

# Housing Supply Overview



## August 2025

U.S. sales of new single-family homes declined 0.6% month-over-month and 8.2% year-over-year to a seasonally adjusted annual rate of 652,000 units, according to the U.S. Census Bureau. The median sales price of a new home fell 5.9% from a year earlier to \$403,800. Meanwhile, housing inventory increased 7.3% year-over-year to 499,000 units, representing a 9.2-month supply at the current sales pace. For the 12-month period spanning September 2024 through August 2025, Pending Sales in the Sioux Falls region were up 17.4 percent overall. The price range with the largest gain in sales was the \$450K to \$500K range, where they increased 53.2 percent.

The overall Median Sales Price was up 2.4 percent to \$322,500. The construction type with the largest price gain was the Previously Owned segment, where prices increased 3.3 percent to \$315,000. The price range that tended to sell the quickest was the \$150K to \$200K range at 77 days; the price range that tended to sell the slowest was the \$800K to \$900K range at 126 days.

Market-wide, inventory levels were down 17.8 percent. The construction type that lost the least inventory was the New Construction segment, where it decreased 11.6 percent. That amounts to 3.7 months supply for Single-Family homes and 5.3 months supply for Condos.

## Quick Facts

+ 53.2%	+ 20.6%	+ 23.3%
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

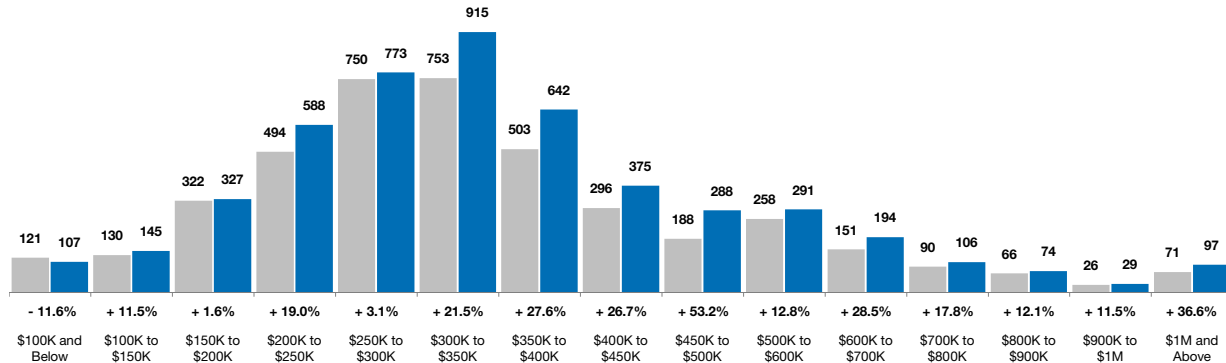
# Pending Sales

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



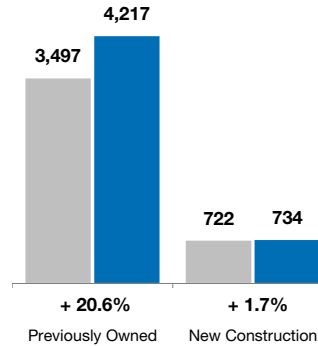
## By Price Range

■ 8-2024 ■ 8-2025



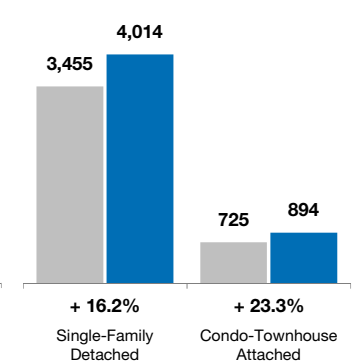
## By Construction Status

■ 8-2024 ■ 8-2025



## By Property Type

■ 8-2024 ■ 8-2025



## All Properties

### By Price Range

	8-2024	8-2025	Change
