

# Housing Supply Overview



## April 2012

Headline numbers can often mask important variations across different areas and property types, rendering segment-specific statistics that much more important. For the 12-month period spanning May 2011 through April 2012, Pending Sales in the Sioux Falls region were up 11.9 percent overall. The price range with the largest gain in sales was the \$100,001 to \$150,000 range, where they increased 20.4 percent.

The overall Median Sales Price was up 0.1 percent to \$143,000. The property type with the largest price gain was the Single-Family segment, where prices increased 0.1 percent to \$145,000. The price range that tended to sell the quickest was the \$100,001 to \$150,000 range at 92 days; the price range that tended to sell the slowest was the \$300,001 and Above range at 121 days.

Market-wide, inventory levels were down 10.0 percent. The property type that lost the least inventory was the Single-Family segment, where it decreased 8.0 percent. That amounts to 7.6 months supply for Single-Family homes and 7.5 months supply for Townhouse-Condos.

## Quick Facts

<b>+ 20.4%</b>	<b>+ 13.3%</b>	<b>+ 15.3%</b>
Price Range With the Strongest Sales: <b>\$100,001 to \$150,000</b>	Construction Status With Strongest Sales: <b>Previously Owned</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>

[Click on desired metric to jump to that page.](#)

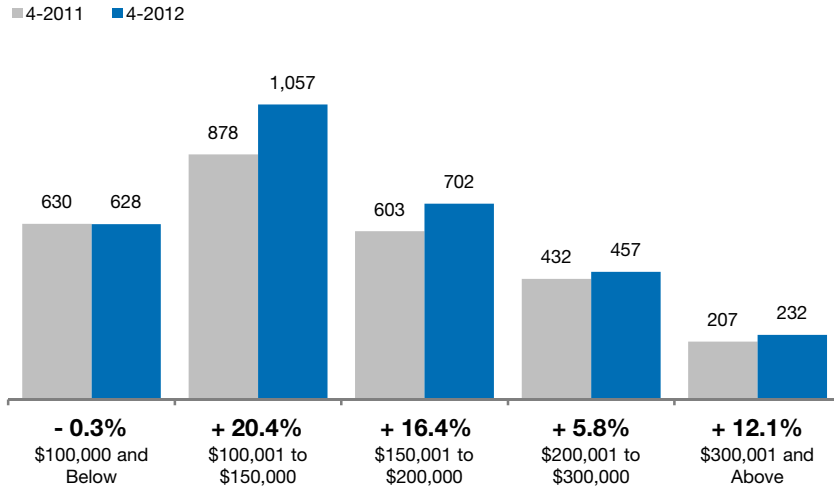


# Pending Sales

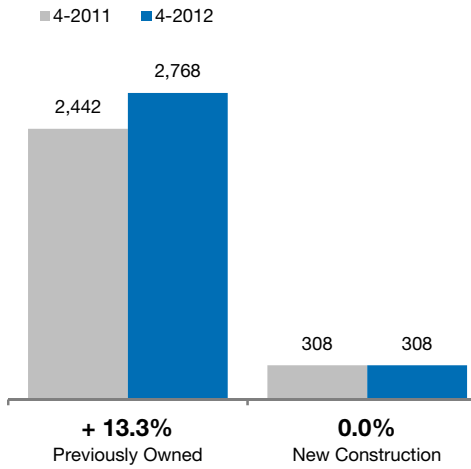
A count of properties on which offers have been accepted. Based on a rolling 12-month total.



