

Housing Supply Overview



July 2025

U.S. new-home sales increased 0.6% month-over-month to a seasonally adjusted annual rate of 627,000 units, according to the U.S. Census Bureau. Despite the monthly gain, sales were down 6.6% from the same period last year. The median sales price for new homes fell 4.9% from the previous month to \$401,800 and was 2.9% lower than a year earlier. There were 511,000 new homes available for sale heading into July, equivalent to a 9.8-month supply at the current sales pace. For the 12-month period spanning August 2024 through July 2025, Pending Sales in the Sioux Falls region were up 18.4 percent overall. The price range with the largest gain in sales was the \$450K to \$500K range, where they increased 47.6 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 3.0 percent to \$314,250. The price range that tended to sell the quickest was the \$150K to \$200K range at 76 days; the price range that tended to sell the slowest was the \$800K to \$900K range at 127 days.

Market-wide, inventory levels were down 19.1 percent. The construction type that lost the least inventory was the New Construction segment, where it decreased 13.6 percent. That amounts to 3.5 months supply for Single-Family homes and 5.0 months supply for Condos.

Quick Facts

+ 47.6%	+ 21.0%	+ 27.9%
Price Range With the Strongest Sales:	Construction Status With Strongest Sales:	Property Type With Strongest Sales:
\$450,001 to \$500,000	Previously Owned	Condo-Townhouse Attached

