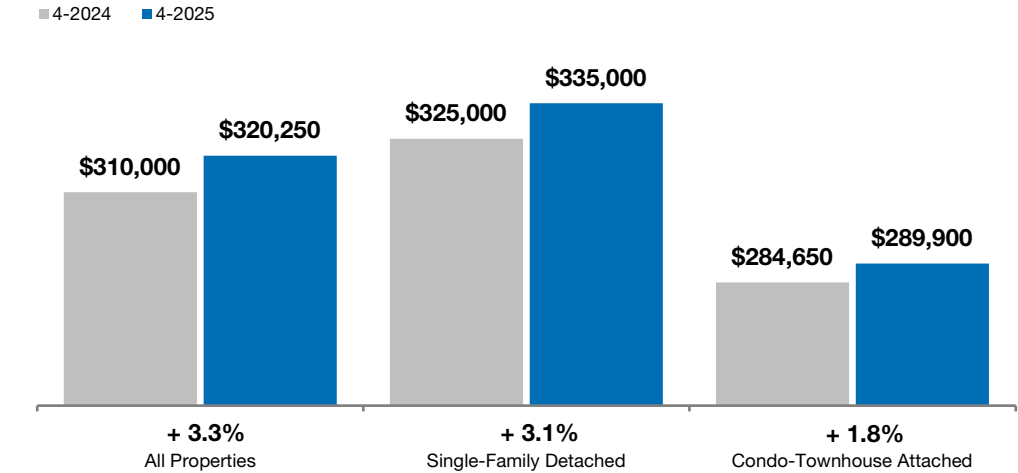
Median price point for all closed sales, not accounting for seller concessions. **Based on a rolling 12-month median.**



## By Construction Status



## By Property Type



### All Properties

By Construction Status	4-2024	4-2025	Change
Previously Owned	\$300,000	\$312,000	+ 4.0%
New Construction	\$371,100	\$367,900	- 0.9%
<b>All Construction Statuses</b>	<b>\$310,000</b>	<b>\$320,250</b>	<b>+ 3.3%</b>

### Single-Family Detached

4-2024	4-2025	Change
\$310,000	\$320,000	+ 3.2%
\$434,850	\$413,800	- 4.8%
<b>\$325,000</b>	<b>\$335,000</b>	<b>+ 3.1%</b>

### Condo-Townhouse Attached

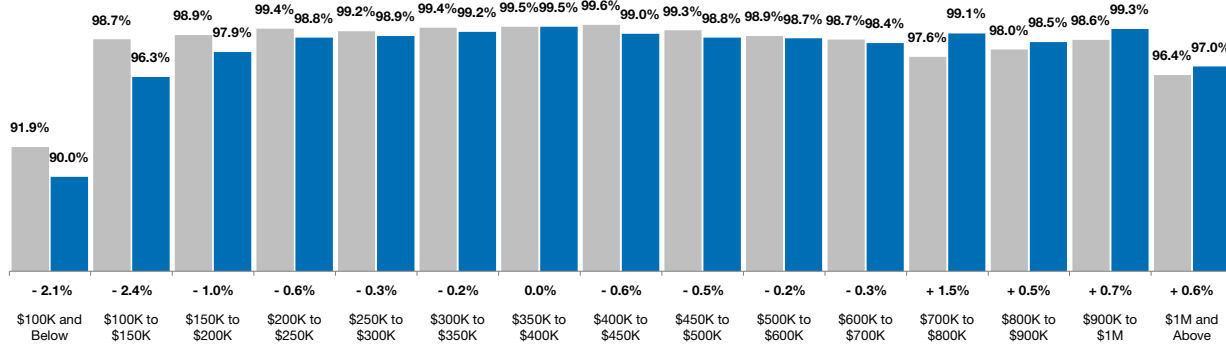
4-2024	4-2025	Change
\$275,000	\$280,000	+ 1.8%
\$299,200	\$308,975	+ 3.3%
<b>\$284,650</b>	<b>\$289,900</b>	<b>+ 1.8%</b>

