

Housing Supply Overview



December 2025

U.S. pending home sales climbed to their highest level in nearly three years, rising 3.3% month-over-month, according to the National Association of REALTORS®. Economists polled by Reuters had forecast a 1.0% increase in contract signings. On a year-over-year basis, pending home sales advanced 2.6%, with both monthly and annual gains recorded across all four regions. For the 12-month period spanning January 2025 through December 2025, Pending Sales in the Sioux Falls region were up 8.7 percent overall. The price range with the largest gain in sales was the \$1.5 M to \$2M range, where they increased 50.0 percent.

The overall Median Sales Price was up 1.6 percent to \$325,000. 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 81 days; the price range that tended to sell the slowest was the \$2M and Above range at 252 days.

Market-wide, inventory levels were down 17.9 percent. The construction type that lost the least inventory was the New Construction segment, where it decreased 6.9 percent. That amounts to 3.1 months supply for Single-Family homes and 5.9 months supply for Condos.

Quick Facts

+ 50.0%

+ 11.0%

+ 12.0%

Price Range With the Strongest Sales:

\$1,500,001 to \$2,000,000

Construction Status With Strongest Sales:

Previously Owned

Property Type With Strongest Sales:

Condo-Townhouse Attached

Pending Statistics may be higher due to changes in reporting practices to comply with RESO standards.

Pending Sales	2
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Median Sales Price	4
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Inventory of Homes for Sale	6
Months Supply of Inventory	7

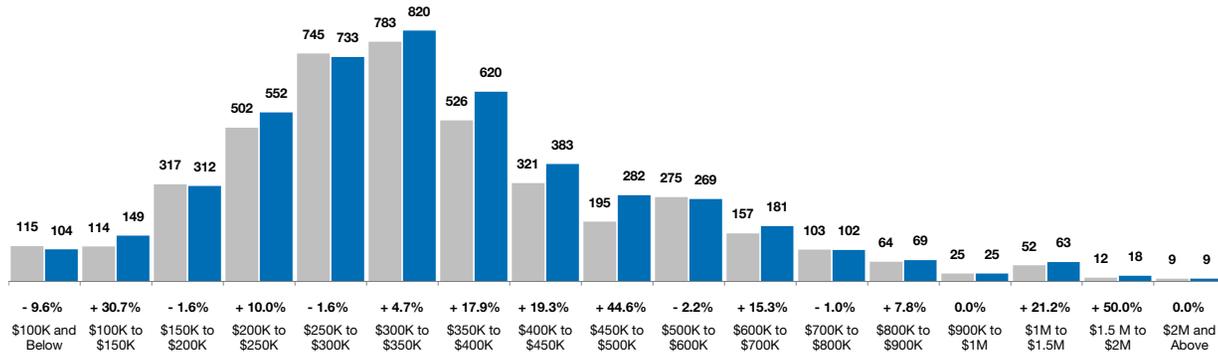


Pending Sales

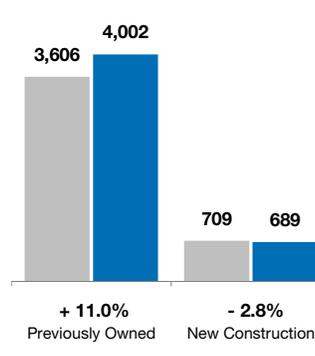
A count of properties on which offers have been accepted. Based on a rolling 12-month total. Pending Statistics may be higher due to changes in reporting practices to comply with RESO standards.



