

Housing Supply Overview



June 2025

U.S. sales of new single-family homes decreased 13.7% month-over-month and 6.3% year-over-year to a seasonally adjusted annual rate of 623,000 units, according to the U.S. Census Bureau. The median sales price of a new home increased 3.7% from the previous month to \$426,600. There were 507,000 new homes for sale going into June, equivalent to a 9.8-month supply at the current sales pace. For the 12-month period spanning July 2024 through June 2025, Pending Sales in the Sioux Falls region were up 19.7 percent overall. The price range with the largest gain in sales was the \$450K to \$500K range, where they increased 51.4 percent.

The overall Median Sales Price was up 1.6 percent to \$320,000. The construction type with the largest price gain was the Previously Owned segment, where prices increased 2.3 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 22.0 percent. The construction type that lost the least inventory was the New Construction segment, where it decreased 20.5 percent. That amounts to 3.3 months supply for Single-Family homes and 4.8 months supply for Condos.

Quick Facts

+ 51.4%	+ 21.8%	+ 24.6%
Price Range With the Strongest Sales: \$450,001 to \$500,000	Construction Status With Strongest Sales: Previously Owned	Property Type With Strongest Sales: Condo-Townhouse Attached

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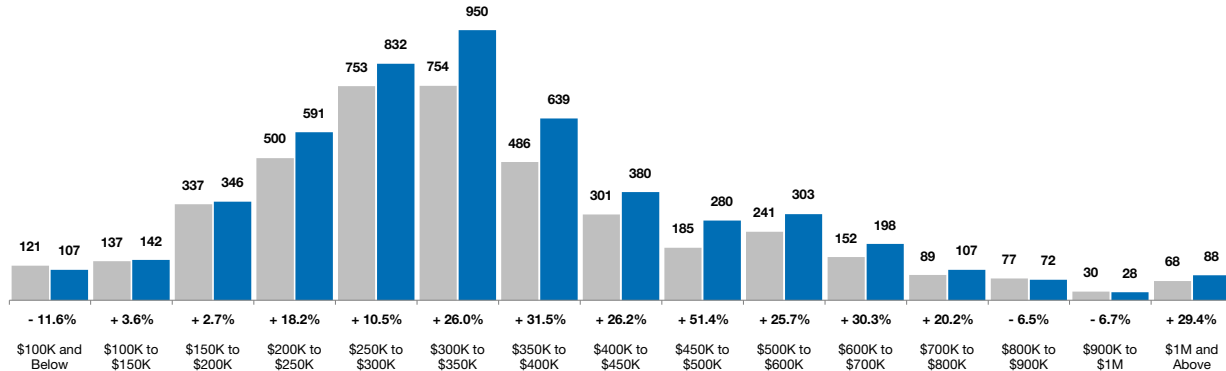
Pending Sales

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



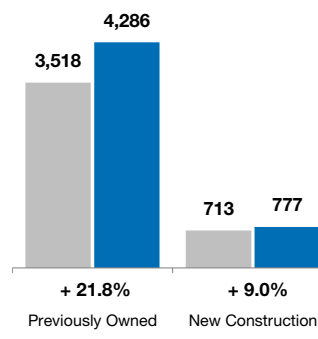
By Price Range

■ 6-2024 ■ 6-2025



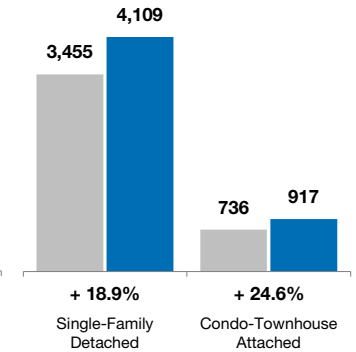
By Construction Status

■ 6-2024 ■ 6-2025



By Property Type

■ 6-2024 ■ 6-2025



All Properties

By Price Range	6-2024	6-2025	Change
\$100,000 and Below	121	107	- 11.6%
\$100,001 to \$150,000	137	142	+ 3.6%
\$150,001 to \$200,000	337	346	+ 2.7%
\$200,001 to \$250,000	500	591	+ 18.2%
\$250,001 to \$300,000	753	832	+ 10.5%
\$300,001 to \$350,000	754	950	+ 26.0%
\$350,001 to \$400,000	486	639	+ 31.5%
\$400,001 to \$450,000	301	380	+ 26.2%
\$450,001 to \$500,000	185	280	+ 51.4%
\$500,001 to \$600,000	241	303	+ 25.7%
\$600,001 to \$700,000	152	198	+ 30.3%
\$700,001 to \$800,000	89	107	+ 20.2%
\$800,001 to \$900,000	77	72	- 6.5%
\$900,001 to \$1,000,000	30	28	- 6.7%
\$1,000,001 and Above	68	88	+ 29.4%
All Price Ranges	4,231	5,063	+ 19.7%

