# **Housing Supply Overview**



#### **October 2025**

Although mortgage rates have edged down, U.S. pending home sales were unchanged from the previous month, with contract activity remaining 0.9% lower than a year ago, according to the National Association of REALTORS®. Contract signings increased both month-over-month and year-over-year in the Northeast and South, while the Midwest and West posted declines. For the 12-month period spanning November 2024 through October 2025, Pending Sales in the Sioux Falls region were up 16.1 percent overall. The price range with the largest gain in sales was the \$1.5 M and above, where they increased 50.0 percent.

The overall Median Sales Price was up 0.9 percent to \$323,000. The construction type with the largest price gain was the Previously Owned segment, where prices increased 1.6 percent to \$315,000. The price range that tended to sell the quickest was the \$200K to \$250K range at 80 days; the price range that tended to sell the slowest was the \$2M and Above range at 224 days.

Market-wide, inventory levels were down 21.3 percent. The construction type that lost the least inventory was the New Construction segment, where it decreased 13.8 percent. That amounts to 3.7 months supply for Single-Family homes and 5.9 months supply for Condos.

### **Ouick Facts**

+ 50.0% + 19.1% + 22.0% Price Range With the Construction Status With Property Type With Strongest Sales: Strongest Sales: Strongest Sales: \$1,500,001 to **Previously Owned** Condo-Townhouse \$2,000,000 Attached Pending Statistics may be higher due to changes in reporting practices to comply with RESO standards. **Pending Sales** 2

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



# **Pending Sales**

Previously Owned

**New Construction** 

**All Construction Statuses** 

3,504

707

4,211

4,174

713

4,887

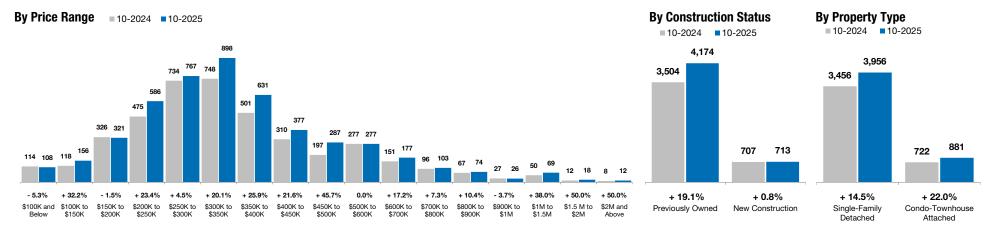
+ 19.1%

+ 0.8%

+ 16.1%



A count of properties on which offers have been accepted. Based on a rolling 12-month total. Pending Statistics may be higher due to changes in reporting practices to comply with RESO standards.