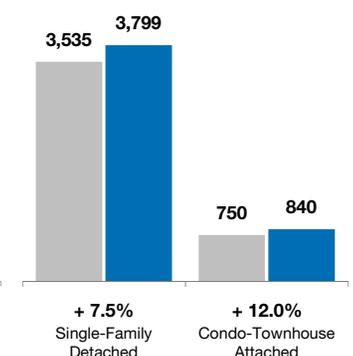
By Price Range ■ 12-2024 ■ 12-2025



By Construction Status ■ 12-2024 ■ 12-2025



By Property Type ■ 12-2024 ■ 12-2025



All Properties

By Price Range	12-2024	12-2025	Change
\$100,000 and Below	115	104	-9.6%
\$100,001 to \$150,000	114	149	+30.7%
\$150,001 to \$200,000	317	312	-1.6%
\$200,001 to \$250,000	502	552	+10.0%
\$250,001 to \$300,000	745	733	-1.6%
\$300,001 to \$350,000	783	820	+4.7%
\$350,001 to \$400,000	526	620	+17.9%
\$400,001 to \$450,000	321	383	+19.3%
\$450,001 to \$500,000	195	282	+44.6%
\$500,001 to \$600,000	275	269	-2.2%
\$600,001 to \$700,000	157	181	+15.3%
\$700,001 to \$800,000	103	102	-1.0%
\$800,001 to \$900,000	64	69	+7.8%
\$900,001 to \$1,000,000	25	25	0.0%
\$1,000,001 to \$1,500,000	52	63	+21.2%
\$1,500,001 to \$2,000,000	12	18	+50.0%
\$2,000,001 and Above	9	9	0.0%
All Price Ranges	4,315	4,691	+ 8.7%

Single-Family Detached

12-2024	12-2025	Change
92	66	-28.3%
94	115	+22.3%
272	258	-5.1%
368	424	+15.2%
492	486	-1.2%
622	610	-1.9%
463	552	+19.2%
299	357	+19.4%
176	264	+50.0%
253	232	-8.3%
150	168	+12.0%
96	92	-4.2%
62	66	+6.5%
24	23	-4.2%
51	59	+15.7%
12	18	+50.0%
9	9	0.0%
3,535	3,799	+ 7.5%

Condo-Townhouse Attached

12-2024	12-2025	Change
2	2	0.0%
14	20	+42.9%
42	53	+26.2%
134	128	-4.5%
253	247	-2.4%
161	210	+30.4%
63	68	+7.9%
22	26	+18.2%
19	17	-10.5%
22	37	+68.2%
7	13	+85.7%
7	10	+42.9%
2	3	+50.0%
1	2	+100.0%
1	4	+300.0%
0	0	--
0	0	--
750	840	+ 12.0%

By Construction Status	12-2024	12-2025	Change
Previously Owned	3,606	4,002	+11.0%
New Construction	709	689	-2.8%
All Construction Statuses	4,315	4,691	+ 8.7%

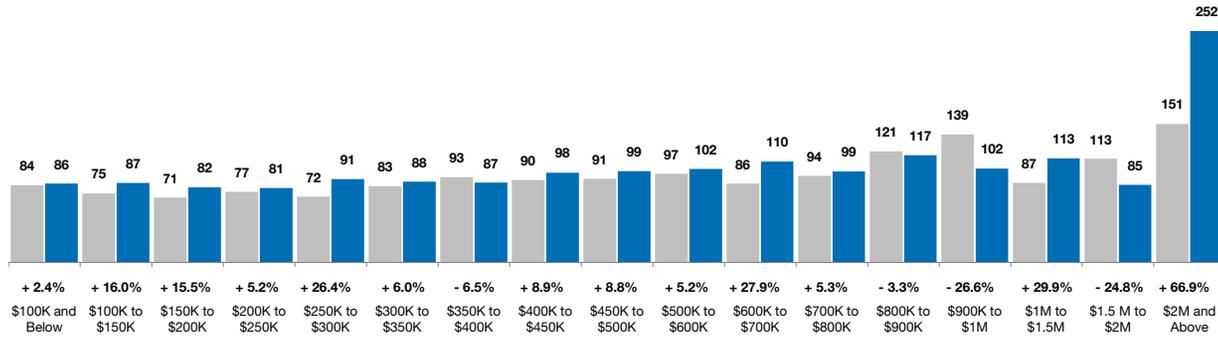
12-2024	12-2025	Change	12-2024	12-2025	Change
3,067	3,375	+10.0%	509	576	+13.2%
468	424	-9.4%	241	264	+9.5%
3,535	3,799	+ 7.5%	750	840	+ 12.0%