\$100,000 and Below	121	107	- 11.6%
\$100,001 to \$150,000	130	145	+ 11.5%
\$150,001 to \$200,000	322	327	+ 1.6%
\$200,001 to \$250,000	494	588	+ 19.0%
\$250,001 to \$300,000	750	773	+ 3.1%
\$300,001 to \$350,000	753	915	+ 21.5%
\$350,001 to \$400,000	503	642	+ 27.6%
\$400,001 to \$450,000	296	375	+ 26.7%
\$450,001 to \$500,000	188	288	+ 53.2%
\$500,001 to \$600,000	258	291	+ 12.8%
\$600,001 to \$700,000	151	194	+ 28.5%
\$700,001 to \$800,000	90	106	+ 17.8%
\$800,001 to \$900,000	66	74	+ 12.1%
\$900,001 to \$1,000,000	26	29	+ 11.5%
\$1,000,001 and Above	71	97	+ 36.6%
<b>All Price Ranges</b>	<b>4,219</b>	<b>4,951</b>	<b>+ 17.4%</b>

## Single-Family Detached

8-2024	8-2025	Change	8-2024	8-2025	Change
92	75	- 18.5%	1	3	+ 200.0%
107	113	+ 5.6%	15	20	+ 33.3%
281	271	- 3.6%	38	55	+ 44.7%
345	459	+ 33.0%	149	129	- 13.4%
499	517	+ 3.6%	251	256	+ 2.0%
609	668	+ 9.7%	144	247	+ 71.5%
448	565	+ 26.1%	55	77	+ 40.0%
278	350	+ 25.9%	18	25	+ 38.9%
166	269	+ 62.0%	22	18	- 18.2%
240	254	+ 5.8%	18	37	+ 105.6%
146	183	+ 25.3%	5	11	+ 120.0%
84	97	+ 15.5%	6	9	+ 50.0%
65	71	+ 9.2%	1	3	+ 200.0%
26	26	0.0%	0	3	--
69	96	+ 39.1%	2	1	- 50.0%
3,455	4,014	+ 16.2%	725	894	+ 23.3%

## Condo-Townhouse Attached

8-2024	8-2025	Change
1	3	+ 200.0%
15	20	+ 33.3%
38	55	+ 44.7%
149	129	- 13.4%
251	256	+ 2.0%
144	247	+ 71.5%
55	77	+ 40.0%
18	25	+ 38.9%
22	18	- 18.2%
18	37	+ 105.6%
5	11	+ 120.0%
6	9	+ 50.0%
1	3	+ 200.0%
0	3	--
2	1	- 50.0%
725	894	+ 23.3%

## By Construction Status

	8-2024	8-2025	Change
Previously Owned	3,497	4,217	+ 20.6%
New Construction	722	734	+ 1.7%
<b>All Construction Statuses</b>	<b>4,219</b>	<b>4,951</b>	<b>+ 17.4%</b>

8-2024	8-2025	Change	8-2024	8-2025	Change
2,987	3,558	+ 19.1%	471	617	+ 31.0%
468	456	- 2.6%	254	277	+ 9.1%
3,455	4,014	+ 16.2%	725	894	+ 23.3%