|                            | All Properties |         |         | Single  | e-Family Det | ached   | Condo-Townhouse Attached |         |          |  |
|----------------------------|----------------|---------|---------|---------|--------------|---------|--------------------------|---------|----------|--|
| By Price Range             | 10-2024        | 10-2025 | Change  | 10-2024 | 10-2025      | Change  | 10-2024                  | 10-2025 | Change   |  |
| \$100,000 and Below        | 114            | 108     | - 5.3%  | 87      | 72           | - 17.2% | 2                        | 2       | 0.0%     |  |
| \$100,001 to \$150,000     | 118            | 156     | + 32.2% | 98      | 121          | + 23.5% | 15                       | 21      | + 40.0%  |  |
| \$150,001 to \$200,000     | 326            | 321     | - 1.5%  | 284     | 264          | - 7.0%  | 39                       | 56      | + 43.6%  |  |
| \$200,001 to \$250,000     | 475            | 586     | + 23.4% | 344     | 446          | + 29.7% | 131                      | 140     | + 6.9%   |  |
| \$250,001 to \$300,000     | 734            | 767     | + 4.5%  | 479     | 514          | + 7.3%  | 255                      | 253     | - 0.8%   |  |
| \$300,001 to \$350,000     | 748            | 898     | + 20.1% | 599     | 666          | + 11.2% | 149                      | 232     | + 55.7%  |  |
| \$350,001 to \$400,000     | 501            | 631     | + 25.9% | 445     | 556          | + 24.9% | 56                       | 75      | + 33.9%  |  |
| \$400,001 to \$450,000     | 310            | 377     | + 21.6% | 290     | 354          | + 22.1% | 20                       | 23      | + 15.0%  |  |
| \$450,001 to \$500,000     | 197            | 287     | + 45.7% | 180     | 267          | + 48.3% | 17                       | 19      | + 11.8%  |  |
| \$500,001 to \$600,000     | 277            | 277     | 0.0%    | 256     | 245          | - 4.3%  | 21                       | 32      | + 52.4%  |  |
| \$600,001 to \$700,000     | 151            | 177     | + 17.2% | 145     | 167          | + 15.2% | 6                        | 10      | + 66.7%  |  |
| \$700,001 to \$800,000     | 96             | 103     | + 7.3%  | 90      | 93           | + 3.3%  | 6                        | 10      | + 66.7%  |  |
| \$800,001 to \$900,000     | 67             | 74      | + 10.4% | 65      | 71           | + 9.2%  | 2                        | 3       | + 50.0%  |  |
| \$900,001 to \$1,000,000   | 27             | 26      | - 3.7%  | 26      | 24           | - 7.7%  | 1                        | 2       | + 100.0% |  |
| \$1,000,001 to \$1,500,000 | 50             | 69      | + 38.0% | 48      | 66           | + 37.5% | 2                        | 3       | + 50.0%  |  |
| \$1,500,001 to \$2,000,000 | 12             | 18      | + 50.0% | 12      | 18           | + 50.0% | 0                        | 0       |          |  |
| \$2,000,001 and Above      | 8              | 12      | + 50.0% | 8       | 12           | + 50.0% | 0                        | 0       |          |  |
| All Price Ranges           | 4,211          | 4,887   | + 16.1% | 3,456   | 3,956        | + 14.5% | 722                      | 881     | + 22.0%  |  |
| By Construction Status     | 10-2024        | 10-2025 | Change  | 10-2024 | 10-2025      | Change  | 10-2024                  | 10-2025 | Change   |  |