Days on Market Until Sale

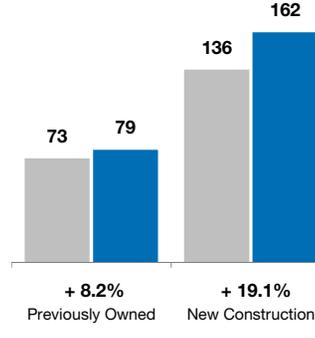
Average number of days between when a property is first listed and when an offer is accepted. **Based on a rolling 12-month average.**



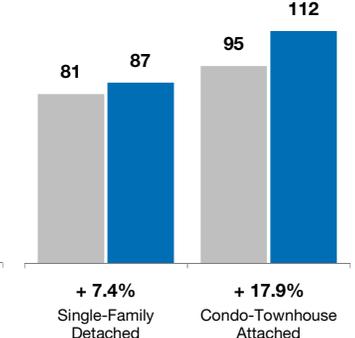
By Price Range ■ 12-2024 ■ 12-2025



By Construction Status ■ 12-2024 ■ 12-2025



By Property Type ■ 12-2024 ■ 12-2025



All Properties

By Price Range	12-2024	12-2025	Change
\$100,000 and Below	84	86	+ 2.4%
\$100,001 to \$150,000	75	87	+ 16.0%
\$150,001 to \$200,000	71	82	+ 15.5%
\$200,001 to \$250,000	77	81	+ 5.2%
\$250,001 to \$300,000	72	91	+ 26.4%
\$300,001 to \$350,000	83	88	+ 6.0%
\$350,001 to \$400,000	93	87	- 6.5%
\$400,001 to \$450,000	90	98	+ 8.9%
\$450,001 to \$500,000	91	99	+ 8.8%
\$500,001 to \$600,000	97	102	+ 5.2%
\$600,001 to \$700,000	86	110	+ 27.9%
\$700,001 to \$800,000	94	99	+ 5.3%
\$800,001 to \$900,000	121	117	- 3.3%
\$900,001 to \$1,000,000	139	102	- 26.6%
\$1,000,001 to \$1,500,000	87	113	+ 29.9%
\$1,500,001 to \$2,000,000	113	85	- 24.8%
\$2,000,001 and Above	151	252	+ 66.9%
All Price Ranges	84	91	+ 8.3%

Single-Family Detached

12-2024	12-2025	Change
86	91	+ 5.8%
75	83	+ 10.7%
70	81	+ 15.7%
68	76	+ 11.8%
68	76	+ 11.8%
76	79	+ 3.9%
91	85	- 6.6%
88	99	+ 12.5%
92	98	+ 6.5%
97	103	+ 6.2%
85	108	+ 27.1%
95	85	- 10.5%
124	109	- 12.1%
139	102	- 26.6%
86	115	+ 33.7%
113	85	- 24.8%
151	252	+ 66.9%
81	87	+ 7.4%

Condo-Townhouse Attached

12-2024	12-2025	Change
87	63	- 27.6%
67	111	+ 65.7%
76	84	+ 10.5%
102	97	- 4.9%
81	120	+ 48.1%
114	117	+ 2.6%
111	104	- 6.3%
112	88	- 21.4%
83	125	+ 50.6%
90	98	+ 8.9%
107	148	+ 38.3%
84	249	+ 196.4%
49	210	+ 328.6%
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106	80	- 24.5%
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95	112	+ 17.9%

By Construction Status	12-2024	12-2025	Change
Previously Owned	73	79	+ 8.2%
New Construction	136	162	+ 19.1%
All Construction Statuses	84	91	+ 8.3%

12-2024	12-2025	Change	12-2024	12-2025	Change
73	79	+ 8.2%	72	80	+ 11.1%
133	149	+ 12.0%	142	184	+ 29.6%
81	87	+ 7.4%	95	112	+ 17.9%