# Percent of Original List Price Received

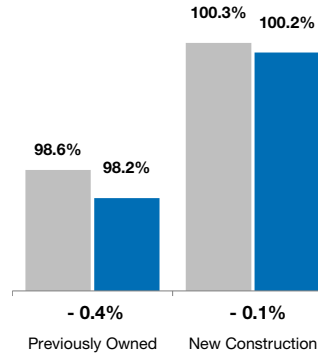
Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**



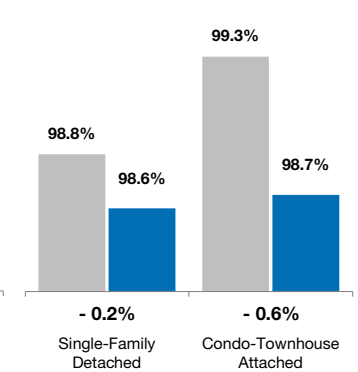
**By Price Range** ■ 4-2024 ■ 4-2025



**By Construction Status** ■ 4-2024 ■ 4-2025



**By Property Type** ■ 4-2024 ■ 4-2025



## All Properties

By Price Range	4-2024	4-2025	Change
\$100,000 and Below	91.9%	90.0%	-2.1%
\$100,001 to \$150,000	98.7%	96.3%	-2.4%
\$150,001 to \$200,000	98.9%	97.9%	-1.0%
\$200,001 to \$250,000	99.4%	98.8%	-0.6%
\$250,001 to \$300,000	99.2%	98.9%	-0.3%
\$300,001 to \$350,000	99.4%	99.2%	-0.2%
\$350,001 to \$400,000	99.5%	99.5%	0.0%
\$400,001 to \$450,000	99.6%	99.0%	-0.6%
\$450,001 to \$500,000	99.3%	98.8%	-0.5%
\$500,001 to \$600,000	98.9%	98.7%	-0.2%
\$600,001 to \$700,000	98.7%	98.4%	-0.3%
\$700,001 to \$800,000	97.6%	99.1%	+1.5%
\$800,001 to \$900,000	98.0%	98.5%	+0.5%
\$900,001 to \$1,000,000	98.6%	99.3%	+0.7%
\$1,000,001 and Above	96.4%	97.0%	+0.6%
<b>All Price Ranges</b>	<b>98.9%</b>	<b>98.6%</b>	<b>-0.3%</b>

## Single-Family Detached

4-2024	4-2025	Change	4-2024	4-2025	Change
90.7%	89.8%	-1.0%	97.7%	94.5%	-3.3%
98.6%	95.9%	-2.7%	97.9%	96.9%	-1.0%
98.9%	98.0%	-0.9%	99.4%	97.8%	-1.6%
99.3%	98.9%	-0.4%	99.5%	98.3%	-1.2%
99.2%	98.9%	-0.3%	99.2%	98.9%	-0.3%
99.4%	99.1%	-0.3%	99.6%	99.2%	-0.4%
99.5%	99.6%	+0.1%	99.2%	98.5%	-0.7%
99.7%	99.1%	-0.6%	98.8%	97.8%	-1.0%
99.2%	99.0%	-0.2%	99.6%	96.8%	-2.8%
98.7%	98.7%	0.0%	100.2%	99.1%	-1.1%
98.6%	98.5%	-0.1%	100.0%	96.6%	-3.4%
97.5%	99.0%	+1.5%	98.7%	100.3%	+1.6%
98.1%	98.2%	+0.1%	95.5%	104.4%	+9.3%
98.6%	99.3%	+0.7%	100.0%	--	0.0%
96.5%	96.9%	+0.4%	95.7%	100.0%	+4.5%
<b>98.8%</b>	<b>98.6%</b>	<b>-0.2%</b>	<b>99.3%</b>	<b>98.7%</b>	<b>-0.6%</b>

## Condo-Townhouse Attached

By Construction Status	4-2024	4-2025	Change
Previously Owned	98.6%	98.2%	-0.4%
New Construction	100.3%	100.2%	-0.1%
<b>All Construction Statuses</b>	<b>98.9%</b>	<b>98.6%</b>	<b>-0.3%</b>