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

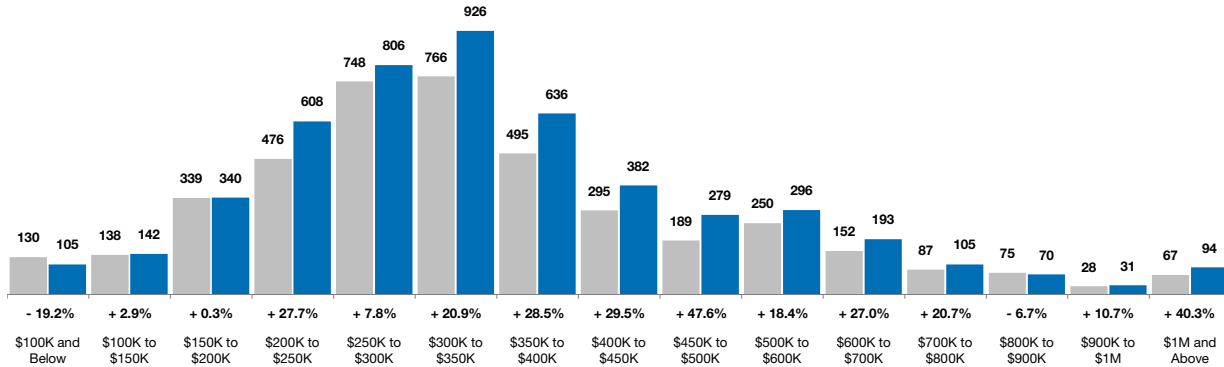
Pending Sales

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



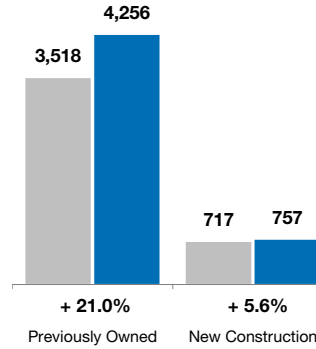
By Price Range

■ 7-2024 ■ 7-2025



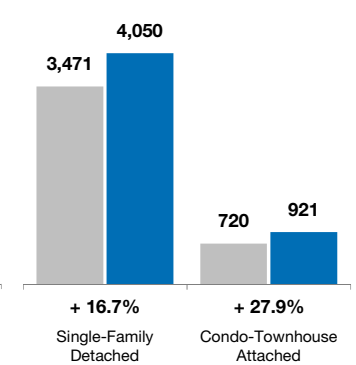
By Construction Status

■ 7-2024 ■ 7-2025



By Property Type

■ 7-2024 ■ 7-2025



All Properties

By Price Range

	7-2024	7-2025	Change
\$100,000 and Below	130	105	- 19.2%
\$100,001 to \$150,000	138	142	+ 2.9%
\$150,001 to \$200,000	339	340	+ 0.3%
\$200,001 to \$250,000	476	608	+ 27.7%
\$250,001 to \$300,000	748	806	+ 7.8%
\$300,001 to \$350,000	766	926	+ 20.9%
\$350,001 to \$400,000	495	636	+ 28.5%
\$400,001 to \$450,000	295	382	+ 29.5%
\$450,001 to \$500,000	189	279	+ 47.6%
\$500,001 to \$600,000	250	296	+ 18.4%
\$600,001 to \$700,000	152	193	+ 27.0%
\$700,001 to \$800,000	87	105	+ 20.7%
\$800,001 to \$900,000	75	70	- 6.7%
\$900,001 to \$1,000,000	28	31	+ 10.7%
\$1,000,001 and Above	67	94	+ 40.3%
All Price Ranges	4,235	5,013	+ 18.4%

Single-Family Detached

7-2024	7-2025	Change	7-2024	7-2025	Change
95	74	- 22.1%	2	3	+ 50.0%
112	110	- 1.8%	18	20	+ 11.1%
297	283	- 4.7%	40	55	+ 37.5%
336	476	+ 41.7%	139	132	- 5.0%
505	526	+ 4.2%	243	280	+ 15.2%
614	681	+ 10.9%	152	245	+ 61.2%
441	558	+ 26.5%	54	78	+ 44.4%
277	355	+ 28.2%	18	27	+ 50.0%
166	260	+ 56.6%	23	19	- 17.4%
231	262	+ 13.4%	19	34	+ 78.9%
150	180	+ 20.0%	2	13	+ 550.0%
80	97	+ 21.3%	7	8	+ 14.3%
74	67	- 9.5%	1	3	+ 200.0%
28	28	0.0%	0	3	--
65	93	+ 43.1%	2	1	- 50.0%
3,471	4,050	+ 16.7%	720	921	+ 27.9%

Condo-Townhouse Attached

7-2024	7-2025	Change
2	3	+ 50.0%
18	20	+ 11.1%
40	55	+ 37.5%
139	132	- 5.0%
243	280	+ 15.2%
152	245	+ 61.2%
54	78	+ 44.4%
18	27	+ 50.0%
23	19	- 17.4%
19	34	+ 78.9%
2	13	+ 550.0%
7	8	+ 14.3%
1	3	+ 200.0%
0	3	--
2	1	- 50.0%
720	921	+ 27.9%

By Construction Status

	7-2024	7-2025	Change
Previously Owned	3,518	4,256	+ 21.0%
New Construction	717	757	+ 5.6%
All Construction Statuses	4,235	5,013	+ 18.4%

7-2024	7-2025	Change	7-2024	7-2025	Change
3,010	3,584	+ 19.1%	464	631	+ 36.0%
461	466	+ 1.1%	256	290	+ 13.3%
3,471	4,050	+ 16.7%	720	921	+ 27.9%