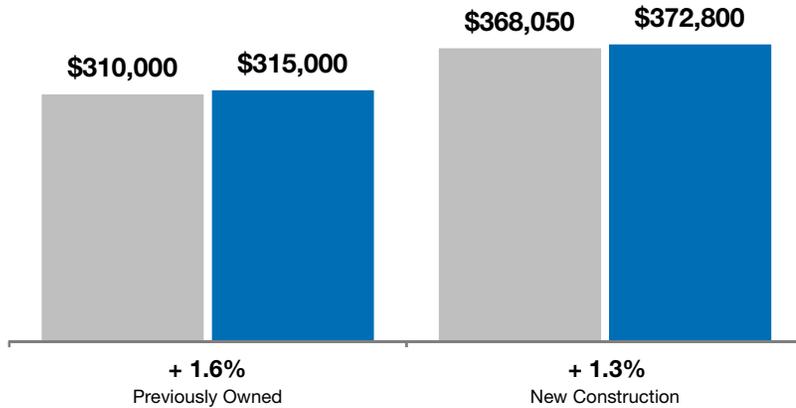
Median Sales Price

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



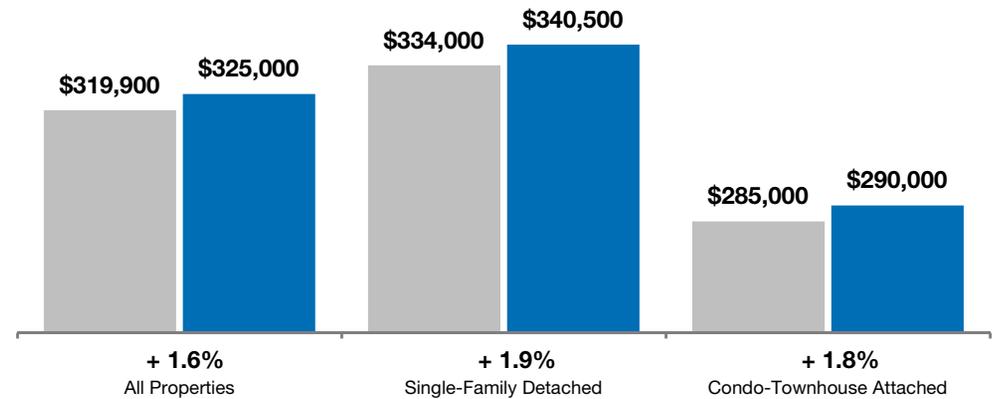
By Construction Status

■ 12-2024 ■ 12-2025



By Property Type

■ 12-2024 ■ 12-2025



All Properties

By Construction Status	12-2024	12-2025	Change
Previously Owned	\$310,000	\$315,000	+ 1.6%
New Construction	\$368,050	\$372,800	+ 1.3%
All Construction Statuses	\$319,900	\$325,000	+ 1.6%

Single-Family Detached

12-2024	12-2025	Change
\$319,900	\$325,000	+ 1.6%
\$415,000	\$425,000	+ 2.4%
\$334,000	\$340,500	+ 1.9%