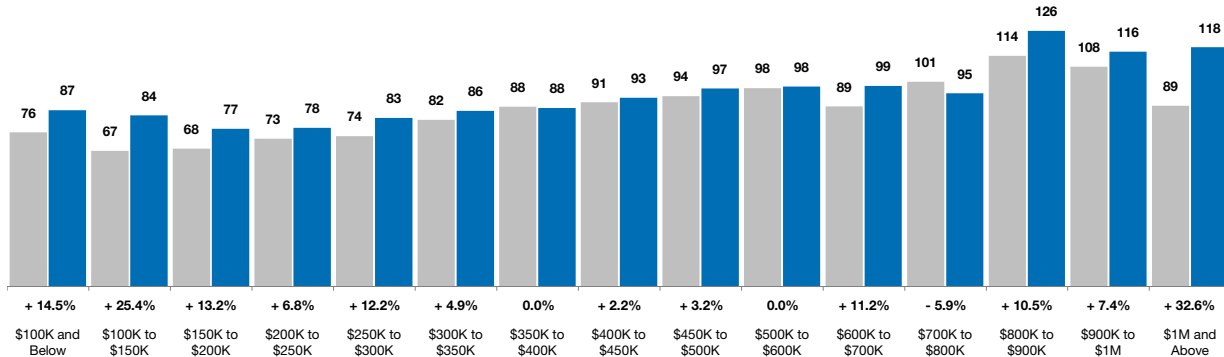
# Days on Market Until Sale

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



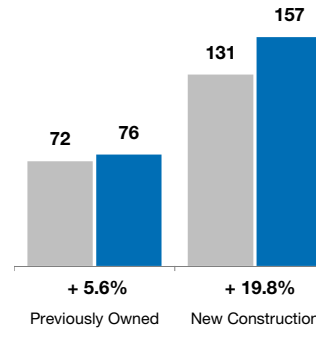
## By Price Range

■ 8-2024 ■ 8-2025



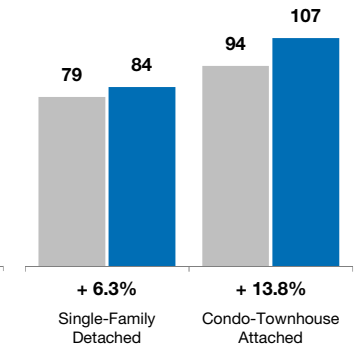
## By Construction Status

■ 8-2024 ■ 8-2025



## By Property Type

■ 8-2024 ■ 8-2025



## All Properties

### By Price Range

	8-2024	8-2025	Change
\$100,000 and Below	76	87	+ 14.5%
\$100,001 to \$150,000	67	84	+ 25.4%
\$150,001 to \$200,000	68	77	+ 13.2%
\$200,001 to \$250,000	73	78	+ 6.8%
\$250,001 to \$300,000	74	83	+ 12.2%
\$300,001 to \$350,000	82	86	+ 4.9%
\$350,001 to \$400,000	88	88	0.0%
\$400,001 to \$450,000	91	93	+ 2.2%
\$450,001 to \$500,000	94	97	+ 3.2%
\$500,001 to \$600,000	98	98	0.0%
\$600,001 to \$700,000	89	99	+ 11.2%
\$700,001 to \$800,000	101	95	- 5.9%
\$800,001 to \$900,000	114	126	+ 10.5%
\$900,001 to \$1,000,000	108	116	+ 7.4%
\$1,000,001 and Above	89	118	+ 32.6%
<b>All Price Ranges</b>	<b>82</b>	<b>88</b>	<b>+ 7.3%</b>

## Single-Family Detached

8-2024	8-2025	Change
77	94	+ 22.1%
67	79	+ 17.9%
68	75	+ 10.3%
65	71	+ 9.2%
67	72	+ 7.5%
75	77	+ 2.7%
86	85	- 1.2%
88	94	+ 6.8%
94	95	+ 1.1%
98	97	- 1.0%
87	99	+ 13.8%
103	85	- 17.5%
115	121	+ 5.2%
108	116	+ 7.4%
89	118	+ 32.6%
79	84	+ 6.3%

## Condo-Townhouse Attached

	8-2024	8-2025	Change
	52	79	+ 51.9%
	57	113	+ 98.2%
	67	88	+ 31.3%
	91	99	+ 8.8%
	87	105	+ 20.7%
	116	114	- 1.7%
	109	105	- 3.7%
	124	79	- 36.3%
	92	123	+ 33.7%
	91	107	+ 17.6%
	118	84	- 28.8%
	63	225	+ 257.1%
	61	175	+ 186.9%
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	106	--	0.0%
	94	107	+ 13.8%

### By Construction Status

	8-2024	8-2025	Change
Previously Owned	72	76	+ 5.6%
New Construction	131	157	+ 19.8%
<b>All Construction Statuses</b>	<b>82</b>	<b>88</b>	<b>+ 7.3%</b>