Single-Family Detached

6-2024	6-2025	Change
88	81	- 8.0%
111	112	+ 0.9%
299	286	- 4.3%
356	464	+ 30.3%
507	544	+ 7.3%
597	710	+ 18.9%
432	563	+ 30.3%
277	353	+ 27.4%
162	261	+ 61.1%
221	270	+ 22.2%
149	187	+ 25.5%
84	97	+ 15.5%
76	69	- 9.2%
30	25	- 16.7%
66	87	+ 31.8%
3,455	4,109	+ 18.9%

Condo-Townhouse Attached

6-2024	6-2025	Change
2	3	+ 50.0%
19	19	0.0%
37	57	+ 54.1%
143	127	- 11.2%
246	288	+ 17.1%
157	240	+ 52.9%
54	76	+ 40.7%
24	27	+ 12.5%
23	19	- 17.4%
20	33	+ 65.0%
3	11	+ 266.7%
5	10	+ 100.0%
1	3	+ 200.0%
0	3	--
2	1	- 50.0%
736	917	+ 24.6%

By Construction Status

6-2024	6-2025	Change
3,518	4,286	+ 21.8%
713	777	+ 9.0%
4,231	5,063	+ 19.7%

6-2024	6-2025	Change
3,005	3,617	+ 20.4%
450	492	+ 9.3%
3,455	4,109	+ 18.9%

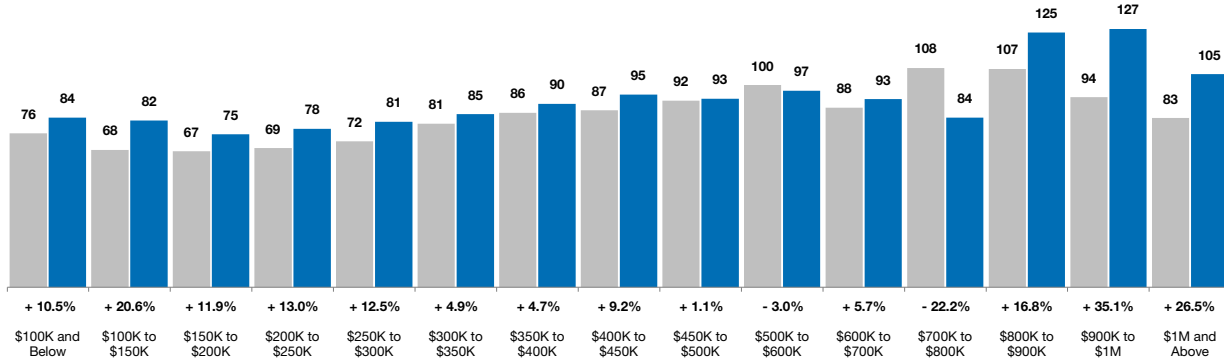
Days on Market Until Sale

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



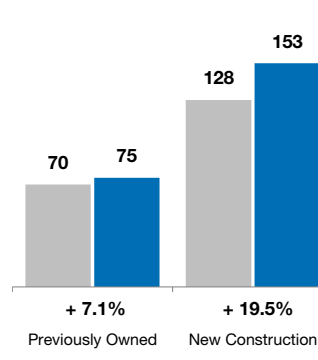
By Price Range

■ 6-2024 ■ 6-2025



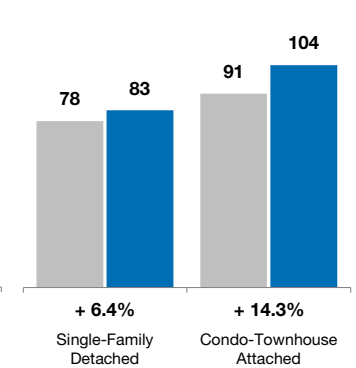
By Construction Status

■ 6-2024 ■ 6-2025



By Property Type

■ 6-2024 ■ 6-2025



All Properties

By Price Range	6-2024	6-2025	Change
\$100,000 and Below	76	84	+ 10.5%
\$100,001 to \$150,000	68	82	+ 20.6%
\$150,001 to \$200,000	67	75	+ 11.9%
\$200,001 to \$250,000	69	78	+ 13.0%
\$250,001 to \$300,000	72	81	+ 12.5%
\$300,001 to \$350,000	81	85	+ 4.9%