4-2024	4-2025	Change	4-2024	4-2025	Change
98.6%	98.3%	-0.3%	98.8%	98.1%	-0.7%
100.4%	100.4%	0.0%	100.1%	99.7%	-0.4%
<b>98.8%</b>	<b>98.6%</b>	<b>-0.2%</b>	<b>99.3%</b>	<b>98.7%</b>	<b>-0.6%</b>

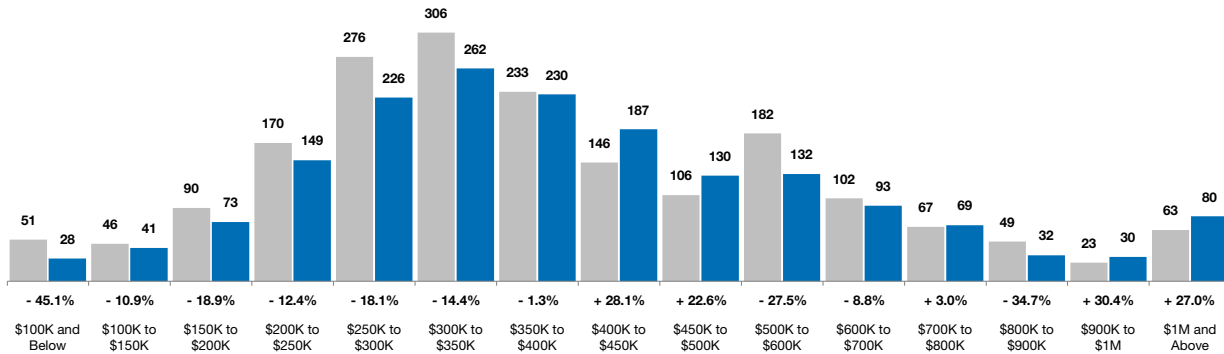
# Inventory of Homes for Sale

The number of properties available for sale in active status at the end of the most recent month. **Based on one month of activity.**



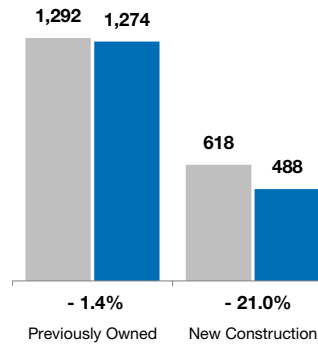
## By Price Range

■ 4-2024 ■ 4-2025



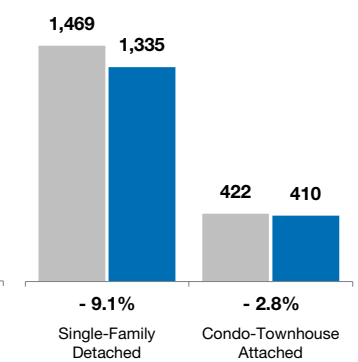
## By Construction Status

■ 4-2024 ■ 4-2025



## By Property Type

■ 4-2024 ■ 4-2025



## All Properties

### By Price Range

	4-2024	4-2025	Change
\$100,000 and Below	51	28	-45.1%
\$100,001 to \$150,000	46	41	-10.9%
\$150,001 to \$200,000	90	73	-18.9%
\$200,001 to \$250,000	170	149	-12.4%
\$250,001 to \$300,000	276	226	-18.1%
\$300,001 to \$350,000	306	262	-14.4%
\$350,001 to \$400,000	233	230	-1.3%
\$400,001 to \$450,000	146	187	+28.1%
\$450,001 to \$500,000	106	130	+22.6%
\$500,001 to \$600,000	182	132	-27.5%
\$600,001 to \$700,000	102	93	-8.8%
\$700,001 to \$800,000	67	69	+3.0%
\$800,001 to \$900,000	49	32	-34.7%
\$900,001 to \$1,000,000	23	30	+30.4%
\$1,000,001 and Above	63	80	+27.0%
<b>All Price Ranges</b>	<b>1,910</b>	<b>1,762</b>	<b>-7.7%</b>