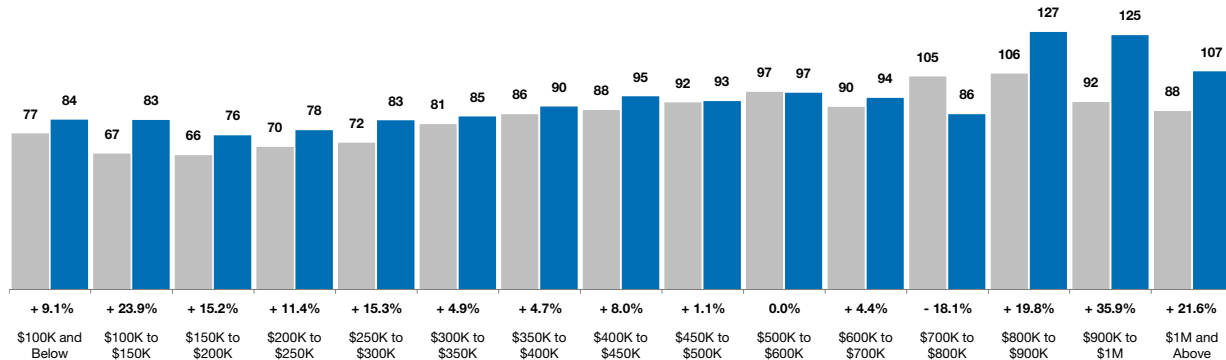
Days on Market Until Sale

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



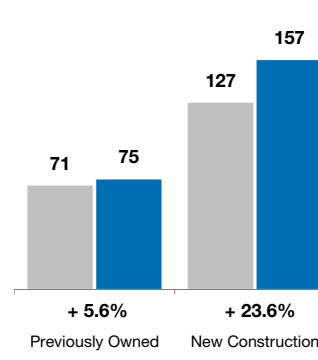
By Price Range

■ 7-2024 ■ 7-2025



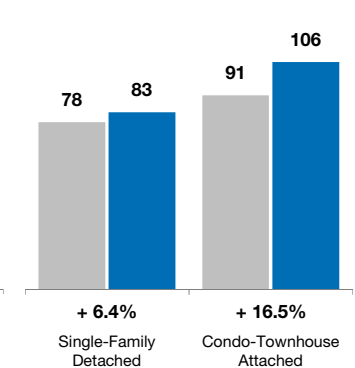
By Construction Status

■ 7-2024 ■ 7-2025



By Property Type

■ 7-2024 ■ 7-2025



All Properties

By Price Range	7-2024	7-2025	Change
\$100,000 and Below	77	84	+ 9.1%
\$100,001 to \$150,000	67	83	+ 23.9%
\$150,001 to \$200,000	66	76	+ 15.2%
\$200,001 to \$250,000	70	78	+ 11.4%
\$250,001 to \$300,000	72	83	+ 15.3%
\$300,001 to \$350,000	81	85	+ 4.9%
\$350,001 to \$400,000	86	90	+ 4.7%
\$400,001 to \$450,000	88	95	+ 8.0%
\$450,001 to \$500,000	92	93	+ 1.1%
\$500,001 to \$600,000	97	97	0.0%
\$600,001 to \$700,000	90	94	+ 4.4%
\$700,001 to \$800,000	105	86	- 18.1%
\$800,001 to \$900,000	106	127	+ 19.8%
\$900,001 to \$1,000,000	92	125	+ 35.9%
\$1,000,001 and Above	88	107	+ 21.6%
All Price Ranges	80	87	+ 8.7%

Single-Family Detached

7-2024	7-2025	Change
80	86	+ 7.5%
68	78	+ 14.7%
67	74	+ 10.4%
64	71	+ 10.9%
66	72	+ 9.1%
74	76	+ 2.7%
84	86	+ 2.4%
86	96	+ 11.6%
92	90	- 2.2%
98	96	- 2.0%
88	95	+ 8.0%
105	82	- 21.9%
107	122	+ 14.0%
92	125	+ 35.9%
87	107	+ 23.0%
78	83	+ 6.4%

Condo-Townhouse Attached

7-2024	7-2025	Change
51	79	+ 54.9%
55	114	+ 107.3%
60	87	+ 45.0%
85	101	+ 18.8%
84	105	+ 25.0%
115	113	- 1.7%
102	116	+ 13.7%
120	82	- 31.7%
90	118	+ 31.1%
87	99	+ 13.8%
121	78	- 35.5%
84	137	+ 63.1%
61	175	+ 186.9%
--	--	--
109	--	0.0%
91	106	+ 16.5%