\$350,001 to \$400,000	86	90	+ 4.7%
\$400,001 to \$450,000	87	95	+ 9.2%
\$450,001 to \$500,000	92	93	+ 1.1%
\$500,001 to \$600,000	100	97	- 3.0%
\$600,001 to \$700,000	88	93	+ 5.7%
\$700,001 to \$800,000	108	84	- 22.2%
\$800,001 to \$900,000	107	125	+ 16.8%
\$900,001 to \$1,000,000	94	127	+ 35.1%
\$1,000,001 and Above	83	105	+ 26.5%
All Price Ranges	80	87	+ 8.7%

Single-Family Detached

6-2024	6-2025	Change
79	85	+ 7.6%
69	76	+ 10.1%
68	73	+ 7.4%
63	71	+ 12.7%
65	73	+ 12.3%
73	77	+ 5.5%
83	87	+ 4.8%
85	95	+ 11.8%
92	91	- 1.1%
100	97	- 3.0%
87	93	+ 6.9%
109	79	- 27.5%
108	121	+ 12.0%
94	127	+ 35.1%
82	105	+ 28.0%
78	83	+ 6.4%

Condo-Townhouse Attached

6-2024	6-2025	Change
51	79	+ 54.9%
53	116	+ 118.9%
60	85	+ 41.7%
84	101	+ 20.2%
85	99	+ 16.5%
113	111	- 1.8%
106	118	+ 11.3%
109	91	- 16.5%
86	114	+ 32.6%
90	99	+ 10.0%
114	94	- 17.5%
84	137	+ 63.1%
61	175	+ 186.9%
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109	--	0.0%
91	104	+ 14.3%

By Construction Status

■ 6-2024 ■ 6-2025

Construction Status	6-2024	6-2025	Change
Previously Owned	70	75	+ 7.1%
New Construction	128	153	+ 19.5%
All Construction Statuses	80	87	+ 8.7%

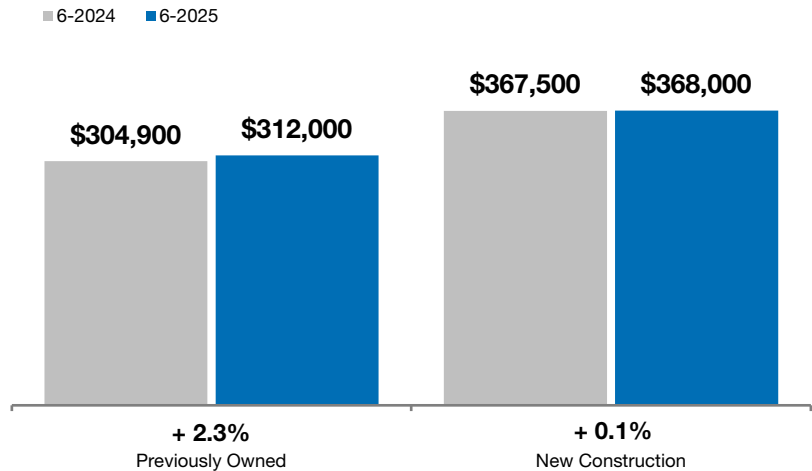
6-2024	6-2025	Change	6-2024	6-2025	Change
71	74	+ 4.2%	67	77	+ 14.9%
125	146	+ 16.8%	133	165	+ 24.1%
78	83	+ 6.4%	91	104	+ 14.3%