## Single-Family Detached

	4-2024	4-2025	Change
\$100,000 and Below	37	17	-54.1%
\$100,001 to \$150,000	36	29	-19.4%
\$150,001 to \$200,000	77	56	-27.3%
\$200,001 to \$250,000	108	104	-3.7%
\$250,001 to \$300,000	147	111	-24.5%
\$300,001 to \$350,000	213	166	-22.1%
\$350,001 to \$400,000	193	197	+2.1%
\$400,001 to \$450,000	132	171	+29.5%
\$450,001 to \$500,000	87	110	+26.4%
\$500,001 to \$600,000	162	104	-35.8%
\$600,001 to \$700,000	92	78	-15.2%
\$700,001 to \$800,000	57	62	+8.8%
\$800,001 to \$900,000	46	29	-37.0%
\$900,001 to \$1,000,000	20	24	+20.0%
\$1,000,001 and Above	62	77	+24.2%
<b>All Price Ranges</b>	<b>1,469</b>	<b>1,335</b>	<b>-9.1%</b>

## Condo-Townhouse Attached

	4-2024	4-2025	Change
\$100,000 and Below	1	1	0.0%
\$100,001 to \$150,000	5	7	+40.0%
\$150,001 to \$200,000	13	16	+23.1%
\$200,001 to \$250,000	62	45	-27.4%
\$250,001 to \$300,000	129	115	-10.9%
\$300,001 to \$350,000	93	96	+3.2%
\$350,001 to \$400,000	40	32	-20.0%
\$400,001 to \$450,000	14	16	+14.3%
\$450,001 to \$500,000	19	20	+5.3%
\$500,001 to \$600,000	19	28	+47.4%
\$600,001 to \$700,000	10	15	+50.0%
\$700,001 to \$800,000	10	7	-30.0%
\$800,001 to \$900,000	3	3	0.0%
\$900,001 to \$1,000,000	3	6	+100.0%
\$1,000,001 and Above	1	3	+200.0%
<b>All Price Ranges</b>	<b>422</b>	<b>410</b>	<b>-2.8%</b>

### By Construction Status

	4-2024	4-2025	Change
Previously Owned	1,292	1,274	-1.4%
New Construction	618	488	-21.0%
<b>All Construction Statuses</b>	<b>1,910</b>	<b>1,762</b>	<b>-7.7%</b>

	4-2024	4-2025	Change
Previously Owned	1,114	1,054	-5.4%
New Construction	355	281	-20.8%
<b>All Construction Statuses</b>	<b>1,469</b>	<b>1,335</b>	<b>-9.1%</b>

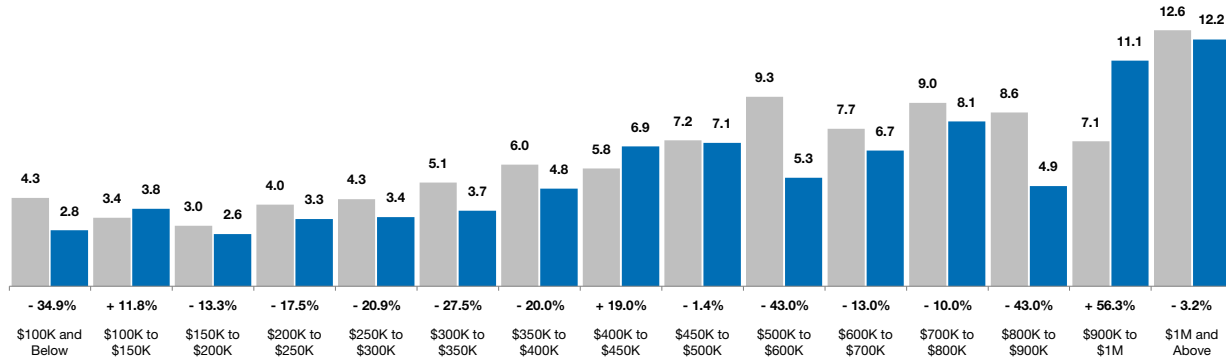
# Months Supply of Inventory

The inventory of homes for sale at the end of the most recent month, **based on one month of activity**, divided by the average monthly pending sales from the last 12 months.