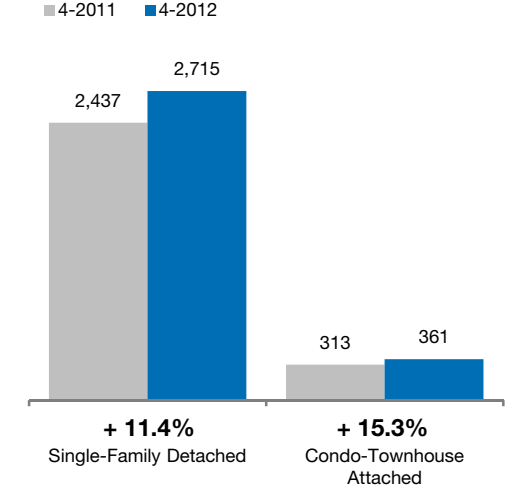
## By Price Range



## By Construction Status



## By Property Type



### All Properties

By Price Range	4-2011	4-2012	Change
\$100,000 and Below	630	628	-0.3%
\$100,001 to \$150,000	878	1,057	+20.4%
\$150,001 to \$200,000	603	702	+16.4%
\$200,001 to \$300,000	432	457	+5.8%
\$300,001 and Above	207	232	+12.1%
<b>All Price Ranges</b>	<b>2,750</b>	<b>3,076</b>	<b>+11.9%</b>

### Single-Family Detached

4-2011	4-2012	Change
577	553	-4.2%
730	882	+20.8%
545	638	+17.1%
390	419	+7.4%
195	223	+14.4%
<b>2,437</b>	<b>2,715</b>	<b>+11.4%</b>

### Condo-Townhouse Attached

4-2011	4-2012	Change
53	75	+41.5%
148	175	+18.2%
58	64	+10.3%
42	38	-9.5%
12	9	-25.0%
<b>313</b>	<b>361</b>	<b>+15.3%</b>

### By Construction Status

4-2011	4-2012	Change
2,442	2,768	+13.3%
308	308	0.0%
<b>2,750</b>	<b>3,076</b>	<b>+11.9%</b>

4-2011	4-2012	Change
2,261	2,542	+12.4%
176	173	-1.7%
<b>2,437</b>	<b>2,715</b>	<b>+11.4%</b>

4-2011	4-2012	Change
181	226	+24.9%
132	135	+2.3%
<b>313</b>	<b>361</b>	<b>+15.3%</b>