Median Sales Price

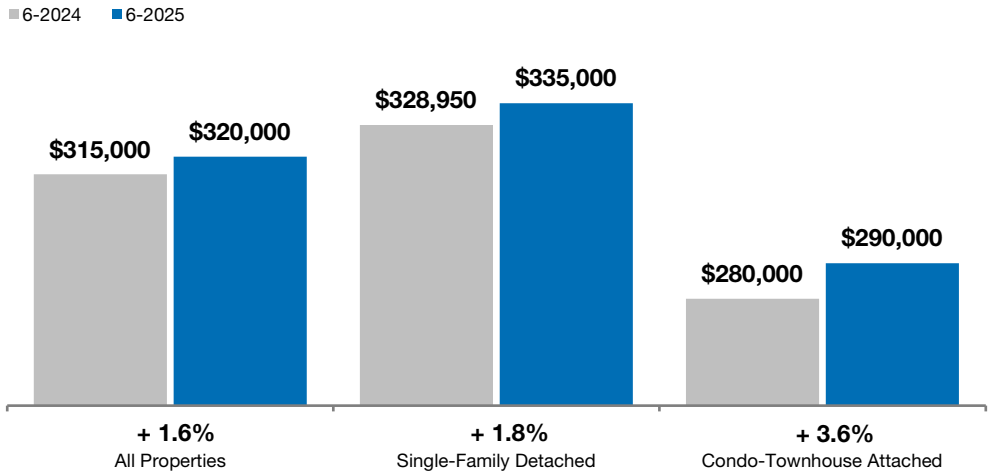
Median price point for all closed sales, not accounting for seller concessions. Based on a rolling 12-month median.



By Construction Status



By Property Type



All Properties			
By Construction Status	6-2024	6-2025	Change
Previously Owned	\$304,900	\$312,000	+ 2.3%
New Construction	\$367,500	\$368,000	+ 0.1%
All Construction Statuses	\$315,000	\$320,000	+ 1.6%

Single-Family Detached			Condo-Townhouse Attached		
6-2024	6-2025	Change	6-2024	6-2025	Change
\$314,900	\$320,450	+ 1.8%	\$275,000	\$283,000	+ 2.9%
\$425,643	\$414,213	- 2.7%	\$298,975	\$308,975	+ 3.3%
\$328,950	\$335,000	+ 1.8%	\$280,000	\$290,000	+ 3.6%

