

Housing Supply Overview



January 2026

U.S. pending home sales fell 9.3% from the previous month, according to the National Association of REALTORS®. The drop in contract signings was broad-based, with all four regions reporting declines. On a year-over-year basis, pending home sales were down 3.0%, with the South recording a modest gain while the Northeast, West, and Midwest posted declines. For the 12-month period spanning February 2025 through January 2026, Pending Sales in the Sioux Falls region were up 11.0 percent overall. The price range with the largest gain in sales was the \$1.5 M to \$2M range, where they increased 54.5 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 2.1 percent to \$316,500. 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 233 days.

Market-wide, inventory levels were down 28.2 percent. The construction type that lost the least inventory was the New Construction segment, where it decreased 15.3 percent. That amounts to 2.7 months supply for Single-Family homes and 5.3 months supply for Condos.

Quick Facts

+ 54.5%

+ 13.7%

+ 10.7%

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:

Single-Family Detached

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
Percent of Original List Price Received	5
Inventory of Homes for Sale	6
Months Supply of Inventory	7

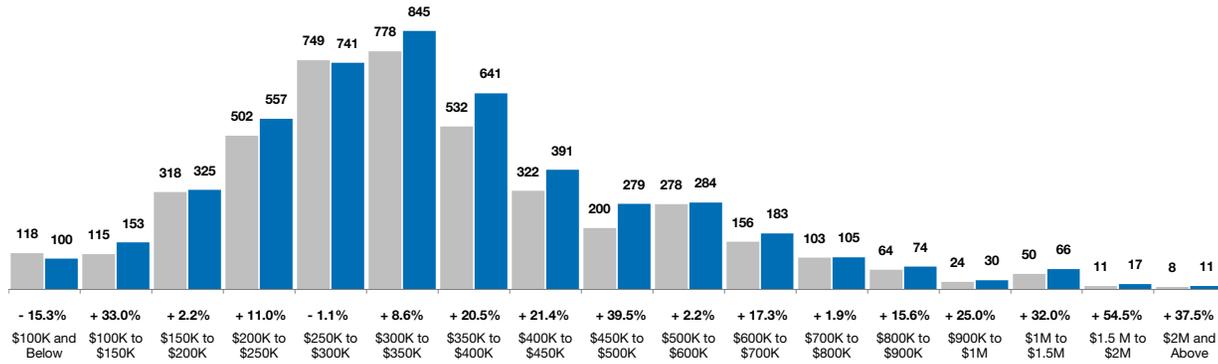


Pending Sales

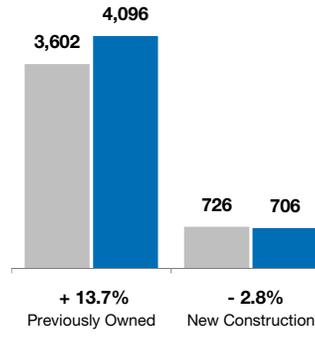
A count of properties on which offers have been accepted. Based on a rolling 12-month total. Pending Statistics may be higher due to changes in reporting practices to comply with RESO standards.



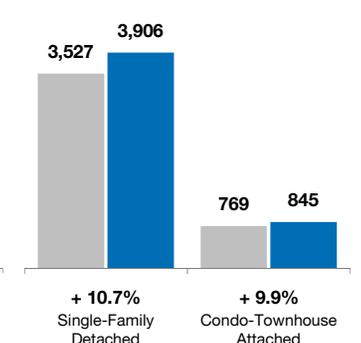
By Price Range ■ 1-2025 ■ 1-2026



By Construction Status ■ 1-2025 ■ 1-2026



By Property Type ■ 1-2025 ■ 1-2026



All Properties

By Price Range	1-2025	1-2026	Change
\$100,000 and Below	118	100	-15.3%
\$100,001 to \$150,000	115	153	+33.0%
\$150,001 to \$200,000	318	325	+2.2%
\$200,001 to \$250,000	502	557	+11.0%
\$250,001 to \$300,000	749	741	-1.1%
\$300,001 to \$350,000	778	845	+8.6%
\$350,001 to \$400,000	532	641	+20.5%
\$400,001 to \$450,000	322	391	+21.4%
\$450,001 to \$500,000	200	279	+39.5%
\$500,001 to \$600,000	278	284	+2.2%
\$600,001 to \$700,000	156	183	+17.3%
\$700,001 to \$800,000	103	105	+1.9%
\$800,001 to \$900,000	64	74	+15.6%
\$900,001 to \$1,000,000	24	30	+25.0%
\$1,000,001 to \$1,500,000	50	66	+32.0%
\$1,500,001 to \$2,000,000	11	17	+54.5%
\$2,000,001 and Above	8	11	+37.5%
All Price Ranges	4,328	4,802	+11.0%