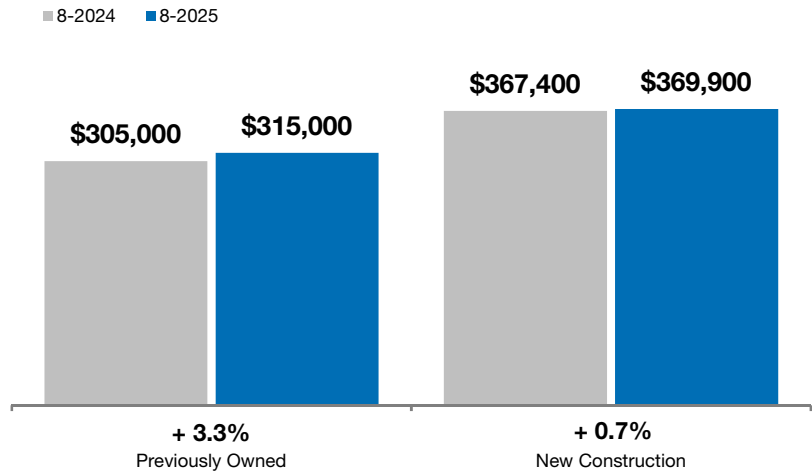
8-2024	8-2025	Change	8-2024	8-2025	Change
72	76	+ 5.6%	68	79	+ 16.2%
126	148	+ 17.5%	140	171	+ 22.1%
79	84	+ 6.3%	94	107	+ 13.8%

# Median Sales Price

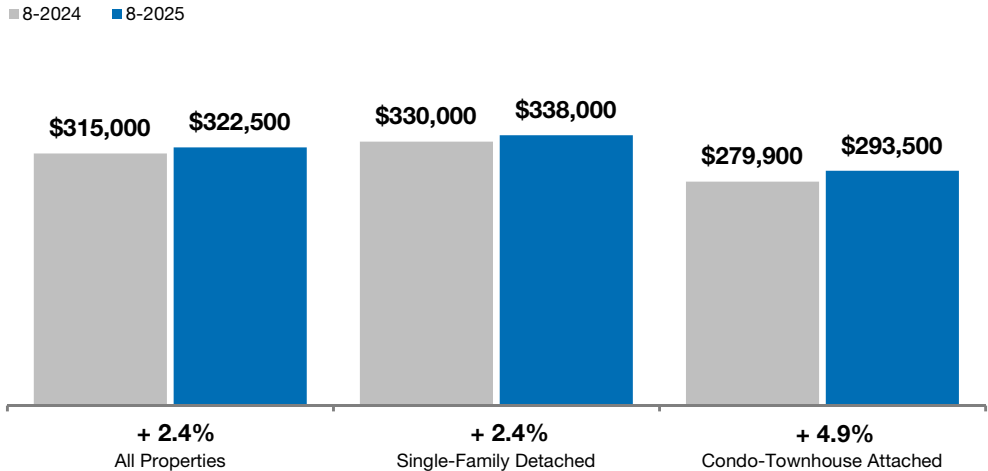
Median price point for all closed sales, not accounting for seller concessions. Based on a rolling 12-month median.



## By Construction Status



## By Property Type



All Properties			
By Construction Status	8-2024	8-2025	Change
Previously Owned	\$305,000	\$315,000	+ 3.3%
New Construction	\$367,400	\$369,900	+ 0.7%
All Construction Statuses	\$315,000	\$322,500	+ 2.4%

Single-Family Detached			Condo-Townhouse Attached		
8-2024	8-2025	Change	8-2024	8-2025	Change
\$315,000	\$325,000	+ 3.2%	\$275,000	\$285,000	+ 3.6%
\$417,081	\$421,220	+ 1.0%	\$293,775	\$309,800	+ 5.5%
\$330,000	\$338,000	+ 2.4%	\$279,900	\$293,500	+ 4.9%