By Construction Status

7-2024	7-2025	Change
71	75	+ 5.6%
127	157	+ 23.6%
80	87	+ 8.7%

7-2024	7-2025	Change
71	75	+ 5.6%
124	148	+ 19.4%
78	83	+ 6.4%

7-2024	7-2025	Change
67	77	+ 14.9%
133	170	+ 27.8%
91	106	+ 16.5%

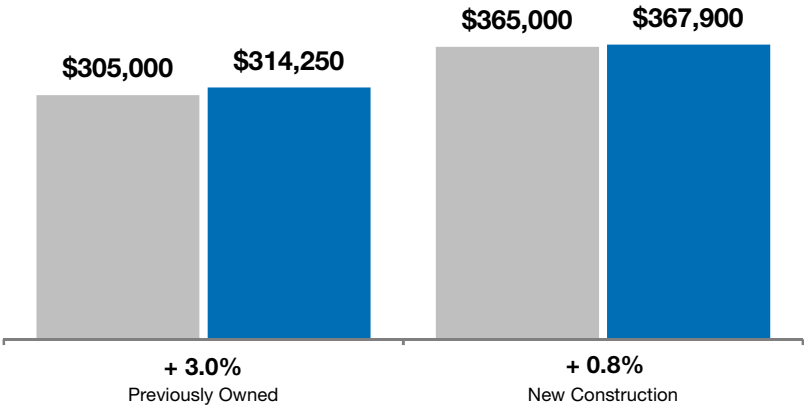
Median Sales Price

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



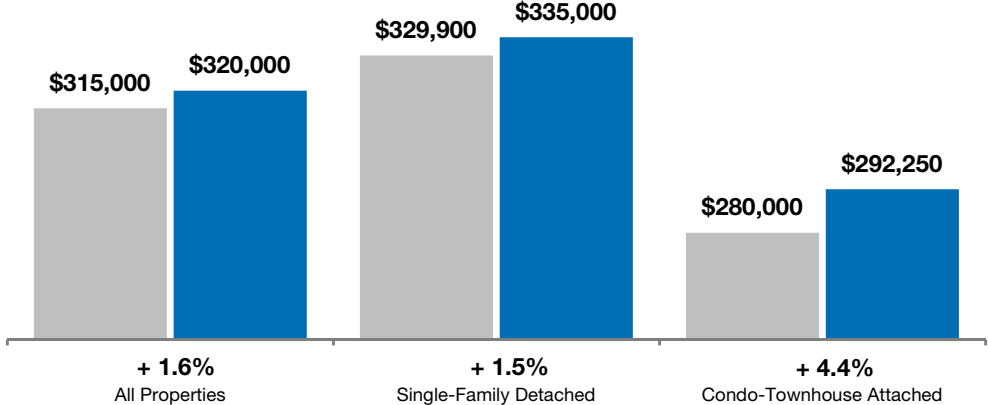
By Construction Status

7-2024 7-2025



By Property Type

7-2024 7-2025



All Properties			
By Construction Status	7-2024	7-2025	Change
Previously Owned	\$305,000	\$314,250	+ 3.0%
New Construction	\$365,000	\$367,900	+ 0.8%
All Construction Statuses	\$315,000	\$320,000	+ 1.6%

Single-Family Detached			Condo-Townhouse Attached		
7-2024	7-2025	Change	7-2024	7-2025	Change
\$315,000	\$322,500	+ 2.4%	\$275,000	\$285,000	+ 3.6%
\$418,900	\$416,580	- 0.6%	\$294,375	\$309,363	+ 5.1%
\$329,900	\$335,000	+ 1.5%	\$280,000	\$292,250	+ 4.4%