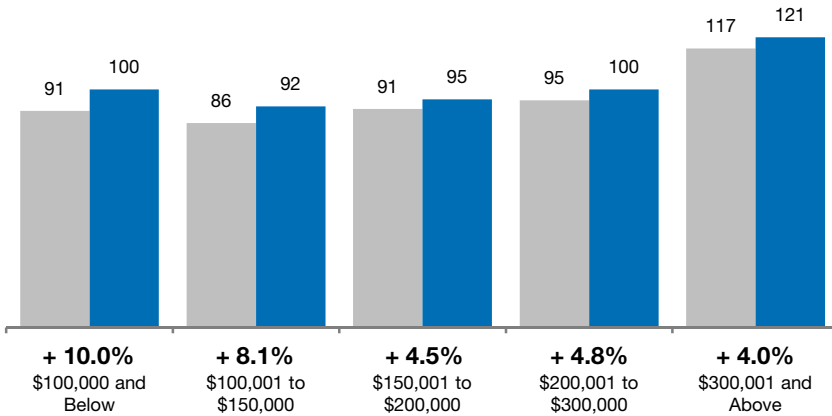
# Days on Market Until Sale

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



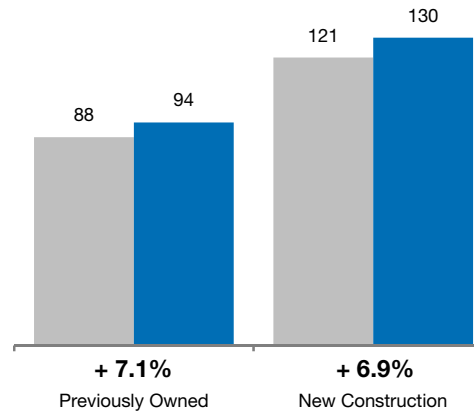
## By Price Range

■ 4-2011 ■ 4-2012



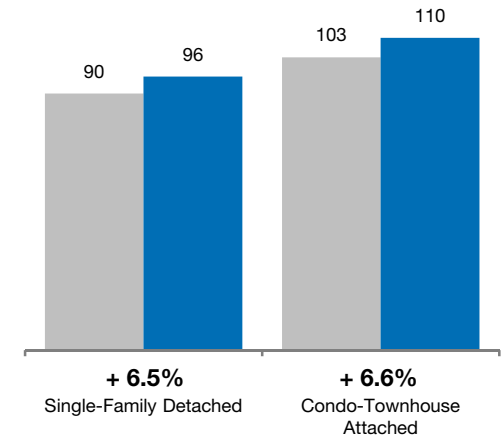
## By Construction Status

■ 4-2011 ■ 4-2012



## By Property Type

■ 4-2011 ■ 4-2012



### All Properties

#### By Price Range

	4-2011	4-2012	Change
\$100,000 and Below	91	100	+ 10.0%
\$100,001 to \$150,000	86	92	+ 8.1%
\$150,001 to \$200,000	91	95	+ 4.5%
\$200,001 to \$300,000	95	100	+ 4.8%
\$300,001 and Above	117	121	+ 4.0%
<b>All Price Ranges</b>	<b>92</b>	<b>98</b>	<b>+ 6.7%</b>

### Single-Family Detached

	4-2011	4-2012	Change
88	95	+ 8.2%	
84	90	+ 7.2%	
92	95	+ 3.9%	
89	98	+ 9.8%	
119	122	+ 2.7%	
<b>90</b>	<b>96</b>	<b>+ 6.5%</b>	

### Condo-Townhouse Attached

	4-2011	4-2012	Change
116	130	+ 11.8%	
93	104	+ 11.7%	
88	97	+ 10.0%	
143	116	- 19.2%	
78	106	+ 35.9%	
<b>103</b>	<b>110</b>	<b>+ 6.6%</b>	

#### By Construction Status

	4-2011	4-2012	Change
Previously Owned	88	94	+ 7.1%
New Construction	121	130	+ 6.9%
<b>All Construction Statuses</b>	<b>92</b>	<b>98</b>	<b>+ 6.7%</b>

	4-2011	4-2012	Change
87	93	+ 6.5%	
121	139	+ 14.3%	
<b>90</b>	<b>96</b>	<b>+ 6.5%</b>	

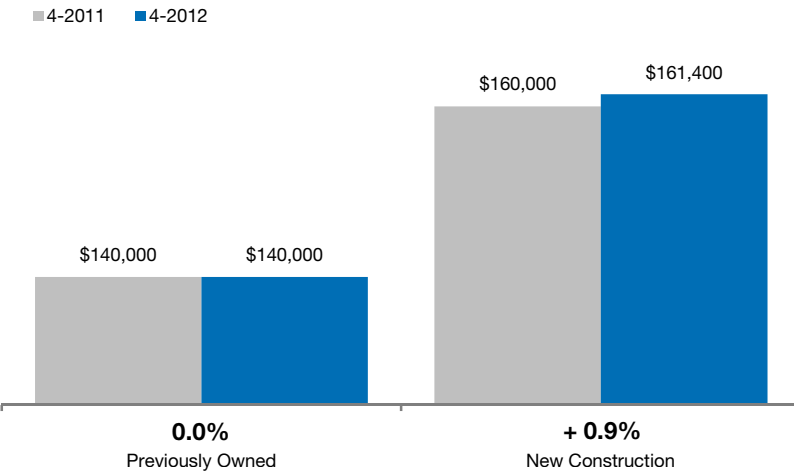
	4-2011	4-2012	Change
92	104	+ 13.1%	
121	119	- 1.6%	
<b>103</b>	<b>110</b>	<b>+ 6.6%</b>	