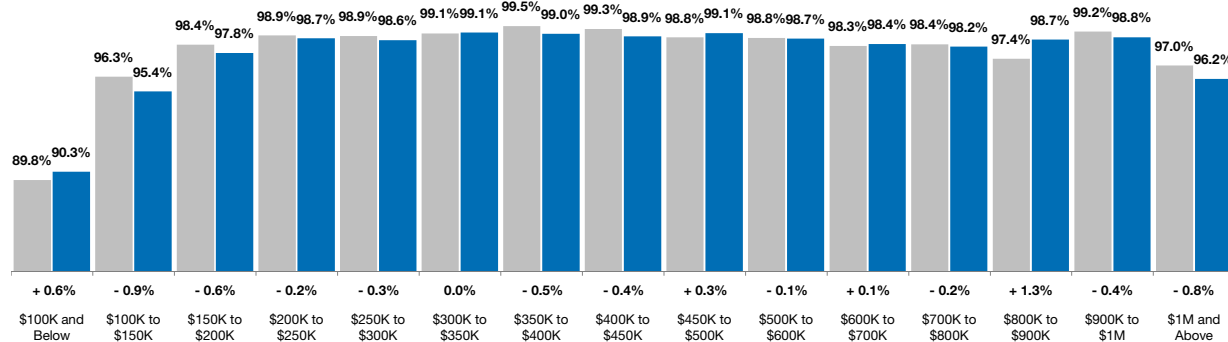
# Percent of Original List Price Received

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.**



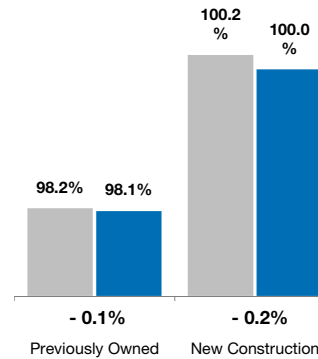
## By Price Range

■ 8-2024 ■ 8-2025



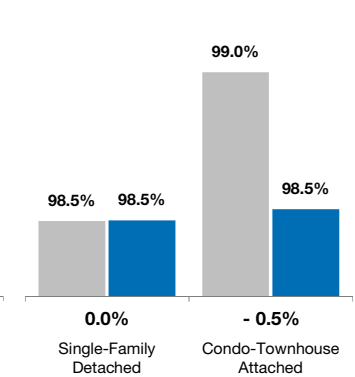
## By Construction Status

■ 8-2024 ■ 8-2025



## By Property Type

■ 8-2024 ■ 8-2025



## All Properties

By Price Range	8-2024	8-2025	Change
\$100,000 and Below	89.8%	90.3%	+ 0.6%
\$100,001 to \$150,000	96.3%	95.4%	- 0.9%
\$150,001 to \$200,000	98.4%	97.8%	- 0.6%
\$200,001 to \$250,000	98.9%	98.7%	- 0.2%
\$250,001 to \$300,000	98.9%	98.6%	- 0.3%
\$300,001 to \$350,000	99.1%	99.1%	0.0%
\$350,001 to \$400,000	99.5%	99.0%	- 0.5%
\$400,001 to \$450,000	99.3%	98.9%	- 0.4%
\$450,001 to \$500,000	98.8%	99.1%	+ 0.3%
\$500,001 to \$600,000	98.8%	98.7%	- 0.1%
\$600,001 to \$700,000	98.3%	98.4%	+ 0.1%
\$700,001 to \$800,000	98.4%	98.2%	- 0.2%
\$800,001 to \$900,000	97.4%	98.7%	+ 1.3%
\$900,001 to \$1,000,000	99.2%	98.8%	- 0.4%
\$1,000,001 and Above	97.0%	96.2%	- 0.8%
<b>All Price Ranges</b>	<b>98.5%</b>	<b>98.4%</b>	<b>- 0.1%</b>

## Single-Family Detached

8-2024	8-2025	Change
88.8%	91.2%	+ 2.7%
96.0%	95.0%	- 1.0%
98.4%	97.8%	- 0.6%
98.9%	98.9%	0.0%
98.9%	98.6%	- 0.3%
99.0%	99.1%	+ 0.1%
99.5%	99.1%	- 0.4%
99.4%	99.0%	- 0.4%
98.8%	99.3%	+ 0.5%
98.6%	98.7%	+ 0.1%
98.2%	98.4%	+ 0.2%
98.3%	98.0%	- 0.3%
97.5%	98.5%	+ 1.0%
99.2%	98.8%	- 0.4%
97.1%	96.1%	- 1.0%
<b>98.5%</b>	<b>98.5%</b>	<b>0.0%</b>