2,999

457

3,456

+ 17.1%

- 3.1%

+ 14.5%

3,513

443

3,956

472

250

722

612

269

881

+ 29.7%

+ 7.6%

+ 22.0%

# **Days on Market Until Sale**

73

131

83

78

160

89

+ 6.8%

+ 22.1%

+ 7.2%

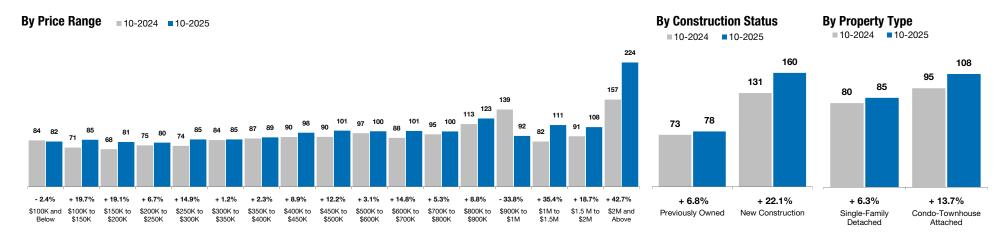
Previously Owned

New Construction

**All Construction Statuses** 

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





|                            |         | All Properties | S       | Sing    | le-Family Det | ached   | <b>Condo-Townhouse Attached</b> |         |          |
|----------------------------|---------|----------------|---------|---------|---------------|---------|---------------------------------|---------|----------|
| By Price Range             | 10-2024 | 10-2025        | Change  | 10-2024 | 10-2025       | Change  | 10-2024                         | 10-2025 | Change   |
| \$100,000 and Below        | 84      | 82             | - 2.4%  | 86      | 86            | 0.0%    | 72                              | 63      | - 12.5%  |
| \$100,001 to \$150,000     | 71      | 85             | + 19.7% | 71      | 82            | + 15.5% | 63                              | 105     | + 66.7%  |
| \$150,001 to \$200,000     | 68      | 81             | + 19.1% | 68      | 79            | + 16.2% | 69                              | 89      | + 29.0%  |
| \$200,001 to \$250,000     | 75      | 80             | + 6.7%  | 66      | 74            | + 12.1% | 101                             | 95      | - 5.9%   |
| \$250,001 to \$300,000     | 74      | 85             | + 14.9% | 69      | 72            | + 4.3%  | 84                              | 113     | + 34.5%  |
| \$300,001 to \$350,000     | 84      | 85             | + 1.2%  | 77      | 76            | - 1.3%  | 115                             | 113     | - 1.7%   |
| \$350,001 to \$400,000     | 87      | 89             | + 2.3%  | 85      | 87            | + 2.4%  | 108                             | 107     | - 0.9%   |
| \$400,001 to \$450,000     | 90      | 98             | + 8.9%  | 87      | 98            | + 12.6% | 125                             | 84      | - 32.8%  |
| \$450,001 to \$500,000     | 90      | 101            | + 12.2% | 91      | 100           | + 9.9%  | 78                              | 124     | + 59.0%  |
| \$500,001 to \$600,000     | 97      | 100            | + 3.1%  | 97      | 100           | + 3.1%  | 94                              | 100     | + 6.4%   |
| \$600,001 to \$700,000     | 88      | 101            | + 14.8% | 87      | 101           | + 16.1% | 107                             | 97      | - 9.3%   |
| \$700,001 to \$800,000     | 95      | 100            | + 5.3%  | 97      | 88            | - 9.3%  | 65                              | 227     | + 249.2% |
| \$800,001 to \$900,000     | 113     | 123            | + 8.8%  | 115     | 116           | + 0.9%  | 49                              | 210     | + 328.6% |
| \$900,001 to \$1,000,000   | 139     | 92             | - 33.8% | 139     | 92            | - 33.8% |                                 |         |          |
| \$1,000,001 to \$1,500,000 | 82      | 111            | + 35.4% | 81      | 113           | + 39.5% | 106                             | 80      | - 24.5%  |
| \$1,500,001 to \$2,000,000 | 91      | 108            | + 18.7% | 91      | 108           | + 18.7% |                                 |         |          |
| \$2,000,001 and Above      | 157     | 224            | + 42.7% | 157     | 224           | + 42.7% |                                 |         |          |
| All Price Ranges           | 83      | 89             | + 7.2%  | 80      | 85            | + 6.3%  | 95                              | 108     | + 13.7%  |
| By Construction Status     | 10-2024 | 10-2025        | Change  | 10-2024 | 10-2025       | Change  | 10-2024                         | 10-2025 | Change   |