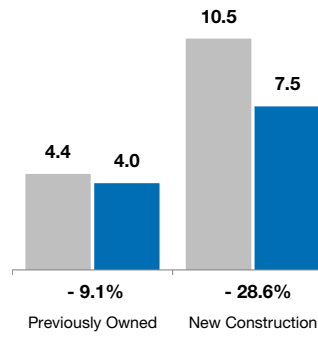
## By Price Range

■ 4-2024 ■ 4-2025



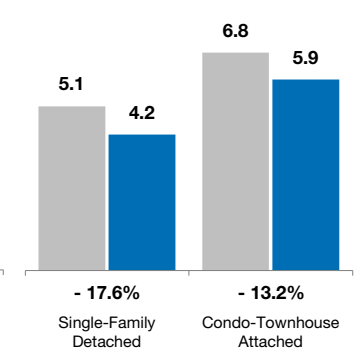
## By Construction Status

■ 4-2024 ■ 4-2025



## By Property Type

■ 4-2024 ■ 4-2025



## All Properties

### By Price Range

	4-2024	4-2025	Change
\$100,000 and Below	4.3	2.8	-34.9%
\$100,001 to \$150,000	3.4	3.8	+11.8%
\$150,001 to \$200,000	3.0	2.6	-13.3%
\$200,001 to \$250,000	4.0	3.3	-17.5%
\$250,001 to \$300,000	4.3	3.4	-20.9%
\$300,001 to \$350,000	5.1	3.7	-27.5%
\$350,001 to \$400,000	6.0	4.8	-20.0%
\$400,001 to \$450,000	5.8	6.9	+19.0%
\$450,001 to \$500,000	7.2	7.1	-1.4%
\$500,001 to \$600,000	9.3	5.3	-43.0%
\$600,001 to \$700,000	7.7	6.7	-13.0%
\$700,001 to \$800,000	9.0	8.1	-10.0%
\$800,001 to \$900,000	8.6	4.9	-43.0%
\$900,001 to \$1,000,000	7.1	11.1	+56.3%
\$1,000,001 and Above	12.6	12.2	-3.2%
<b>All Price Ranges</b>	<b>5.4</b>	<b>4.6</b>	<b>-14.8%</b>

## Single-Family Detached

	4-2024	4-2025	Change
4-2024	4.4	2.2	-50.0%
4-2025	3.2	3.3	+3.1%
Change	2.9	2.4	-17.2%
4-2024	3.4	3.0	-11.8%
4-2025	3.4	2.5	-26.5%
Change	4.5	3.1	-31.1%
4-2024	5.6	4.7	-16.1%
4-2025	5.8	6.7	+15.5%
Change	6.8	6.6	-2.9%
4-2024	9.3	4.6	-50.5%
4-2025	7.1	5.9	-16.9%
Change	8.0	7.7	-3.8%
4-2024	8.2	4.7	-42.7%
4-2025	6.4	8.9	+39.1%
Change	12.9	11.8	-8.5%
4-2024	5.1	4.2	-17.6%
4-2025	6.8	5.9	-13.2%

## Condo-Townhouse Attached

### By Construction Status

	4-2024	4-2025	Change
Previously Owned	4.4	4.0	-9.1%
New Construction	10.5	7.5	-28.6%
<b>All Construction Statuses</b>	<b>5.4</b>	<b>4.6</b>	<b>-14.8%</b>

	4-2024	4-2025	Change
4-2024	4.4	3.9	-11.4%
4-2025	10.0	6.6	-34.0%
Change	4.1	4.4	+7.3%
4-2024	11.4	8.9	-21.9%
4-2025	6.8	5.9	-13.2%