## Condo-Townhouse Attached

8-2024	8-2025	Change
96.7%	92.7%	- 4.1%
96.5%	96.5%	0.0%
98.3%	97.8%	- 0.5%
99.0%	98.1%	- 0.9%
99.0%	98.7%	- 0.3%
99.2%	99.2%	0.0%
99.3%	98.3%	- 1.0%
98.6%	97.0%	- 1.6%
98.8%	96.2%	- 2.6%
101.4%	98.7%	- 2.7%
99.8%	97.4%	- 2.4%
98.8%	100.7%	+ 1.9%
95.5%	100.5%	+ 5.2%
--	100.0%	--
94.8%	100.0%	+ 5.5%
<b>99.0%</b>	<b>98.5%</b>	<b>- 0.5%</b>

## By Construction Status

8-2024	8-2025	Change
98.2%	98.1%	- 0.1%
100.2%	100.0%	- 0.2%
<b>98.5%</b>	<b>98.4%</b>	<b>- 0.1%</b>

8-2024	8-2025	Change
98.2%	98.2%	0.0%
100.4%	100.2%	- 0.2%
<b>98.5%</b>	<b>98.5%</b>	<b>0.0%</b>

8-2024	8-2025	Change
98.5%	98.0%	- 0.5%
99.8%	99.7%	- 0.1%
<b>99.0%</b>	<b>98.5%</b>	<b>- 0.5%</b>