# Median Sales Price

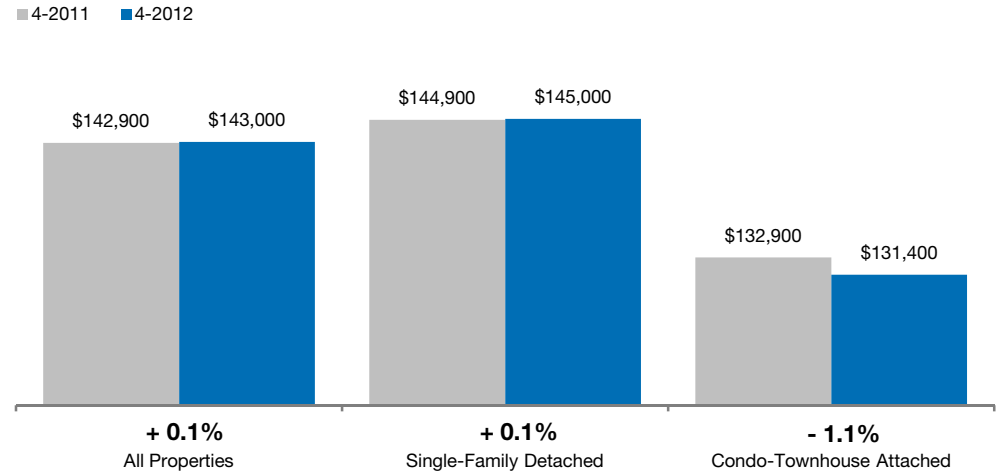
Median price point for all closed sales, not accounting for seller concessions. Based on a rolling 12-month median.



## By Construction Status



## By Property Type



By Construction Status	All Properties			Single-Family Detached			Condo-Townhouse Attached		
	4-2011	4-2012	Change	4-2011	4-2012	Change	4-2011	4-2012	Change
Previously Owned	\$140,000	\$140,000	0.0%	\$141,500	\$142,900	+ 1.0%	\$134,500	\$120,575	- 10.4%
New Construction	\$160,000	\$161,400	+ 0.9%	\$184,000	\$180,250	- 2.0%	\$132,200	\$140,000	+ 5.9%
<b>All Construction Statuses</b>	<b>\$142,900</b>	<b>\$143,000</b>	<b>+ 0.1%</b>	<b>\$144,900</b>	<b>\$145,000</b>	<b>+ 0.1%</b>	<b>\$132,900</b>	<b>\$131,400</b>	<b>- 1.1%</b>

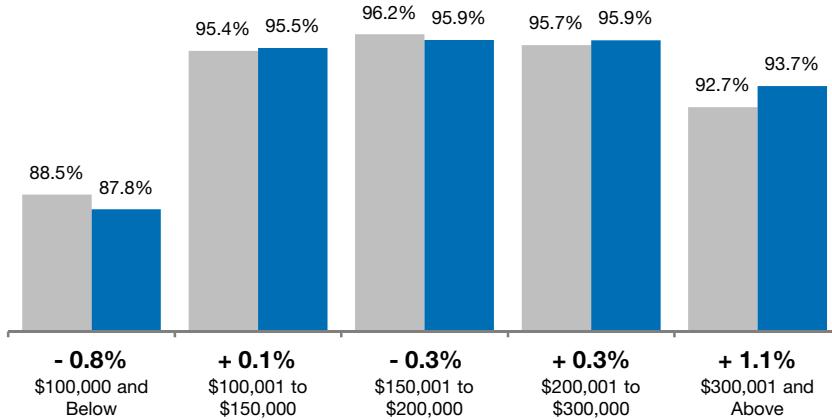
# Percent of Original List Price Received