73

128

80

+ 5.5%

+ 18.0%

+ 6.3%

71

139

95

79

175

108

77

151

85

+ 11.3%

+ 25.9%

+ 13.7%

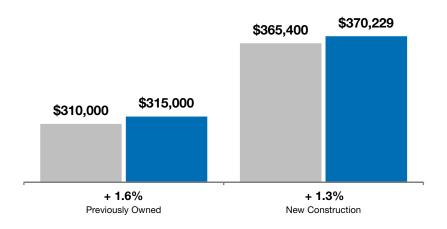
## **Median Sales Price**

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



#### **By Construction Status**

■10-2024 ■10-2025



#### **By Property Type**

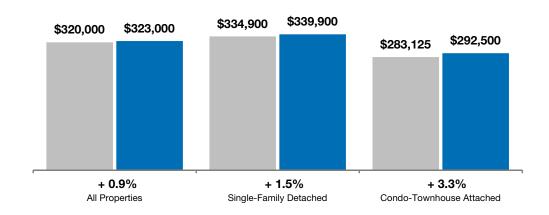
■10-2024 ■10-2025

10-2024

\$320,000

\$415.297

\$334,900



#### **All Properties**

| By Construction Status    | 10-2024   | 10-2025   | Change |
|---------------------------|-----------|-----------|--------|
| Previously Owned          | \$310,000 | \$315,000 | + 1.6% |
| New Construction          | \$365,400 | \$370,229 | + 1.3% |
| All Construction Statuses | \$320,000 | \$323,000 | + 0.9% |