Condo-Townhouse Attached

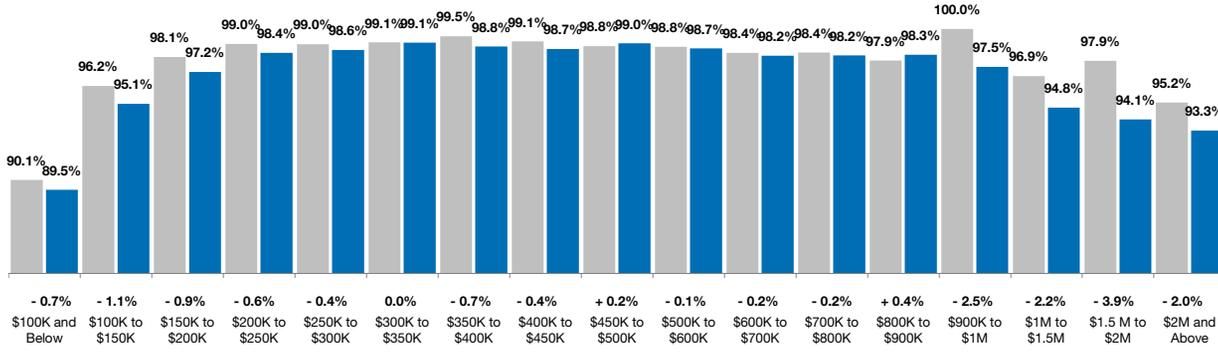
12-2024	12-2025	Change
\$280,000	\$282,500	+ 0.9%
\$302,200	\$309,862	+ 2.5%
\$285,000	\$290,000	+ 1.8%

Percent of Original List Price Received

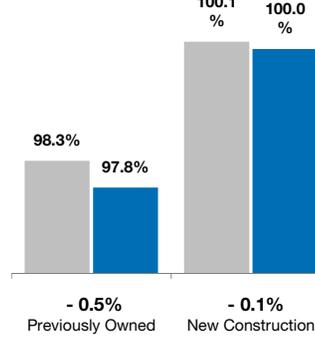


Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**

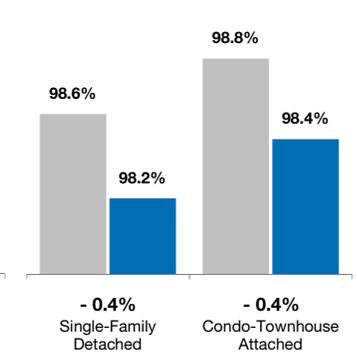
By Price Range ■ 12-2024 ■ 12-2025



By Construction Status ■ 12-2024 ■ 12-2025



By Property Type ■ 12-2024 ■ 12-2025



All Properties

By Price Range	12-2024	12-2025	Change
\$100,000 and Below	90.1%	89.5%	-0.7%
\$100,001 to \$150,000	96.2%	95.1%	-1.1%
\$150,001 to \$200,000	98.1%	97.2%	-0.9%
\$200,001 to \$250,000	99.0%	98.4%	-0.6%
\$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	99.5%	98.8%	-0.7%
\$400,001 to \$450,000	99.1%	98.7%	-0.4%
\$450,001 to \$500,000	98.8%	99.0%	+0.2%
\$500,001 to \$600,000	98.8%	98.7%	-0.1%
\$600,001 to \$700,000	98.4%	98.2%	-0.2%
\$700,001 to \$800,000	98.4%	98.2%	-0.2%
\$800,001 to \$900,000	97.9%	98.3%	+0.4%
\$900,001 to \$1,000,000	100.0%	97.5%	-2.5%
\$1,000,001 to \$1,500,000	96.9%	94.8%	-2.2%
\$1,500,001 to \$2,000,000	97.9%	94.1%	-3.9%
\$2,000,001 and Above	95.2%	93.3%	-2.0%
All Price Ranges	98.6%	98.2%	-0.4%

Single-Family Detached

12-2024	12-2025	Change
89.8%	89.0%	-0.9%
96.1%	94.6%	-1.6%
98.1%	97.1%	-1.0%
99.1%	98.5%	-0.6%
98.9%	98.5%	-0.4%
99.0%	99.1%	+0.1%
99.5%	98.9%	-0.6%
99.2%	98.7%	-0.5%
99.0%	99.1%	+0.1%
98.7%	98.7%	0.0%
98.4%	98.3%	-0.1%
98.5%	98.0%	-0.5%
98.0%	98.0%	0.0%
100.0%	97.4%	-2.6%
96.9%	94.6%	-2.4%
97.9%	94.1%	-3.9%
95.2%	93.3%	-2.0%
98.6%	98.2%	-0.4%