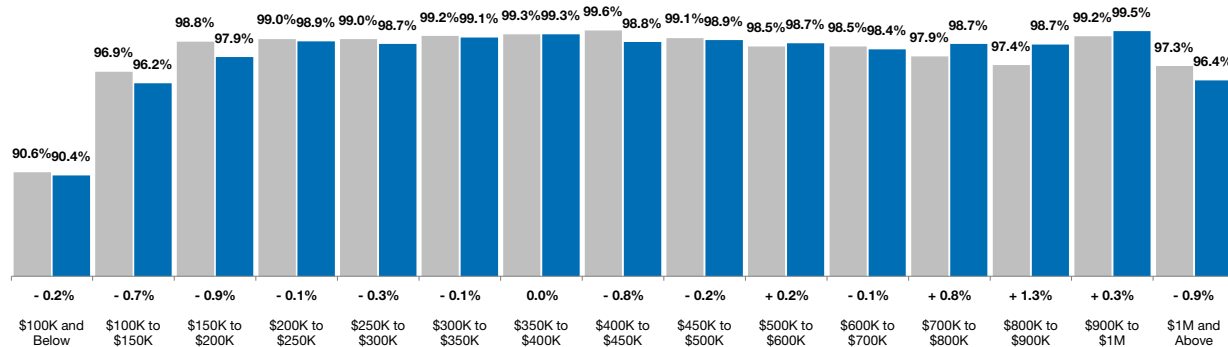
Percent of Original List Price Received

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.**



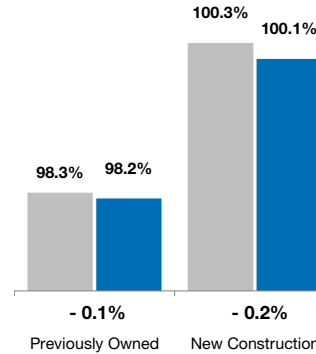
By Price Range

■ 6-2024 ■ 6-2025



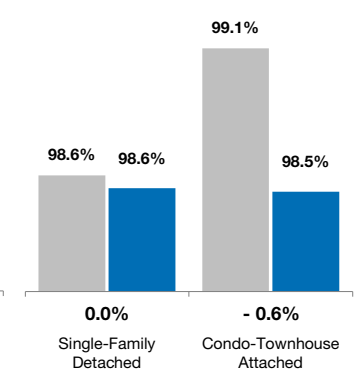
By Construction Status

■ 6-2024 ■ 6-2025



By Property Type

■ 6-2024 ■ 6-2025



All Properties

By Price Range	6-2024	6-2025	Change
\$100,000 and Below	90.6%	90.4%	- 0.2%
\$100,001 to \$150,000	96.9%	96.2%	- 0.7%
\$150,001 to \$200,000	98.8%	97.9%	- 0.9%
\$200,001 to \$250,000	99.0%	98.9%	- 0.1%
\$250,001 to \$300,000	99.0%	98.7%	- 0.3%
\$300,001 to \$350,000	99.2%	99.1%	- 0.1%
\$350,001 to \$400,000	99.3%	99.3%	0.0%
\$400,001 to \$450,000	99.6%	98.8%	- 0.8%
\$450,001 to \$500,000	99.1%	98.9%	- 0.2%
\$500,001 to \$600,000	98.5%	98.7%	+ 0.2%
\$600,001 to \$700,000	98.5%	98.4%	- 0.1%
\$700,001 to \$800,000	97.9%	98.7%	+ 0.8%
\$800,001 to \$900,000	97.4%	98.7%	+ 1.3%
\$900,001 to \$1,000,000	99.2%	99.5%	+ 0.3%
\$1,000,001 and Above	97.3%	96.4%	- 0.9%
All Price Ranges	98.6%	98.5%	- 0.1%

Single-Family Detached

6-2024	6-2025	Change
89.6%	90.7%	+ 1.2%
96.6%	95.9%	- 0.7%
98.8%	98.0%	- 0.8%
99.0%	99.0%	0.0%
99.0%	98.7%	- 0.3%
99.2%	99.1%	- 0.1%
99.4%	99.4%	0.0%
99.6%	98.9%	- 0.7%
99.1%	99.1%	0.0%
98.3%	98.7%	+ 0.4%
98.5%	98.4%	- 0.1%
97.9%	98.6%	+ 0.7%
97.4%	98.5%	+ 1.1%
99.2%	99.5%	+ 0.3%
97.4%	96.3%	- 1.1%
98.6%	98.6%	0.0%

Condo-Townhouse Attached

6-2024	6-2025	Change
97.8%	92.7%	- 5.2%
97.1%	96.3%	- 0.8%
98.8%	97.7%	- 1.1%
99.0%	98.3%	- 0.7%
99.1%	98.8%	- 0.3%
99.3%	99.1%	- 0.2%
98.5%	98.6%	+ 0.1%
98.7%	97.3%	- 1.4%
99.2%	97.0%	- 2.2%
101.1%	98.8%	- 2.3%
99.3%	96.3%	- 3.0%
98.7%	100.3%	+ 1.6%
95.5%	100.5%	+ 5.2%
--	100.0%	--
95.7%	100.0%	+ 4.5%
99.1%	98.5%	- 0.6%