#### **Single-Family Detached** 10-2025

\$325,000

\$424.950

\$339,900

#### 10-2024 Change 10-2025 Change \$284,900 \$278,950 + 1.6% + 2.1% + 2.3% \$293.975 \$309.862 + 5.4%

\$283,125

**Condo-Townhouse Attached** 

\$292,500

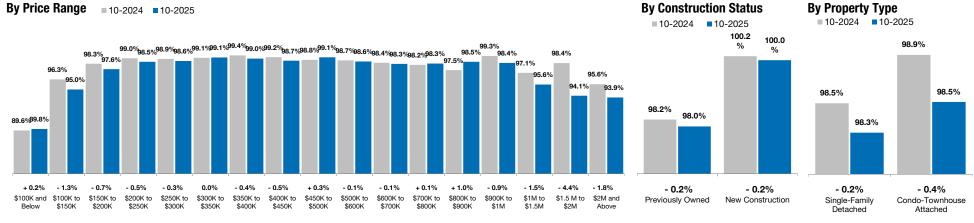
+ 1.5%

+ 3.3%

# **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.



|                            |         | All Properties | S      | Single  | e-Family Det | ached  | Condo-Townhouse Attached |         |        |
|----------------------------|---------|----------------|--------|---------|--------------|--------|--------------------------|---------|--------|
| By Price Range             | 10-2024 | 10-2025        | Change | 10-2024 | 10-2025      | Change | 10-2024                  | 10-2025 | Change |
| \$100,000 and Below        | 89.6%   | 89.8%          | + 0.2% | 89.0%   | 90.0%        | + 1.1% | 95.7%                    | 92.2%   | - 3.7% |
| \$100,001 to \$150,000     | 96.3%   | 95.0%          | - 1.3% | 96.1%   | 94.5%        | - 1.7% | 96.6%                    | 96.2%   | - 0.4% |
| \$150,001 to \$200,000     | 98.3%   | 97.6%          | - 0.7% | 98.4%   | 97.5%        | - 0.9% | 98.3%                    | 97.8%   | - 0.5% |
| \$200,001 to \$250,000     | 99.0%   | 98.5%          | - 0.5% | 99.1%   | 98.6%        | - 0.5% | 98.7%                    | 98.3%   | - 0.4% |
| \$250,001 to \$300,000     | 98.9%   | 98.6%          | - 0.3% | 98.9%   | 98.5%        | - 0.4% | 99.0%                    | 98.8%   | - 0.2% |
| \$300,001 to \$350,000     | 99.1%   | 99.1%          | 0.0%   | 99.0%   | 99.1%        | + 0.1% | 99.3%                    | 99.1%   | - 0.2% |
| \$350,001 to \$400,000     | 99.4%   | 99.0%          | - 0.4% | 99.4%   | 99.1%        | - 0.3% | 99.2%                    | 98.0%   | - 1.2% |
| \$400,001 to \$450,000     | 99.2%   | 98.7%          | - 0.5% | 99.2%   | 98.8%        | - 0.4% | 98.4%                    | 97.1%   | - 1.3% |
| \$450,001 to \$500,000     | 98.8%   | 99.1%          | + 0.3% | 98.9%   | 99.3%        | + 0.4% | 98.1%                    | 96.8%   | - 1.3% |
| \$500,001 to \$600,000     | 98.7%   | 98.6%          | - 0.1% | 98.6%   | 98.6%        | 0.0%   | 99.9%                    | 98.4%   | - 1.5% |
| \$600,001 to \$700,000     | 98.4%   | 98.3%          | - 0.1% | 98.4%   | 98.3%        | - 0.1% | 99.7%                    | 97.6%   | - 2.1% |
| \$700,001 to \$800,000     | 98.2%   | 98.3%          | + 0.1% | 98.2%   | 98.1%        | - 0.1% | 97.1%                    | 101.0%  | + 4.0% |
| \$800,001 to \$900,000     | 97.5%   | 98.5%          | + 1.0% | 97.5%   | 98.3%        | + 0.8% | 96.4%                    | 101.3%  | + 5.1% |
| \$900,001 to \$1,000,000   | 99.3%   | 98.4%          | - 0.9% | 99.3%   | 98.3%        | - 1.0% |                          | 100.0%  |        |
| \$1,000,001 to \$1,500,000 | 97.1%   | 95.6%          | - 1.5% | 97.2%   | 95.5%        | - 1.7% | 94.8%                    | 97.9%   | + 3.3% |
| \$1,500,001 to \$2,000,000 | 98.4%   | 94.1%          | - 4.4% | 98.4%   | 94.1%        | - 4.4% |                          |         |        |
| \$2,000,001 and Above      | 95.6%   | 93.9%          | - 1.8% | 95.6%   | 93.9%        | - 1.8% |                          |         |        |
| All Price Ranges           | 98.5%   | 98.3%          | - 0.2% | 98.5%   | 98.3%        | - 0.2% | 98.9%                    | 98.5%   | - 0.4% |
| By Construction Status     | 10-2024 | 10-2025        | Change | 10-2024 | 10-2025      | Change | 10-2024                  | 10-2025 | Change |
| Previously Owned           | 98.2%   | 98.0%          | - 0.2% | 98.2%   | 98.1%        | - 0.1% | 98.4%                    | 98.0%   | - 0.4% |
| New Construction           | 100.2%  | 100.0%         | - 0.2% | 100.4%  | 100.3%       | - 0.1% | 99.7%                    | 99.7%   | 0.0%   |
| All Construction Statuses  | 98.5%   | 98.3%          | - 0.2% | 98.5%   | 98.3%        | - 0.2% | 98.9%                    | 98.5%   | - 0.4% |