Condo-Townhouse Attached

12-2024	12-2025	Change
96.8%	92.2%	-4.8%
96.9%	95.8%	-1.1%
98.6%	97.4%	-1.2%
98.6%	98.3%	-0.3%
99.0%	98.8%	-0.2%
99.3%	99.0%	-0.3%
98.9%	98.0%	-0.9%
98.3%	97.7%	-0.6%
97.5%	97.1%	-0.4%
99.4%	98.4%	-1.0%
99.3%	97.4%	-1.9%
97.6%	101.0%	+3.5%
96.4%	101.3%	+5.1%
--	100.0%	--
94.8%	97.9%	+3.3%
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--	--	--
98.8%	98.4%	-0.4%

By Construction Status	12-2024	12-2025	Change
Previously Owned	98.3%	97.8%	-0.5%
New Construction	100.1%	100.0%	-0.1%
All Construction Statuses	98.6%	98.2%	-0.4%

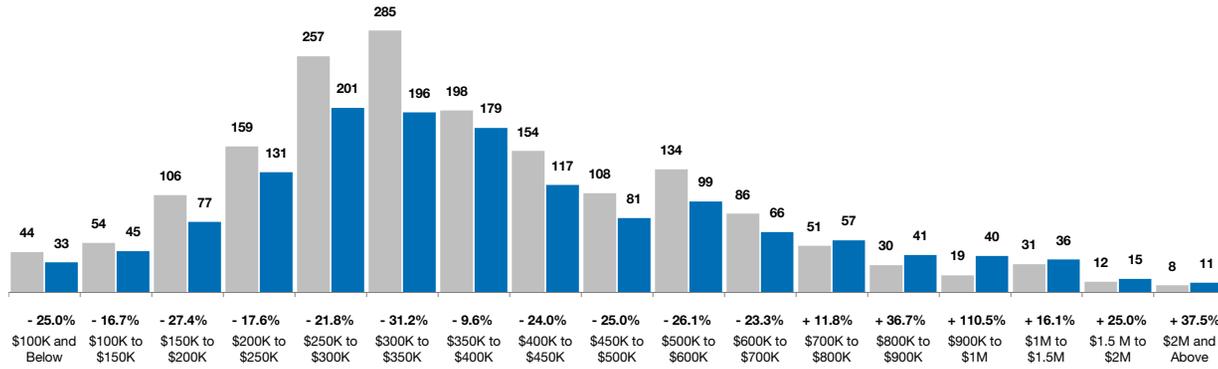
12-2024	12-2025	Change
98.3%	97.9%	-0.4%
100.4%	100.2%	-0.2%
98.6%	98.2%	-0.4%

Inventory of Homes for Sale

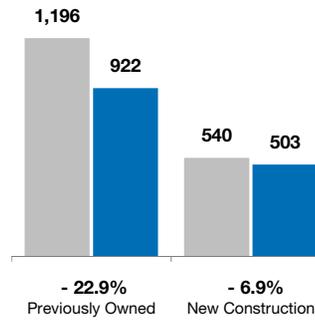
The number of properties available for sale in active status at the end of the most recent month. **Based on one month of activity.**



