

# Local Market Update – August 2018

A RESEARCH TOOL PROVIDED BY THE REALTOR® ASSOCIATION OF THE SIOUX EMPIRE, INC.



## Valley Springs

**0.0%**

Change in  
New Listings

**+ 100.0%**

Change in  
Closed Sales

**+ 92.9%**

Change in  
Median Sales Price

Minnehaha County, SD

**August**

**Year to Date**

	2017	2018	+ / -	2017	2018	+ / -
New Listings	3	3	0.0%	17	24	+ 41.2%
Closed Sales	2	4	+ 100.0%	17	21	+ 23.5%
Median Sales Price*	\$139,950	<b>\$269,950</b>	+ 92.9%	\$180,000	<b>\$227,000</b>	+ 26.1%
Average Sales Price*	\$139,950	<b>\$277,950</b>	+ 98.6%	\$281,219	<b>\$224,683</b>	- 20.1%
Percent of Original List Price Received*	96.7%	<b>96.9%</b>	+ 0.3%	100.1%	<b>99.4%</b>	- 0.7%
Average Days on Market Until Sale	55	<b>63</b>	+ 15.6%	82	<b>74</b>	- 9.9%
Inventory of Homes for Sale	6	4	- 33.3%	--	--	--
Months Supply of Inventory	2.6	<b>1.4</b>	- 44.8%	--	--	--

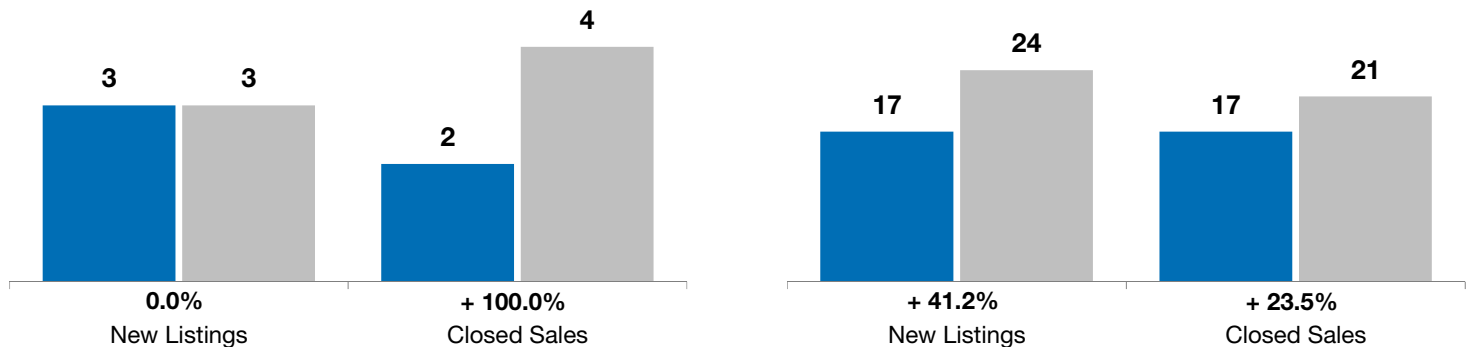
\* Does not account for list prices from any previous listing contracts or seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

**August**

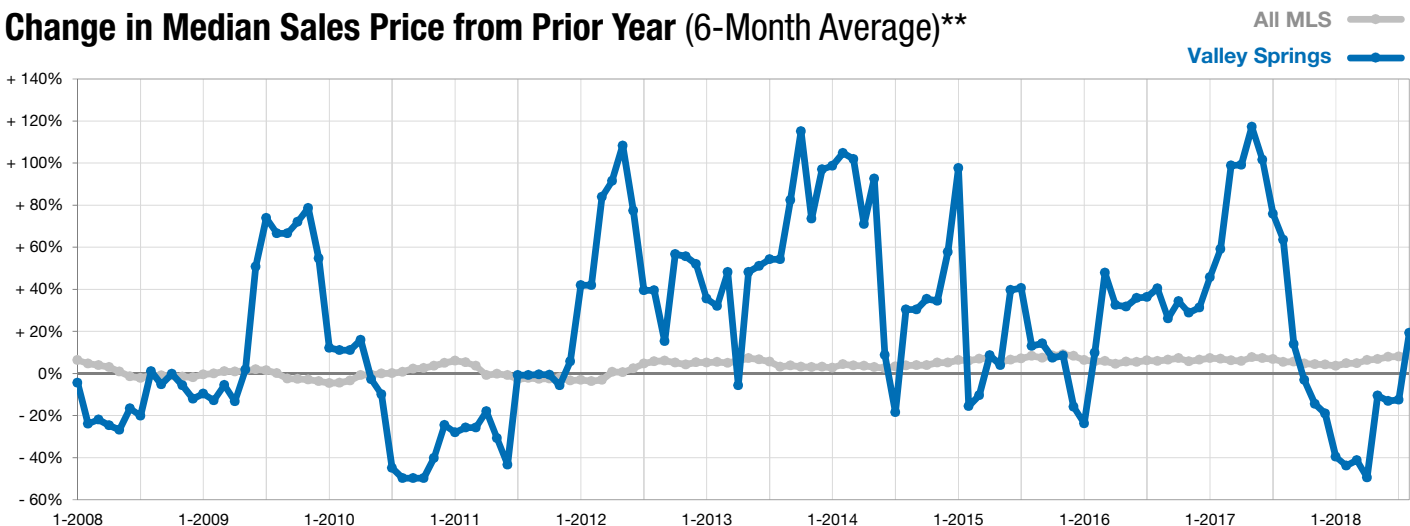
■ 2017 ■ 2018

**Year to Date**

■ 2017 ■ 2018



### Change in Median Sales Price from Prior Year (6-Month Average)\*\*



\*\* Each dot represents the change in median sales price from the prior year using a 6-month weighted average. This means that each of the 6 months used in a dot are proportioned according to their share of sales during that period.