By Construction Status

6-2024	6-2025	Change
98.3%	98.2%	- 0.1%
100.3%	100.1%	- 0.2%
98.6%	98.5%	- 0.1%

6-2024	6-2025	Change
98.3%	98.3%	0.0%
100.5%	100.3%	- 0.2%
98.6%	98.6%	0.0%

6-2024	6-2025	Change
98.5%	98.0%	- 0.5%
100.0%	99.7%	- 0.3%
99.1%	98.5%	- 0.6%

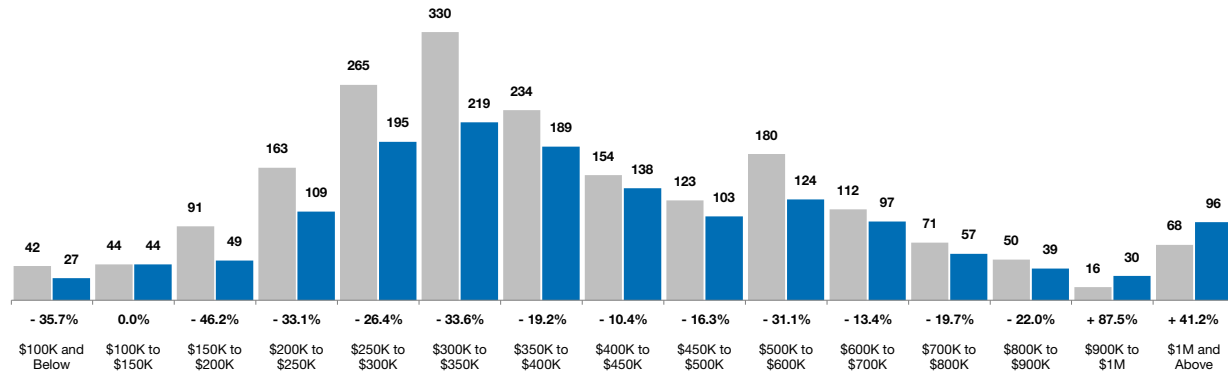
Inventory of Homes for Sale

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



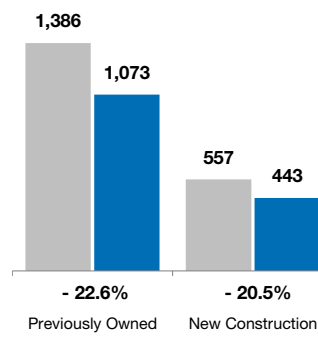
By Price Range

■ 6-2024 ■ 6-2025



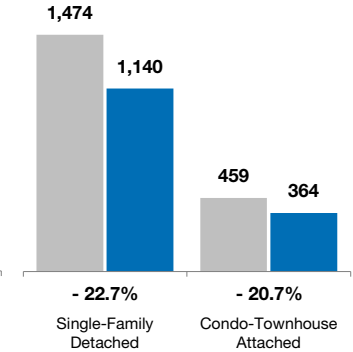
By Construction Status

■ 6-2024 ■ 6-2025



By Property Type

■ 6-2024 ■ 6-2025



All Properties

By Price Range	6-2024	6-2025	Change
\$100,000 and Below	42	27	- 35.7%
\$100,001 to \$150,000	44	44	0.0%
\$150,001 to \$200,000	91	49	- 46.2%
\$200,001 to \$250,000	163	109	- 33.1%
\$250,001 to \$300,000	265	195	- 26.4%
\$300,001 to \$350,000	330	219	- 33.6%
\$350,001 to \$400,000	234	189	- 19.2%
\$400,001 to \$450,000	154	138	- 10.4%
\$450,001 to \$500,000	123	103	- 16.3%
\$500,001 to \$600,000	180	124	- 31.1%
\$600,001 to \$700,000	112	97	- 13.4%
\$700,001 to \$800,000	71	57	- 19.7%
\$800,001 to \$900,000	50	39	- 22.0%
\$900,001 to \$1,000,000	16	30	+ 87.5%
\$1,000,001 and Above	68	96	+ 41.2%
All Price Ranges	1,943	1,516	- 22.0%

Single-Family Detached

6-2024	6-2025	Change
36	17	- 52.8%
35	33	- 5.7%
66	37	- 43.9%
117	66	- 43.6%
151	97	- 35.8%
206	129	- 37.4%
192	162	- 15.6%
131	121	- 7.6%
102	91	- 10.8%
158	104	- 34.2%
98	79	- 19.4%
57	53	- 7.0%
47	36	- 23.4%
13	25	+ 92.3%
65	90	+ 38.5%
1,474	1,140	- 22.7%

Condo-Townhouse Attached

6-2024	6-2025	Change
2	1	- 50.0%
5	8	+ 60.0%
24	12	- 50.0%
46	43	- 6.5%
114	98	- 14.0%
124	90	- 27.4%
42	27	- 35.7%
23	17	- 26.1%
21	12	- 42.9%
21	20	- 4.8%
14	18	+ 28.6%
14	4	- 71.4%
3	3	0.0%
3	5	+ 66.7%
3	6	+ 100.0%
459	364	- 20.7%