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.**



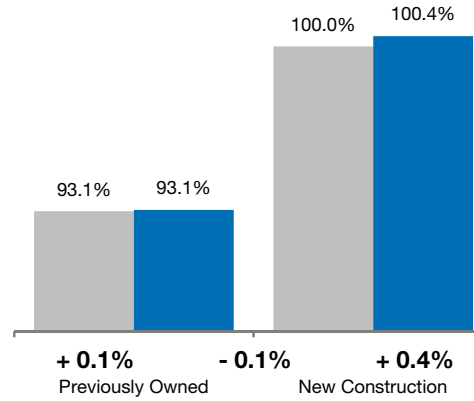
## By Price Range

■ 4-2011 ■ 4-2012



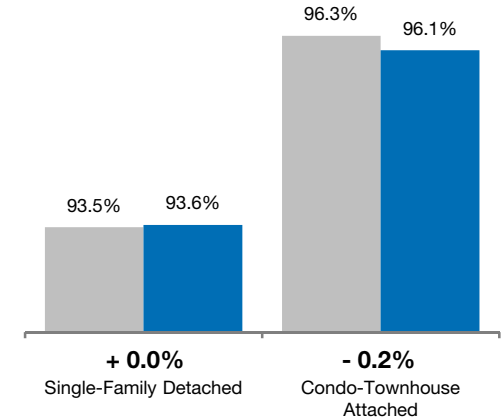
## By Construction Status

■ 4-2011 ■ 4-2012



## By Property Type

■ 4-2011 ■ 4-2012



### All Properties

By Price Range	4-2011	4-2012	Change
\$100,000 and Below	88.5%	87.8%	-0.8%
\$100,001 to \$150,000	95.4%	95.5%	+0.1%
\$150,001 to \$200,000	96.2%	95.9%	-0.3%
\$200,001 to \$300,000	95.7%	95.9%	+0.3%
\$300,001 and Above	92.7%	93.7%	+1.1%
<b>All Price Ranges</b>	<b>93.9%</b>	<b>93.9%</b>	<b>+0.0%</b>

### Single-Family Detached

	4-2011	4-2012	Change
	88.0%	87.4%	-0.6%
	95.2%	95.2%	+0.1%
	96.1%	95.6%	-0.6%
	95.5%	95.7%	+0.3%
	92.5%	93.6%	+1.2%
<b>All Price Ranges</b>	<b>93.5%</b>	<b>93.6%</b>	<b>+0.0%</b>

### Condo-Townhouse Attached

	4-2011	4-2012	Change
	93.9%	90.6%	-3.5%
	96.7%	97.2%	+0.5%
	96.8%	98.9%	+2.1%
	97.6%	98.2%	+0.7%
	96.2%	95.7%	-0.6%
<b>All Price Ranges</b>	<b>96.3%</b>	<b>96.1%</b>	<b>-0.2%</b>

### By Construction Status

	4-2011	4-2012	Change
Previously Owned	93.1%	93.1%	+0.1%
New Construction	100.0%	100.4%	+0.4%
<b>All Construction Statuses</b>	<b>93.9%</b>	<b>93.9%</b>	<b>+0.0%</b>

	4-2011	4-2012	Change
	92.9%	93.1%	+0.2%
	100.4%	100.4%	+0.0%
<b>All Construction Statuses</b>	<b>93.5%</b>	<b>93.6%</b>	<b>+0.0%</b>