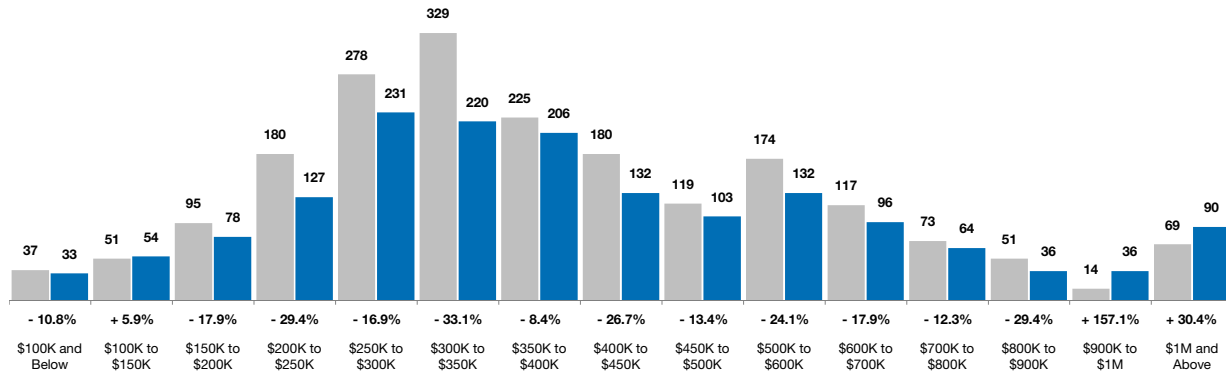
# Inventory of Homes for Sale

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



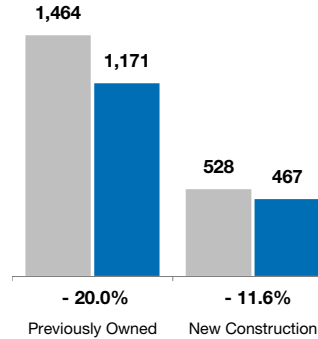
## By Price Range

■ 8-2024 ■ 8-2025



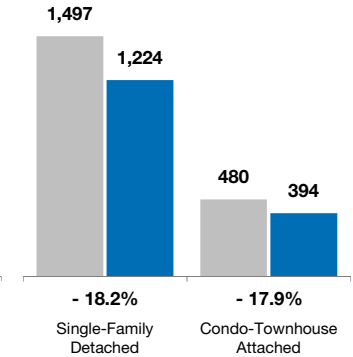
## By Construction Status

■ 8-2024 ■ 8-2025



## By Property Type

■ 8-2024 ■ 8-2025



## All Properties

### By Price Range

	8-2024	8-2025	Change
\$100,000 and Below	37	33	- 10.8%
\$100,001 to \$150,000	51	54	+ 5.9%
\$150,001 to \$200,000	95	78	- 17.9%
\$200,001 to \$250,000	180	127	- 29.4%
\$250,001 to \$300,000	278	231	- 16.9%
\$300,001 to \$350,000	329	220	- 33.1%
\$350,001 to \$400,000	225	206	- 8.4%
\$400,001 to \$450,000	180	132	- 26.7%
\$450,001 to \$500,000	119	103	- 13.4%
\$500,001 to \$600,000	174	132	- 24.1%
\$600,001 to \$700,000	117	96	- 17.9%
\$700,001 to \$800,000	73	64	- 12.3%
\$800,001 to \$900,000	51	36	- 29.4%
\$900,001 to \$1,000,000	14	36	+ 157.1%
\$1,000,001 and Above	69	90	+ 30.4%
<b>All Price Ranges</b>	<b>1,992</b>	<b>1,638</b>	<b>- 17.8%</b>

## Single-Family Detached

8-2024	8-2025	Change
31	17	- 45.2%
33	36	+ 9.1%
76	55	- 27.6%
133	85	- 36.1%
162	124	- 23.5%
197	131	- 33.5%
176	168	- 4.5%
149	119	- 20.1%
106	85	- 19.8%
147	114	- 22.4%
104	80	- 23.1%
59	59	0.0%
47	33	- 29.8%
11	32	+ 190.9%
66	86	+ 30.3%
1,497	1,224	- 18.2%

## Condo-Townhouse Attached

8-2024	8-2025	Change
2	1	- 50.0%
9	14	+ 55.6%
19	23	+ 21.1%
46	42	- 8.7%
116	107	- 7.8%
132	89	- 32.6%
49	38	- 22.4%
31	13	- 58.1%
13	18	+ 38.5%
26	17	- 34.6%
13	16	+ 23.1%
14	5	- 64.3%
4	3	- 25.0%
3	4	+ 33.3%
3	4	+ 33.3%
480	394	- 17.9%

### By Construction Status

	8-2024	8-2025	Change
Previously Owned	1,464	1,171	- 20.0%
New Construction	528	467	- 11.6%
<b>All Construction Statuses</b>	<b>1,992</b>	<b>1,638</b>	<b>- 17.8%</b>

8-2024	8-2025	Change	8-2024	8-2025	Change
1,235	965	- 21.9%	214	186	- 13.1%
262	259	- 1.1%	266	208	- 21.8%
1,497	1,224	- 18.2%	480	394	- 17.9%

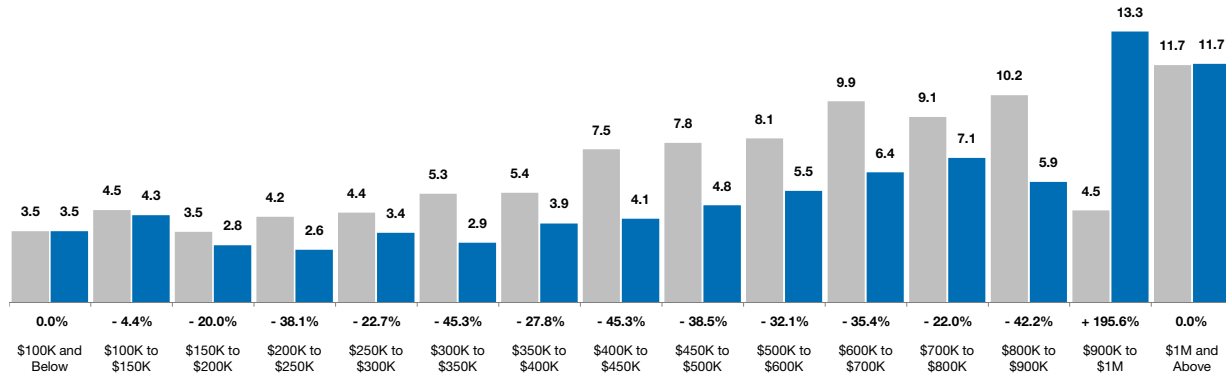
# Months Supply of Inventory

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.