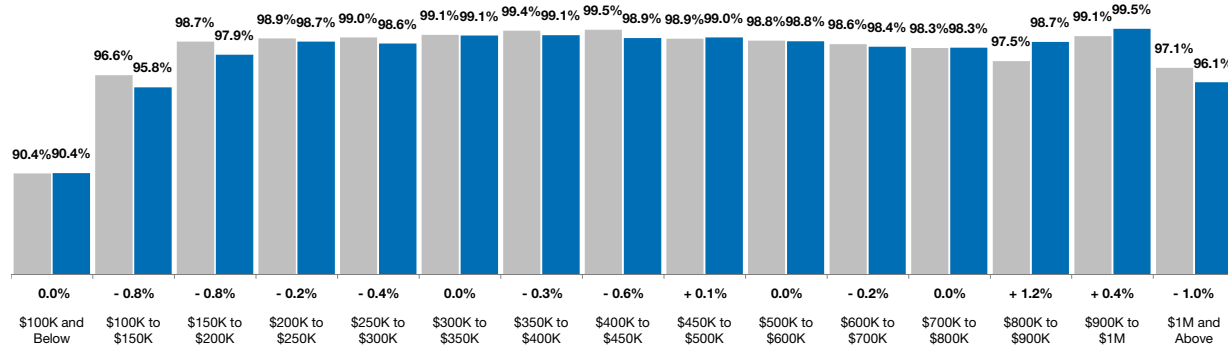
Percent of Original List Price Received

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.**



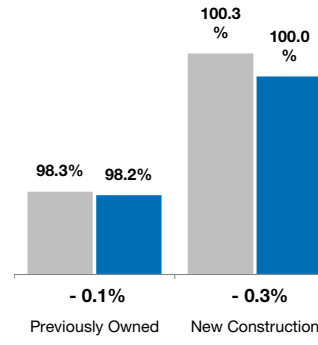
By Price Range

■ 7-2024 ■ 7-2025



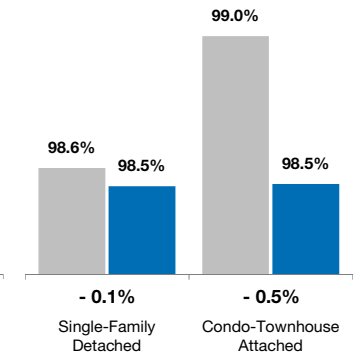
By Construction Status

■ 7-2024 ■ 7-2025



By Property Type

■ 7-2024 ■ 7-2025



All Properties

By Price Range	7-2024	7-2025	Change
\$100,000 and Below	90.4%	90.4%	0.0%
\$100,001 to \$150,000	96.6%	95.8%	- 0.8%
\$150,001 to \$200,000	98.7%	97.9%	- 0.8%
\$200,001 to \$250,000	98.9%	98.7%	- 0.2%
\$250,001 to \$300,000	99.0%	98.6%	- 0.4%
\$300,001 to \$350,000	99.1%	99.1%	0.0%
\$350,001 to \$400,000	99.4%	99.1%	- 0.3%
\$400,001 to \$450,000	99.5%	98.9%	- 0.6%
\$450,001 to \$500,000	98.9%	99.0%	+ 0.1%
\$500,001 to \$600,000	98.8%	98.8%	0.0%
\$600,001 to \$700,000	98.6%	98.4%	- 0.2%
\$700,001 to \$800,000	98.3%	98.3%	0.0%
\$800,001 to \$900,000	97.5%	98.7%	+ 1.2%
\$900,001 to \$1,000,000	99.1%	99.5%	+ 0.4%
\$1,000,001 and Above	97.1%	96.1%	- 1.0%
All Price Ranges	98.6%	98.5%	- 0.1%

Single-Family Detached

7-2024	7-2025	Change
89.4%	90.9%	+ 1.7%
96.2%	95.4%	- 0.8%
98.8%	98.0%	- 0.8%
99.0%	98.9%	- 0.1%
98.9%	98.6%	- 0.3%
99.1%	99.1%	0.0%
99.5%	99.2%	- 0.3%
99.5%	99.1%	- 0.4%
98.9%	99.2%	+ 0.3%
98.6%	98.7%	+ 0.1%
98.6%	98.4%	- 0.2%
98.3%	98.2%	- 0.1%
97.5%	98.5%	+ 1.0%
99.1%	99.5%	+ 0.4%
97.1%	96.1%	- 1.0%
98.6%	98.5%	- 0.1%