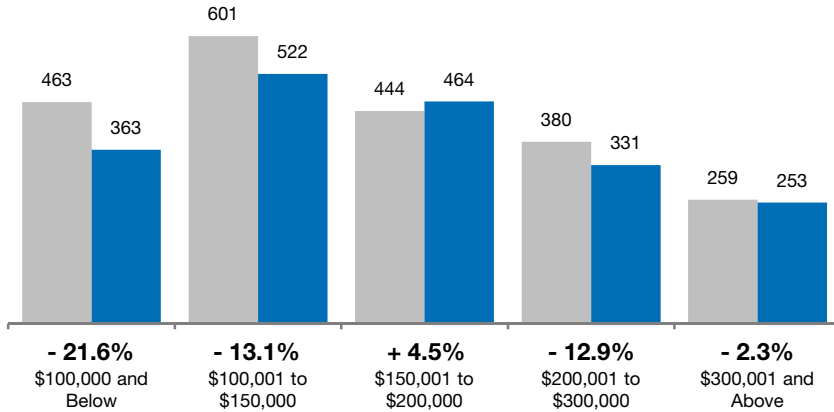
# Inventory of Homes for Sale

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



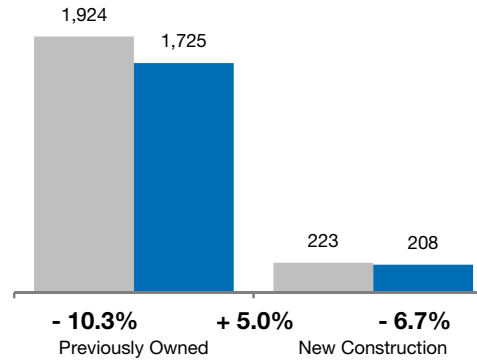
## By Price Range

■ 4-2011 ■ 4-2012



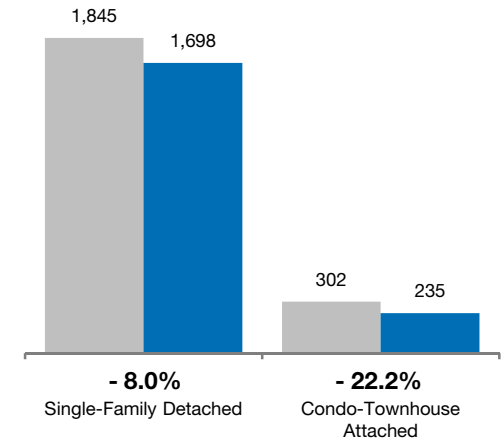
## By Construction Status

■ 4-2011 ■ 4-2012



## By Property Type

■ 4-2011 ■ 4-2012



### All Properties

#### By Price Range

	4-2011	4-2012	Change
\$100,000 and Below	463	363	- 21.6%
\$100,001 to \$150,000	601	522	- 13.1%
\$150,001 to \$200,000	444	464	+ 4.5%
\$200,001 to \$300,000	380	331	- 12.9%
\$300,001 and Above	259	253	- 2.3%
<b>All Price Ranges</b>	<b>2,147</b>	<b>1,933</b>	<b>- 10.0%</b>

### Single-Family Detached

	4-2011	4-2012	Change
Previously Owned	397	320	- 19.4%
New Construction	223	208	+ 5.0%
<b>All Single-Family Detached</b>	<b>1,845</b>	<b>1,698</b>	<b>- 8.0%</b>

### Condo-Townhouse Attached

	4-2011	4-2012	Change
Single-Family Detached	66	43	- 34.8%
Condo-Townhouse Attached	126	72	- 42.9%
<b>All Condo-Townhouse Attached</b>	<b>302</b>	<b>235</b>	<b>- 22.2%</b>

#### By Construction Status

	4-2011	4-2012	Change
Previously Owned	1,924	1,725	- 10.3%
New Construction	223	208	- 6.7%
<b>All Construction Statuses</b>	<b>2,147</b>	<b>1,933</b>	<b>- 10.0%</b>

	4-2011	4-2012	Change
Previously Owned	1,715	1,566	- 8.7%
New Construction	130	132	+ 1.5%
<b>All Single-Family Detached</b>	<b>1,845</b>	<b>1,698</b>	<b>- 8.0%</b>

	4-2011	4-2012	Change
Single-Family Detached	209	159	- 23.9%
Condo-Townhouse Attached	93	76	- 18.3%
<b>All Condo-Townhouse Attached</b>	<b>302</b>	<b>235</b>	<b>- 22.2%</b>

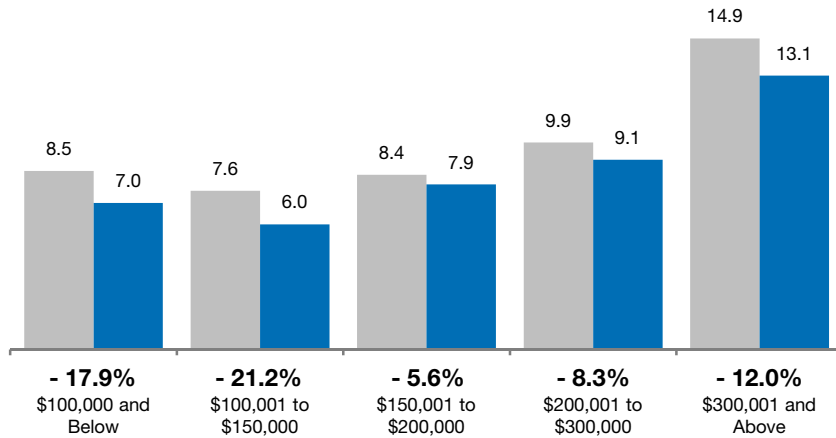
# Months Supply of Inventory

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.