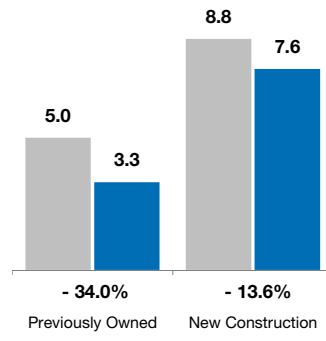
## By Price Range

■ 8-2024 ■ 8-2025



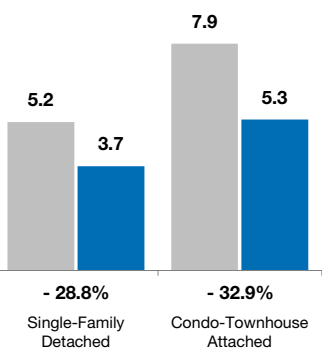
## By Construction Status

■ 8-2024 ■ 8-2025



## By Property Type

■ 8-2024 ■ 8-2025



## All Properties

### By Price Range

	8-2024	8-2025	Change
\$100,000 and Below	3.5	3.5	0.0%
\$100,001 to \$150,000	4.5	4.3	- 4.4%
\$150,001 to \$200,000	3.5	2.8	- 20.0%
\$200,001 to \$250,000	4.2	2.6	- 38.1%
\$250,001 to \$300,000	4.4	3.4	- 22.7%
\$300,001 to \$350,000	5.3	2.9	- 45.3%
\$350,001 to \$400,000	5.4	3.9	- 27.8%
\$400,001 to \$450,000	7.5	4.1	- 45.3%
\$450,001 to \$500,000	7.8	4.8	- 38.5%
\$500,001 to \$600,000	8.1	5.5	- 32.1%
\$600,001 to \$700,000	9.9	6.4	- 35.4%
\$700,001 to \$800,000	9.1	7.1	- 22.0%
\$800,001 to \$900,000	10.2	5.9	- 42.2%
\$900,001 to \$1,000,000	4.5	13.3	+ 195.6%
\$1,000,001 and Above	11.7	11.7	0.0%
<b>All Price Ranges</b>	<b>5.7</b>	<b>4.0</b>	<b>- 29.8%</b>

## Single-Family Detached

	8-2024	8-2025	Change
	3.8	2.5	- 34.2%
	3.5	3.7	+ 5.7%
	3.2	2.4	- 25.0%
	4.4	2.2	- 50.0%
	3.8	2.7	- 28.9%
	4.0	2.4	- 40.0%
	4.7	3.6	- 23.4%
	6.6	3.9	- 40.9%
	7.9	4.3	- 45.6%
	7.3	5.4	- 26.0%
	9.2	5.6	- 39.1%
	7.7	7.2	- 6.5%
	9.6	5.7	- 40.6%
	3.5	12.8	+ 265.7%
	11.5	11.3	- 1.7%
<b>All</b>	<b>5.2</b>	<b>3.7</b>	<b>- 28.8%</b>

## Condo-Townhouse Attached

	8-2024	8-2025	Change
	2.0	1.0	- 50.0%
	6.0	6.0	0.0%
	4.0	4.9	+ 22.5%
	3.6	3.7	+ 2.8%
	5.5	4.8	- 12.7%
	11.1	4.5	- 59.5%
	10.8	6.2	- 42.6%
	14.6	5.7	- 61.0%
	5.9	9.0	+ 52.5%
	14.4	5.3	- 63.2%
	9.3	12.4	+ 33.3%
	10.5	3.3	- 68.6%
	4.0	2.3	- 42.5%
	--	4.0	--
	3.0	4.0	+ 33.3%
<b>All</b>	<b>7.9</b>	<b>5.3</b>	<b>- 32.9%</b>

## By Construction Status

	8-2024	8-2025	Change
Previously Owned	5.0	3.3	- 34.0%
New Construction	8.8	7.6	- 13.6%
<b>All Construction Statuses</b>	<b>5.7</b>	<b>4.0</b>	<b>- 29.8%</b>

	8-2024	8-2025	Change
	5.0	3.3	- 34.0%
	6.7	6.8	+ 1.5%
<b>All</b>	<b>5.2</b>	<b>3.7</b>	<b>- 28.8%</b>