# **Inventory of Homes for Sale**

558

2,105

481

1,657

- 13.8%

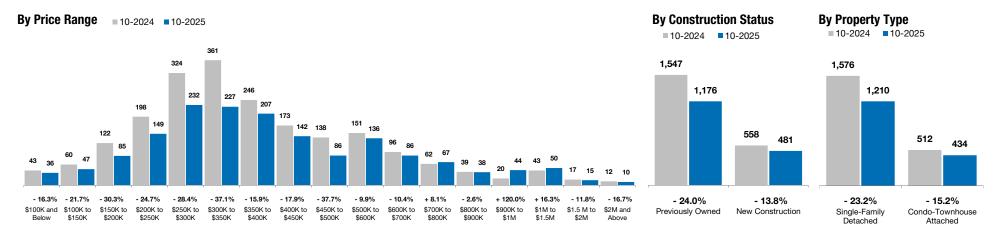
- 21.3%

**New Construction** 

**All Construction Statuses** 

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





|                            |         | All Propertie | s        | Single  | e-Family Det | ached    | Condo-Townhouse Attached |         |          |
|----------------------------|---------|---------------|----------|---------|--------------|----------|--------------------------|---------|----------|
| By Price Range             | 10-2024 | 10-2025       | Change   | 10-2024 | 10-2025      | Change   | 10-2024                  | 10-2025 | Change   |
| \$100,000 and Below        | 43      | 36            | - 16.3%  | 33      | 22           | - 33.3%  | 2                        | 3       | + 50.0%  |
| \$100,001 to \$150,000     | 60      | 47            | - 21.7%  | 43      | 31           | - 27.9%  | 10                       | 14      | + 40.0%  |
| \$150,001 to \$200,000     | 122     | 85            | - 30.3%  | 91      | 63           | - 30.8%  | 29                       | 22      | - 24.1%  |
| \$200,001 to \$250,000     | 198     | 149           | - 24.7%  | 147     | 108          | - 26.5%  | 51                       | 41      | - 19.6%  |
| \$250,001 to \$300,000     | 324     | 232           | - 28.4%  | 189     | 118          | - 37.6%  | 135                      | 114     | - 15.6%  |
| \$300,001 to \$350,000     | 361     | 227           | - 37.1%  | 223     | 125          | - 43.9%  | 138                      | 102     | - 26.1%  |
| \$350,001 to \$400,000     | 246     | 207           | - 15.9%  | 195     | 176          | - 9.7%   | 51                       | 31      | - 39.2%  |
| \$400,001 to \$450,000     | 173     | 142           | - 17.9%  | 146     | 119          | - 18.5%  | 27                       | 23      | - 14.8%  |
| \$450,001 to \$500,000     | 138     | 86            | - 37.7%  | 117     | 67           | - 42.7%  | 21                       | 19      | - 9.5%   |
| \$500,001 to \$600,000     | 151     | 136           | - 9.9%   | 131     | 113          | - 13.7%  | 20                       | 23      | + 15.0%  |
| \$600,001 to \$700,000     | 96      | 86            | - 10.4%  | 86      | 68           | - 20.9%  | 10                       | 18      | + 80.0%  |
| \$700,001 to \$800,000     | 62      | 67            | + 8.1%   | 53      | 57           | + 7.5%   | 9                        | 10      | + 11.1%  |
| \$800,001 to \$900,000     | 39      | 38            | - 2.6%   | 36      | 34           | - 5.6%   | 3                        | 4       | + 33.3%  |
| \$900,001 to \$1,000,000   | 20      | 44            | + 120.0% | 16      | 40           | + 150.0% | 4                        | 4       | 0.0%     |
| \$1,000,001 to \$1,500,000 | 43      | 50            | + 16.3%  | 41      | 46           | + 12.2%  | 2                        | 4       | + 100.0% |
| \$1,500,001 to \$2,000,000 | 17      | 15            | - 11.8%  | 17      | 13           | - 23.5%  |                          | 2       |          |
| \$2,000,001 and Above      | 12      | 10            | - 16.7%  | 12      | 10           | - 16.7%  |                          |         |          |
| All Price Ranges           | 2,105   | 1,657         | - 21.3%  | 1,576   | 1,210        | - 23.2%  | 512                      | 434     | - 15.2%  |
| By Construction Status     | 10-2024 | 10-2025       | Change   | 10-2024 | 10-2025      | Change   | 10-2024                  | 10-2025 | Change   |
| Previously Owned           | 1,547   | 1,176         | - 24.0%  | 1,292   | 965          | - 25.3%  | 240                      | 198     | - 17.5%  |

284

1,576

- 13.7%

- 23.2%

272

512

236

434

245

1,210

- 13.2%

- 15.2%

# **Months Supply of Inventory**

5.3

9.5

6.0

3.4

8.1

4.1

- 35.8%

- 14.7%

- 31.7%

Previously Owned

**New Construction** 

**All Construction Statuses** 



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.