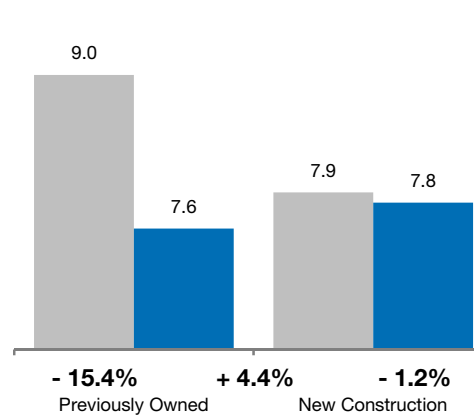
## By Price Range

■ 4-2011 ■ 4-2012



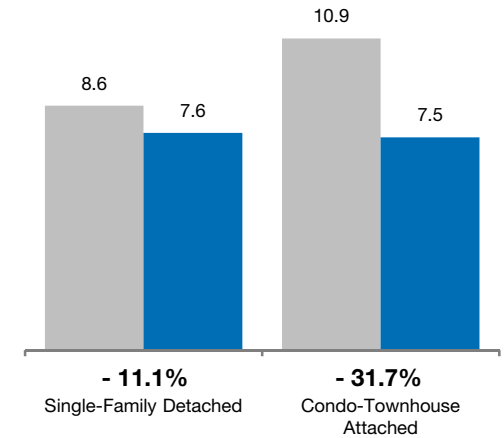
## By Construction Status

■ 4-2011 ■ 4-2012



## By Property Type

■ 4-2011 ■ 4-2012



### All Properties

#### By Price Range

	4-2011	4-2012	Change
\$100,000 and Below	8.5	7.0	- 17.9%
\$100,001 to \$150,000	7.6	6.0	- 21.2%
\$150,001 to \$200,000	8.4	7.9	- 5.6%
\$200,001 to \$300,000	9.9	9.1	- 8.3%
\$300,001 and Above	14.9	13.1	- 12.0%
<b>All Price Ranges</b>	<b>8.9</b>	<b>7.6</b>	<b>- 14.0%</b>

### Single-Family Detached

	4-2011	4-2012	Change
Single-Family Detached	8.0	7.1	- 11.4%
Condo-Townhouse Attached	7.2	6.2	- 14.3%
Single-Family Detached	8.1	7.8	- 4.4%
Condo-Townhouse Attached	9.6	8.9	- 8.1%
Single-Family Detached	9.6	8.5	- 10.9%
Condo-Townhouse Attached	12.8	14.5	+ 12.8%
Single-Family Detached	15.0	12.6	- 15.9%
Condo-Townhouse Attached	8.7	12.8	+ 48.1%
<b>All Properties</b>	<b>8.6</b>	<b>7.6</b>	<b>- 11.1%</b>
<b>Single-Family Detached</b>	<b>10.9</b>	<b>7.5</b>	<b>- 31.7%</b>

### Condo-Townhouse Attached

#### By Construction Status

	4-2011	4-2012	Change
Previously Owned	9.0	7.6	- 15.4%
New Construction	7.9	7.8	- 1.2%
<b>All Construction Statuses</b>	<b>8.9</b>	<b>7.6</b>	<b>- 14.0%</b>

	4-2011	4-2012	Change
Previously Owned	8.7	7.5	- 13.1%
New Construction	7.7	9.3	+ 20.5%
<b>All Properties</b>	<b>8.6</b>	<b>7.6</b>	<b>- 11.1%</b>
<b>Single-Family Detached</b>	<b>10.9</b>	<b>7.5</b>	<b>- 31.7%</b>