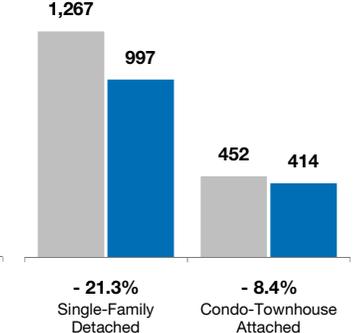
By Price Range ■ 12-2024 ■ 12-2025



By Construction Status ■ 12-2024 ■ 12-2025



By Property Type ■ 12-2024 ■ 12-2025



All Properties

By Price Range	12-2024	12-2025	Change
\$100,000 and Below	44	33	-25.0%
\$100,001 to \$150,000	54	45	-16.7%
\$150,001 to \$200,000	106	77	-27.4%
\$200,001 to \$250,000	159	131	-17.6%
\$250,001 to \$300,000	257	201	-21.8%
\$300,001 to \$350,000	285	196	-31.2%
\$350,001 to \$400,000	198	179	-9.6%
\$400,001 to \$450,000	154	117	-24.0%
\$450,001 to \$500,000	108	81	-25.0%
\$500,001 to \$600,000	134	99	-26.1%
\$600,001 to \$700,000	86	66	-23.3%
\$700,001 to \$800,000	51	57	+11.8%
\$800,001 to \$900,000	30	41	+36.7%
\$900,001 to \$1,000,000	19	40	+110.5%
\$1,000,001 to \$1,500,000	31	36	+16.1%
\$1,500,001 to \$2,000,000	12	15	+25.0%
\$2,000,001 and Above	8	11	+37.5%
All Price Ranges	1,736	1,425	-17.9%

Single-Family Detached

12-2024	12-2025	Change
32	19	-40.6%
36	28	-22.2%
76	60	-21.1%
118	86	-27.1%
141	94	-33.3%
170	101	-40.6%
157	136	-13.4%
131	100	-23.7%
89	64	-28.1%
113	85	-24.8%
75	51	-32.0%
41	47	+14.6%
25	33	+32.0%
14	36	+157.1%
29	33	+13.8%
12	13	+8.3%
8	11	+37.5%
1,267	997	-21.3%

Condo-Townhouse Attached

12-2024	12-2025	Change
3	4	+33.3%
13	14	+7.7%
28	17	-39.3%
40	45	+12.5%
116	107	-7.8%
115	95	-17.4%
41	43	+4.9%
23	17	-26.1%
19	16	-15.8%
21	14	-33.3%
11	15	+36.4%
10	10	0.0%
5	8	+60.0%
5	4	-20.0%
2	3	+50.0%
12	2	--
8	11	--
452	414	-8.4%

By Construction Status

12-2024	12-2025	Change
1,196	922	-22.9%
540	503	-6.9%
1,736	1,425	-17.9%

By Construction Status

12-2024	12-2025	Change
983	746	-24.1%
284	251	-11.6%
1,267	997	-21.3%

By Construction Status

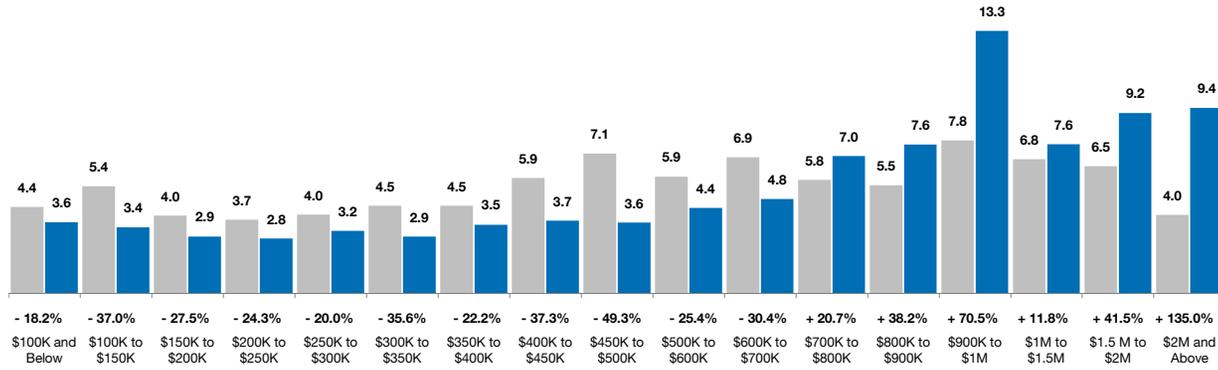
12-2024	12-2025	Change
198	162	-18.2%
254	252	-0.8%
452	414	-8.4%

Months Supply of Inventory

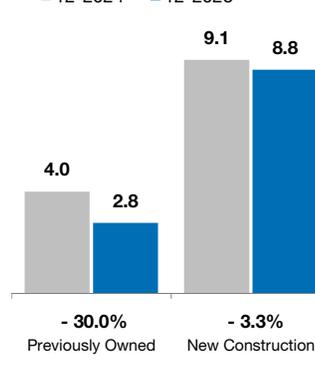
The inventory of homes for sale at the end of the most recent month, **based on one month of activity**, divided by the average monthly pending sales from the last 12 months.