By Construction Status

6-2024	6-2025	Change
1,386	1,073	- 22.6%
557	443	- 20.5%
1,943	1,516	- 22.0%

6-2024	6-2025	Change
1,187	910	- 23.3%
287	230	- 19.9%
1,474	1,140	- 22.7%

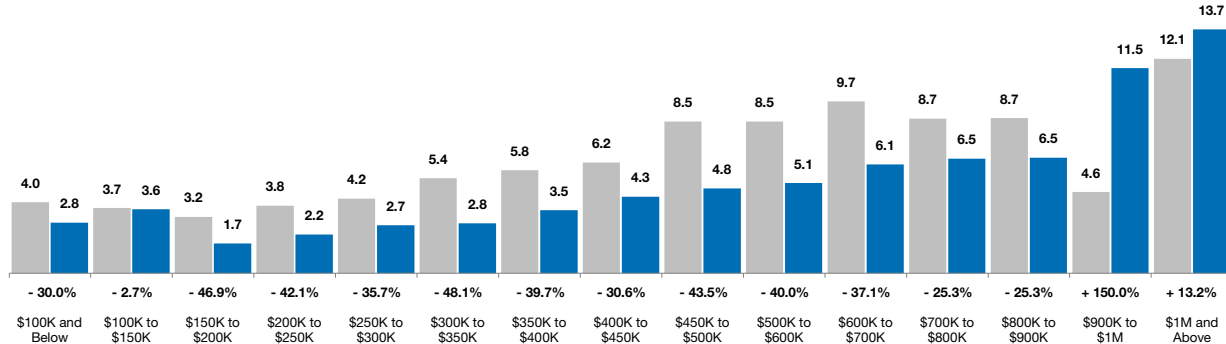
Months Supply of Inventory

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.



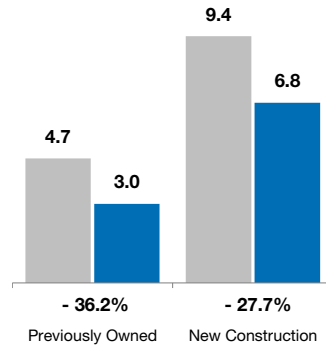
By Price Range

■ 6-2024 ■ 6-2025



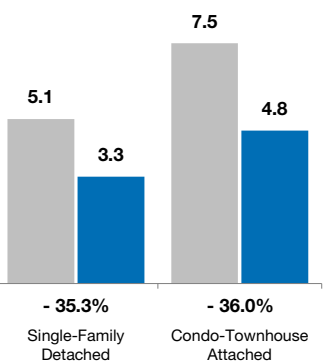
By Construction Status

■ 6-2024 ■ 6-2025



By Property Type

■ 6-2024 ■ 6-2025



All Properties

By Price Range	6-2024	6-2025	Change
\$100,000 and Below	4.0	2.8	-30.0%
\$100,001 to \$150,000	3.7	3.6	-2.7%
\$150,001 to \$200,000	3.2	1.7	-46.9%
\$200,001 to \$250,000	3.8	2.2	-42.1%
\$250,001 to \$300,000	4.2	2.7	-35.7%
\$300,001 to \$350,000	5.4	2.8	-48.1%
\$350,001 to \$400,000	5.8	3.5	-39.7%
\$400,001 to \$450,000	6.2	4.3	-30.6%
\$450,001 to \$500,000	8.5	4.8	-43.5%
\$500,001 to \$600,000	8.5	5.1	-40.0%
\$600,001 to \$700,000	9.7	6.1	-37.1%
\$700,001 to \$800,000	8.7	6.5	-25.3%
\$800,001 to \$900,000	8.7	6.5	-25.3%
\$900,001 to \$1,000,000	4.6	11.5	+150.0%
\$1,000,001 and Above	12.1	13.7	+13.2%
All Price Ranges	5.5	3.6	-34.5%

Single-Family Detached

6-2024	6-2025	Change
4.7	2.3	-51.1%
3.5	3.4	-2.9%
2.6	1.5	-42.3%
3.8	1.7	-55.3%
3.6	2.0	-44.4%
4.2	2.2	-47.6%
5.3	3.4	-35.8%
5.7	4.0	-29.8%
8.1	4.6	-43.2%
8.2	4.7	-42.7%
8.6	5.3	-38.4%
7.3	6.6	-9.6%
8.3	6.4	-22.9%
3.7	10.4	+181.1%
11.9	13.0	+9.2%
5.1	3.3	-35.3%

Condo-Townhouse Attached

6-2024	6-2025	Change
2.0	1.0	-50.0%
2.9	3.2	+10.3%
5.4	2.4	-55.6%
3.8	3.8	0.0%
5.5	4.0	-27.3%
9.5	4.8	-49.5%
9.4	4.3	-54.3%
8.0	8.5	+6.3%
9.0	5.2	-42.2%
10.0	7.3	-27.0%
14.0	11.5	-17.9%
10.5	3.1	-70.5%
3.0	2.3	-23.3%
--	5.0	--
3.0	6.0	+100.0%
7.5	4.8	-36.0%

By Construction Status

6-2024	6-2025	Change
4.7	3.0	-36.2%
9.4	6.8	-27.7%
5.5	3.6	-34.5%

6-2024	6-2025	Change
4.7	3.0	-36.2%
7.7	5.6	-27.3%
5.1	3.3	-35.3%