Condo-Townhouse Attached

7-2024	7-2025	Change
97.8%	92.7%	- 5.2%
97.1%	96.6%	- 0.5%
98.7%	97.7%	- 1.0%
98.9%	98.2%	- 0.7%
99.1%	98.6%	- 0.5%
99.3%	99.2%	- 0.1%
98.7%	98.4%	- 0.3%
99.0%	97.2%	- 1.8%
98.7%	96.8%	- 1.9%
101.3%	98.8%	- 2.5%
98.2%	97.5%	- 0.7%
98.7%	100.3%	+ 1.6%
95.5%	100.5%	+ 5.2%
--	100.0%	--
95.7%	100.0%	+ 4.5%
99.0%	98.5%	- 0.5%

By Construction Status

Previously Owned	98.3%	98.2%	- 0.1%
New Construction	100.3%	100.0%	- 0.3%
All Construction Statuses	98.6%	98.5%	- 0.1%

7-2024	7-2025	Change
98.3%	98.3%	0.0%
100.6%	100.2%	- 0.4%
98.6%	98.5%	- 0.1%

7-2024	7-2025	Change
98.5%	98.0%	- 0.5%
99.9%	99.7%	- 0.2%
99.0%	98.5%	- 0.5%

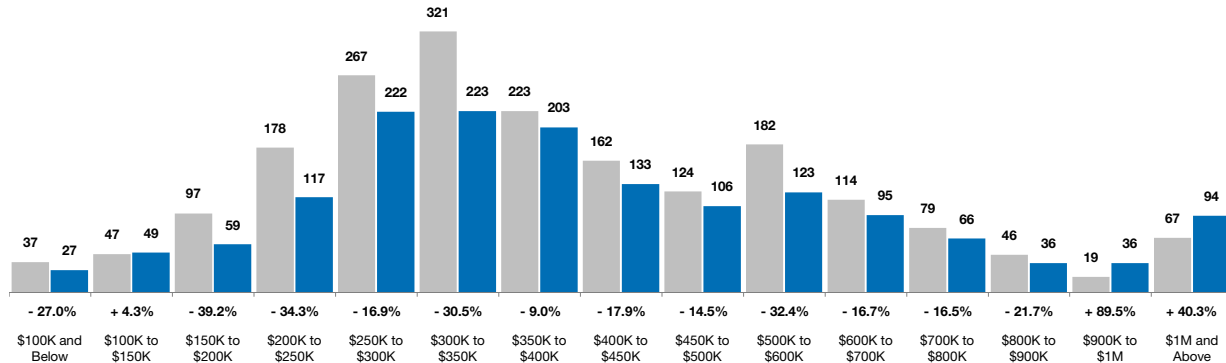
Inventory of Homes for Sale

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



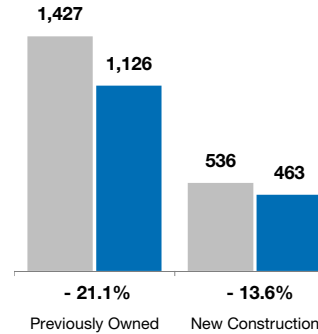
By Price Range

■ 7-2024 ■ 7-2025



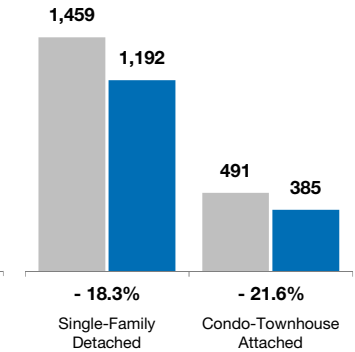
By Construction Status

■ 7-2024 ■ 7-2025



By Property Type

■ 7-2024 ■ 7-2025



All Properties

By Price Range

	7-2024	7-2025	Change
\$100,000 and Below	37	27	- 27.0%
\$100,001 to \$150,000	47	49	+ 4.3%
\$150,001 to \$200,000	97	59	- 39.2%
\$200,001 to \$250,000	178	117	- 34.3%
\$250,001 to \$300,000	267	222	- 16.9%
\$300,001 to \$350,000	321	223	- 30.5%
\$350,001 to \$400,000	223	203	- 9.0%
\$400,001 to \$450,000	162	133	- 17.9%