Single-Family Detached

1-2025	1-2026	Change
94	63	-33.0%
93	115	+23.7%
268	276	+3.0%
370	426	+15.1%
496	493	-0.6%
610	639	+4.8%
467	565	+21.0%
296	366	+23.6%
181	262	+44.8%
256	247	-3.5%
148	170	+14.9%
95	96	+1.1%
62	71	+14.5%
23	28	+21.7%
49	62	+26.5%
11	16	+45.5%
8	11	+37.5%
3,527	3,906	+10.7%

Condo-Townhouse Attached

1-2025	1-2026	Change
2	2	0.0%
15	24	+60.0%
47	48	+2.1%
132	131	-0.8%
253	248	-2.0%
168	206	+22.6%
65	76	+16.9%
26	25	-3.8%
19	16	-15.8%
22	37	+68.2%
8	13	+62.5%
8	9	+12.5%
2	3	+50.0%
1	2	+100.0%
1	4	+300.0%
0	1	--
0	0	--
769	845	+9.9%

By Construction Status	1-2025	1-2026	Change
Previously Owned	3,602	4,096	+13.7%
New Construction	726	706	-2.8%
All Construction Statuses	4,328	4,802	+11.0%

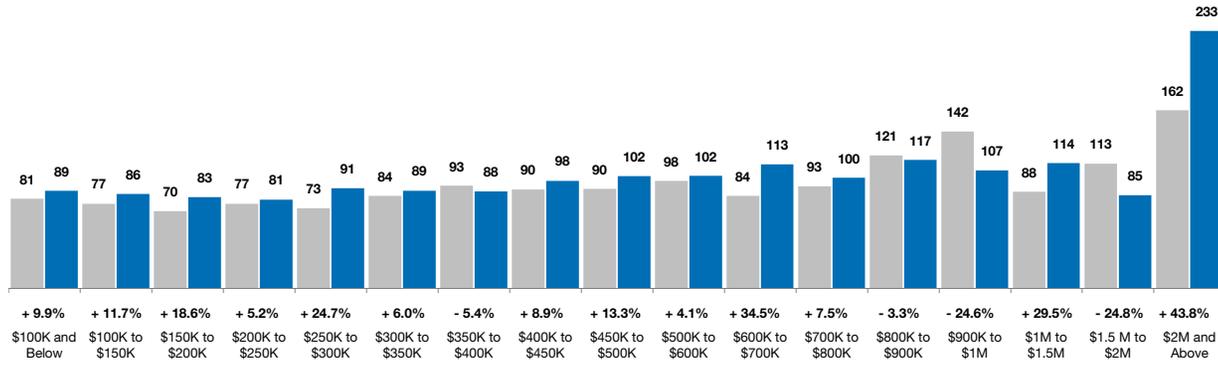
1-2025	1-2026	Change	1-2025	1-2026	Change
3,049	3,476	+14.0%	521	570	+9.4%
478	430	-10.0%	248	275	+10.9%
3,527	3,906	+10.7%	769	845	+9.9%

Days on Market Until Sale

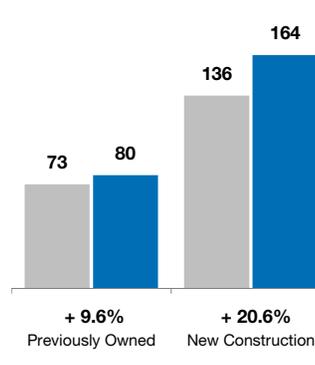
Average number of days between when a property is first listed and when an offer is accepted. **Based on a rolling 12-month average.**