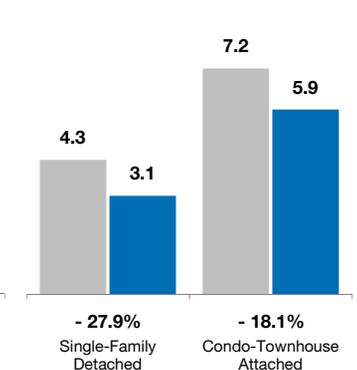
By Price Range ■ 12-2024 ■ 12-2025



By Construction Status ■ 12-2024 ■ 12-2025



By Property Type ■ 12-2024 ■ 12-2025



All Properties

By Price Range	12-2024	12-2025	Change
\$100,000 and Below	4.4	3.6	-18.2%
\$100,001 to \$150,000	5.4	3.4	-37.0%
\$150,001 to \$200,000	4.0	2.9	-27.5%
\$200,001 to \$250,000	3.7	2.8	-24.3%
\$250,001 to \$300,000	4.0	3.2	-20.0%
\$300,001 to \$350,000	4.5	2.9	-35.6%
\$350,001 to \$400,000	4.5	3.5	-22.2%
\$400,001 to \$450,000	5.9	3.7	-37.3%
\$450,001 to \$500,000	7.1	3.6	-49.3%
\$500,001 to \$600,000	5.9	4.4	-25.4%
\$600,001 to \$700,000	6.9	4.8	-30.4%
\$700,001 to \$800,000	5.8	7.0	+20.7%
\$800,001 to \$900,000	5.5	7.6	+38.2%
\$900,001 to \$1,000,000	7.8	13.3	+70.5%
\$1,000,001 to \$1,500,000	6.8	7.6	+11.8%
\$1,500,001 to \$2,000,000	6	9	+41.5%
\$2,000,001 and Above	4	9	+135.0%
All Price Ranges	4.8	3.6	-25.0%

Single-Family Detached

12-2024	12-2025	Change
4.0	3.2	-20.0%
4.4	2.7	-38.6%
3.4	2.7	-20.6%
3.8	2.4	-36.8%
3.3	2.2	-33.3%
3.3	2.0	-39.4%
4.0	3.0	-25.0%
5.3	3.4	-35.8%
6.5	3.1	-52.3%
5.4	4.3	-20.4%
6.4	4.0	-37.5%
4.9	6.3	+28.6%
4.8	6.4	+33.3%
5.7	12.9	+126.3%
6.5	7.5	+15.4%
6	8	+21.5%
4	9	+135.0%
4.3	3.1	-27.9%

Condo-Townhouse Attached

12-2024	12-2025	Change
3.0	4.0	+33.3%
7.8	7.7	-1.3%
6.7	3.8	-43.3%
3.5	3.9	+11.4%
5.5	5.1	-7.3%
8.7	5.7	-34.5%
7.6	7.6	0.0%
12.0	7.4	-38.3%
9.5	8.4	-11.6%
10.0	4.8	-52.0%
8.6	8.2	-4.7%
8.0	8.9	+11.3%
3.3	8.0	+142.4%
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2.0	2.3	+15.0%
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7.2	5.9	-18.1%

By Construction Status

12-2024	12-2025	Change
4.0	2.8	-30.0%
9.1	8.8	-3.3%
4.8	3.6	-25.0%

12-2024	12-2025	Change
3.8	2.7	-28.9%
7.3	7.1	-2.7%
4.3	3.1	-27.9%

12-2024	12-2025	Change
4.7	3.4	-27.7%
12.6	11.5	-8.7%
7.2	5.9	-18.1%