\$450,001 to \$500,000	124	106	- 14.5%
\$500,001 to \$600,000	182	123	- 32.4%
\$600,001 to \$700,000	114	95	- 16.7%
\$700,001 to \$800,000	79	66	- 16.5%
\$800,001 to \$900,000	46	36	- 21.7%
\$900,001 to \$1,000,000	19	36	+ 89.5%
\$1,000,001 and Above	67	94	+ 40.3%
All Price Ranges	1,963	1,589	- 19.1%

Single-Family Detached

	7-2024	7-2025	Change
31	18	- 41.9%	
32	35	+ 9.4%	
72	42	- 41.7%	
130	78	- 40.0%	
150	114	- 24.0%	
182	128	- 29.7%	
176	174	- 1.1%	
133	120	- 9.8%	
107	89	- 16.8%	
160	103	- 35.6%	
98	79	- 19.4%	
65	60	- 7.7%	
43	34	- 20.9%	
16	30	+ 87.5%	
64	88	+ 37.5%	
All Price Ranges	1,459	1,192	- 18.3%

Condo-Townhouse Attached

	7-2024	7-2025	Change
2	1	- 50.0%	
8	12	+ 50.0%	
24	17	- 29.2%	
48	39	- 18.8%	
117	108	- 7.7%	
139	95	- 31.7%	
47	29	- 38.3%	
29	13	- 55.2%	
17	16	- 5.9%	
21	19	- 9.5%	
16	16	0.0%	
14	6	- 57.1%	
3	2	- 33.3%	
3	6	+ 100.0%	
3	6	+ 100.0%	
All Price Ranges	491	385	- 21.6%

By Construction Status

	7-2024	7-2025	Change
Previously Owned	1,427	1,126	- 21.1%
New Construction	536	463	- 13.6%
All Construction Statuses	1,963	1,589	- 19.1%

	7-2024	7-2025	Change
1,204	939	- 22.0%	
255	253	- 0.8%	
All Price Ranges	1,459	1,192	- 18.3%

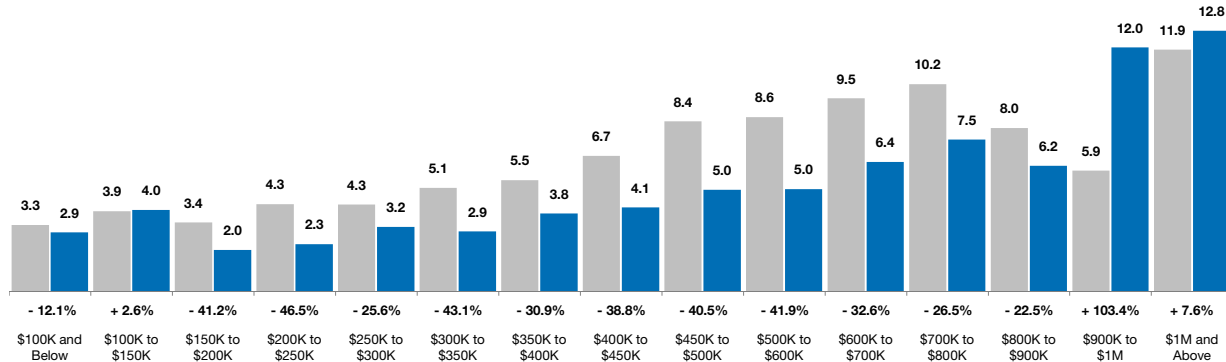
Months Supply of Inventory

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.