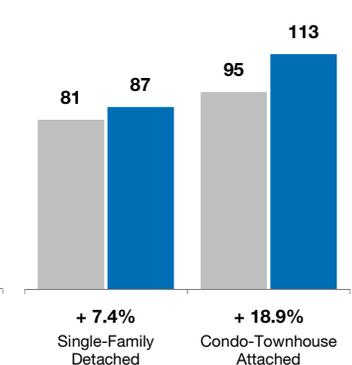
By Price Range ■ 1-2025 ■ 1-2026



By Construction Status ■ 1-2025 ■ 1-2026



By Property Type ■ 1-2025 ■ 1-2026



All Properties

By Price Range	1-2025	1-2026	Change
\$100,000 and Below	81	89	+ 9.9%
\$100,001 to \$150,000	77	86	+ 11.7%
\$150,001 to \$200,000	70	83	+ 18.6%
\$200,001 to \$250,000	77	81	+ 5.2%
\$250,001 to \$300,000	73	91	+ 24.7%
\$300,001 to \$350,000	84	89	+ 6.0%
\$350,001 to \$400,000	93	88	- 5.4%
\$400,001 to \$450,000	90	98	+ 8.9%
\$450,001 to \$500,000	90	102	+ 13.3%
\$500,001 to \$600,000	98	102	+ 4.1%
\$600,001 to \$700,000	84	113	+ 34.5%
\$700,001 to \$800,000	93	100	+ 7.5%
\$800,001 to \$900,000	121	117	- 3.3%
\$900,001 to \$1,000,000	142	107	- 24.6%
\$1,000,001 to \$1,500,000	88	114	+ 29.5%
\$1,500,001 to \$2,000,000	113	85	- 24.8%
\$2,000,001 and Above	162	233	+ 43.8%
All Price Ranges	84	92	+ 9.5%

Single-Family Detached

1-2025	1-2026	Change	1-2025	1-2026	Change
83	94	+ 13.3%	87	63	- 27.6%
77	82	+ 6.5%	73	107	+ 46.6%
70	82	+ 17.1%	72	89	+ 23.6%
69	75	+ 8.7%	100	98	- 2.0%
68	77	+ 13.2%	83	118	+ 42.2%
77	78	+ 1.3%	113	122	+ 8.0%
91	85	- 6.6%	112	113	+ 0.9%
88	98	+ 11.4%	111	90	- 18.9%
92	100	+ 8.7%	74	132	+ 78.4%
98	103	+ 5.1%	91	97	+ 6.6%
83	111	+ 33.7%	107	133	+ 24.3%
92	89	- 3.3%	107	245	+ 129.0%
123	110	- 10.6%	49	182	+ 271.4%
142	107	- 24.6%	--	--	--
87	115	+ 32.2%	106	80	- 24.5%
113	85	- 24.8%	--	--	--
162	233	+ 43.8%	--	--	--
81	87	+ 7.4%	95	113	+ 18.9%

Condo-Townhouse Attached

By Construction Status	1-2025	1-2026	Change
Previously Owned	73	80	+ 9.6%
New Construction	136	164	+ 20.6%
All Construction Statuses	84	92	+ 9.5%

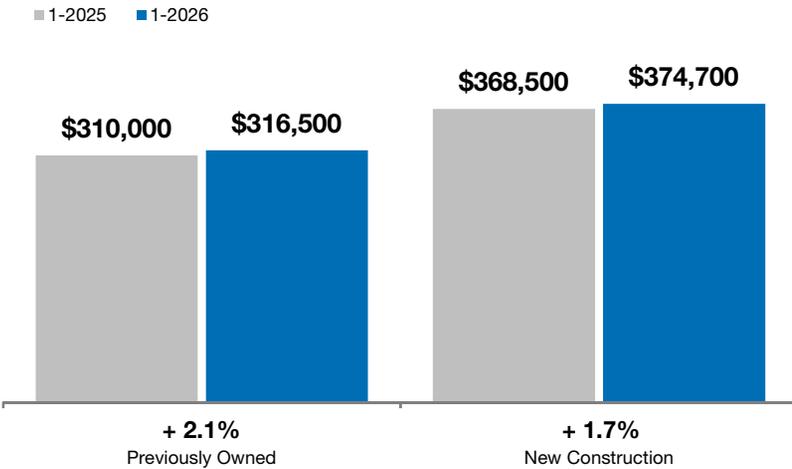
1-2025	1-2026	Change	1-2025	1-2026	Change
73	80	+ 9.6%	73	80	+ 9.6%
133	151	+ 13.5%	142	186	+ 31.0%
81	87	+ 7.4%	95	113	+ 18.9%