|                            | All Properties |         |          |     | Single  | -Family Det | ached    | Condo-Townhouse Attached |         |          |
|----------------------------|----------------|---------|----------|-----|---------|-------------|----------|--------------------------|---------|----------|
| By Price Range             | 10-2024        | 10-2025 | Change   |     | 10-2024 | 10-2025     | Change   | 10-2024                  | 10-2025 | Change   |
| \$100,000 and Below        | 4.2            | 3.9     | - 7.1%   | 1 [ | 4.2     | 3.5         | - 16.7%  | 2.0                      | 3.0     | + 50.0%  |
| \$100,001 to \$150,000     | 6.0            | 3.4     | - 43.3%  |     | 5.1     | 2.8         | - 45.1%  | 6.3                      | 6.7     | + 6.3%   |
| \$150,001 to \$200,000     | 4.4            | 3.1     | - 29.5%  |     | 3.8     | 2.8         | - 26.3%  | 6.6                      | 4.6     | - 30.3%  |
| \$200,001 to \$250,000     | 4.9            | 3.0     | - 38.8%  |     | 5.0     | 3.0         | - 40.0%  | 4.5                      | 3.3     | - 26.7%  |
| \$250,001 to \$300,000     | 5.2            | 3.5     | - 32.7%  | ш   | 4.6     | 2.6         | - 43.5%  | 6.4                      | 5.2     | - 18.8%  |
| \$300,001 to \$350,000     | 5.9            | 3.1     | - 47.5%  | ш   | 4.5     | 2.3         | - 48.9%  | 11.3                     | 5.5     | - 51.3%  |
| \$350,001 to \$400,000     | 5.9            | 4.0     | - 32.2%  |     | 5.2     | 3.8         | - 26.9%  | 10.6                     | 5.1     | - 51.9%  |
| \$400,001 to \$450,000     | 6.8            | 4.5     | - 33.8%  |     | 6.1     | 4.0         | - 34.4%  | 12.8                     | 11.0    | - 14.1%  |
| \$450,001 to \$500,000     | 8.8            | 3.9     | - 55.7%  |     | 8.1     | 3.3         | - 59.3%  | 10.5                     | 10.0    | - 4.8%   |
| \$500,001 to \$600,000     | 6.7            | 5.8     | - 13.4%  |     | 6.3     | 5.4         | - 14.3%  | 10.0                     | 8.4     | - 16.0%  |
| \$600,001 to \$700,000     | 7.9            | 6.4     | - 19.0%  | ш   | 7.5     | 5.3         | - 29.3%  | 7.5                      | 13.5    | + 80.0%  |
| \$700,001 to \$800,000     | 7.4            | 8.0     | + 8.1%   | ш   | 6.6     | 7.5         | + 13.6%  | 6.8                      | 8.0     | + 17.6%  |
| \$800,001 to \$900,000     | 6.9            | 6.6     | - 4.3%   |     | 6.7     | 6.2         | - 7.5%   | 2.0                      | 4.0     | + 100.0% |
| \$900,001 to \$1,000,000   | 6.7            | 15.2    | + 126.9% |     | 5.3     | 14.8        | + 179.2% |                          | 4.0     |          |
| \$1,000,001 to \$1,500,000 | 10.5           | 9.2     | - 12.4%  |     | 10.5    | 8.9         | - 15.2%  | 2.0                      | 2.7     | + 35.0%  |
| \$1,500,001 to \$2,000,000 | 10             | 8       | - 20.2%  |     | 10      | 7           | - 31.3%  |                          |         |          |
| \$2,000,001 and Above      | 6              | 7       | + 11.7%  |     | 6       | 7           | + 11.7%  |                          |         |          |
| All Price Ranges           | 6.0            | 4.1     | - 31.7%  |     | 5.5     | 3.7         | - 32.7%  | 8.5                      | 5.9     | - 30.6%  |
| By Construction Status     | 10-2024        | 10-2025 | Change   |     | 10-2024 | 10-2025     | Change   | 10-2024                  | 10-2025 | Change   |

5.2

7.5

5.5

- 36.5%

- 12.0%

- 32.7%

6.1

13.1

8.5

3.9

10.5

5.9

- 36.1%

- 19.8%

- 30.6%

3.3

6.6

3.7