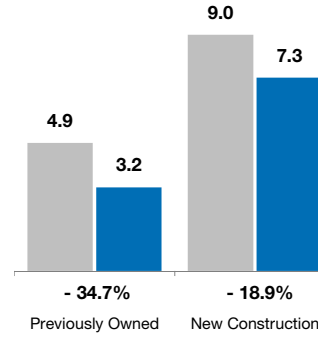
By Price Range

■ 7-2024 ■ 7-2025



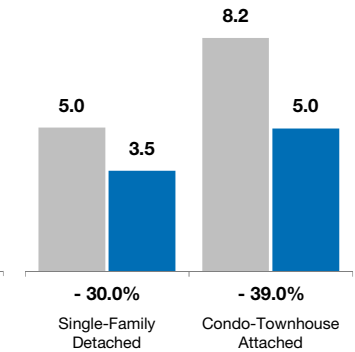
By Construction Status

■ 7-2024 ■ 7-2025



By Property Type

■ 7-2024 ■ 7-2025



All Properties

By Price Range	7-2024	7-2025	Change
\$100,000 and Below	3.3	2.9	- 12.1%
\$100,001 to \$150,000	3.9	4.0	+ 2.6%
\$150,001 to \$200,000	3.4	2.0	- 41.2%
\$200,001 to \$250,000	4.3	2.3	- 46.5%
\$250,001 to \$300,000	4.3	3.2	- 25.6%
\$300,001 to \$350,000	5.1	2.9	- 43.1%
\$350,001 to \$400,000	5.5	3.8	- 30.9%
\$400,001 to \$450,000	6.7	4.1	- 38.8%
\$450,001 to \$500,000	8.4	5.0	- 40.5%
\$500,001 to \$600,000	8.6	5.0	- 41.9%
\$600,001 to \$700,000	9.5	6.4	- 32.6%
\$700,001 to \$800,000	10.2	7.5	- 26.5%
\$800,001 to \$900,000	8.0	6.2	- 22.5%
\$900,001 to \$1,000,000	5.9	12.0	+ 103.4%
\$1,000,001 and Above	11.9	12.8	+ 7.6%
All Price Ranges	5.6	3.8	- 32.1%

Single-Family Detached

7-2024	7-2025	Change
3.7	2.7	- 27.0%
3.3	3.7	+ 12.1%
2.9	1.7	- 41.4%
4.4	2.0	- 54.5%
3.6	2.5	- 30.6%
3.6	2.3	- 36.1%
4.8	3.7	- 22.9%
5.8	4.0	- 31.0%
8.2	4.6	- 43.9%
8.1	4.7	- 42.0%
8.4	5.6	- 33.3%
8.9	7.3	- 18.0%
7.6	6.2	- 18.4%
5.0	10.7	+ 114.0%
11.7	12.1	+ 3.4%
5.0	3.5	- 30.0%

Condo-Townhouse Attached

7-2024	7-2025	Change
2.0	1.0	- 50.0%
4.4	5.1	+ 15.9%
5.0	3.5	- 30.0%
4.0	3.3	- 17.5%
5.8	4.5	- 22.4%
11.0	5.0	- 54.5%
10.8	4.5	- 58.3%
12.9	5.7	- 55.8%
7.3	7.3	0.0%
11.1	6.5	- 41.4%
16.0	10.2	- 36.3%
11.2	4.5	- 59.8%
3.0	1.5	- 50.0%
--	6.0	--
3.0	6.0	+ 100.0%
8.2	5.0	- 39.0%

By Construction Status

7-2024	7-2025	Change
4.9	3.2	- 34.7%
9.0	7.3	- 18.9%
5.6	3.8	- 32.1%

7-2024	7-2025	Change
4.8	3.1	- 35.4%
6.6	6.5	- 1.5%
5.0	3.5	- 30.0%