Median Sales Price

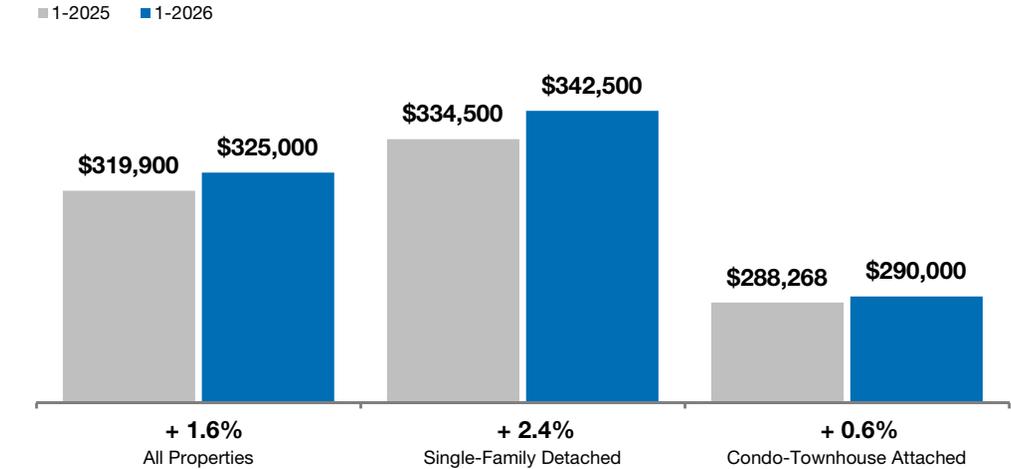
Median price point for all closed sales, not accounting for seller concessions. **Based on a rolling 12-month median.**



By Construction Status



By Property Type



All Properties

By Construction Status	1-2025	1-2026	Change
Previously Owned	\$310,000	\$316,500	+ 2.1%
New Construction	\$368,500	\$374,700	+ 1.7%
All Construction Statuses	\$319,900	\$325,000	+ 1.6%

Single-Family Detached

1-2025	1-2026	Change
\$319,900	\$327,000	+ 2.2%
\$414,900	\$427,000	+ 2.9%
\$334,500	\$342,500	+ 2.4%

Condo-Townhouse Attached

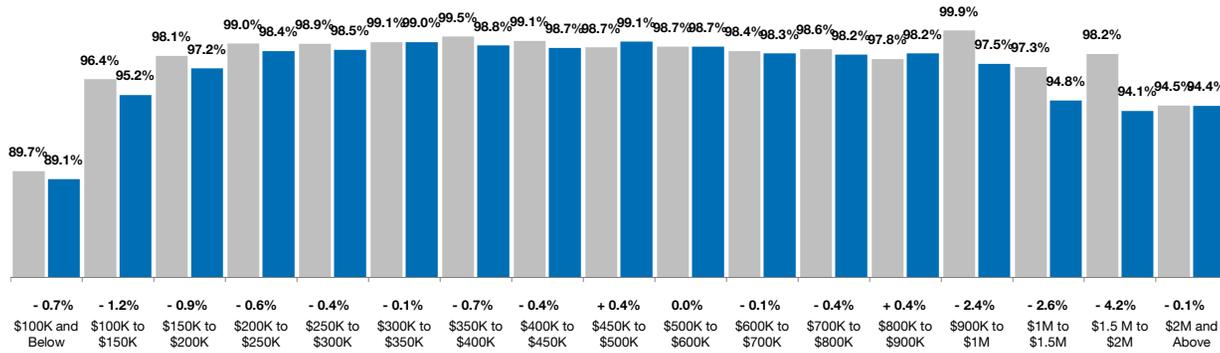
1-2025	1-2026	Change
\$280,000	\$282,500	+ 0.9%
\$302,800	\$309,900	+ 2.3%
\$288,268	\$290,000	+ 0.6%

Percent of Original List Price Received

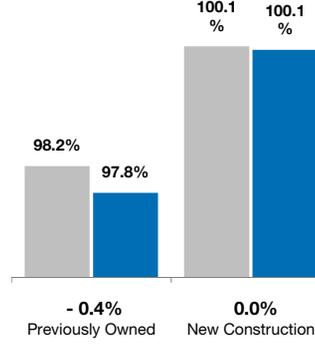


Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**

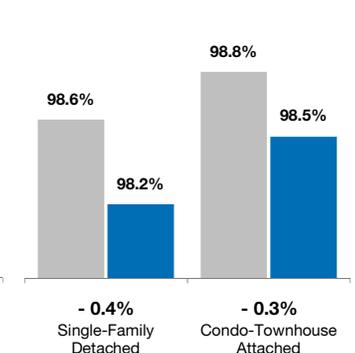
By Price Range ■ 1-2025 ■ 1-2026



By Construction Status ■ 1-2025 ■ 1-2026



By Property Type ■ 1-2025 ■ 1-2026



All Properties

By Price Range	1-2025	1-2026	Change
\$100,000 and Below	89.7%	89.1%	-0.7%
\$100,001 to \$150,000	96.4%	95.2%	-1.2%
\$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	98.9%	98.5%	-0.4%
\$300,001 to \$350,000	99.1%	99.0%	-0.1%
\$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	98.7%	99.1%	+0.4%
\$500,001 to \$600,000	98.7%	98.7%	0.0%
\$600,001 to \$700,000	98.4%	98.3%	-0.1%
\$700,001 to \$800,000	98.6%	98.2%	-0.4%
\$800,001 to \$900,000	97.8%	98.2%	+0.4%
\$900,001 to \$1,000,000	99.9%	97.5%	-2.4%
\$1,000,001 to \$1,500,000	97.3%	94.8%	-2.6%
\$1,500,001 to \$2,000,000	98.2%	94.1%	-4.2%
\$2,000,001 and Above	94.5%	94.4%	-0.1%
All Price Ranges	98.6%	98.1%	-0.5%

Single-Family Detached

1-2025	1-2026	Change
89.3%	88.8%	-0.6%
96.3%	94.8%	-1.6%
98.0%	97.2%	-0.8%
99.1%	98.5%	-0.6%
98.9%	98.4%	-0.5%
99.0%	99.0%	0.0%
99.6%	98.9%	-0.7%
99.2%	98.7%	-0.5%
98.8%	99.2%	+0.4%
98.7%	98.8%	+0.1%
98.4%	98.3%	-0.1%
98.6%	98.0%	-0.6%
97.9%	98.0%	+0.1%
99.9%	97.4%	-2.5%
97.3%	94.7%	-2.7%
98.2%	94.1%	-4.2%
94.5%	94.4%	-0.1%
98.6%	98.2%	-0.4%

Condo-Townhouse Attached

1-2025	1-2026	Change
96.8%	92.2%	-4.8%
96.7%	95.7%	-1.0%
98.6%	97.1%	-1.5%
98.6%	98.3%	-0.3%
99.0%	98.7%	-0.3%
99.3%	99.1%	-0.2%
98.6%	98.4%	-0.2%
98.2%	97.9%	-0.3%
97.2%	97.6%	+0.4%
99.2%	98.5%	-0.7%
99.3%	97.6%	-1.7%
98.6%	100.3%	+1.7%
96.4%	100.7%	+4.5%
--	100.0%	--
94.8%	97.9%	+3.3%
--	--	--
--	--	--
98.8%	98.5%	-0.3%

By Construction Status

1-2025	1-2026	Change
98.2%	97.8%	-0.4%
100.1%	100.1%	0.0%
98.6%	98.1%	-0.5%

1-2025	1-2026	Change
98.3%	97.9%	-0.4%
100.3%	100.3%	0.0%
98.6%	98.2%	-0.4%

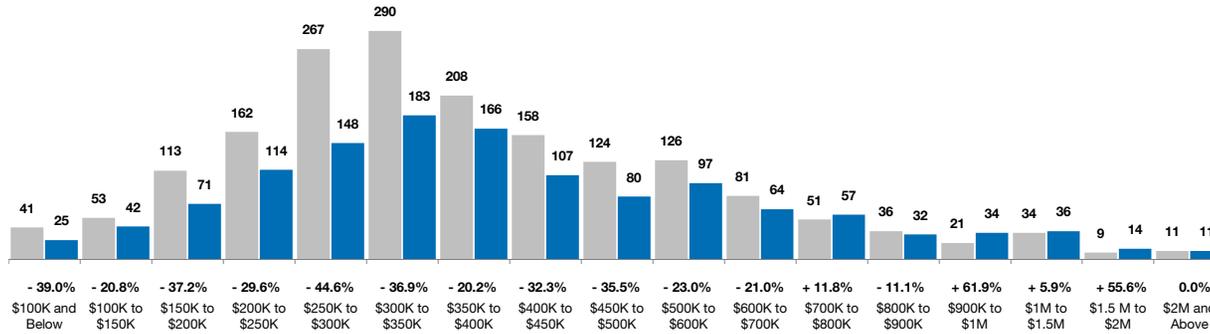
1-2025	1-2026	Change
98.4%	97.9%	-0.5%
99.7%	99.7%	0.0%
98.8%	98.5%	-0.3%

Inventory of Homes for Sale

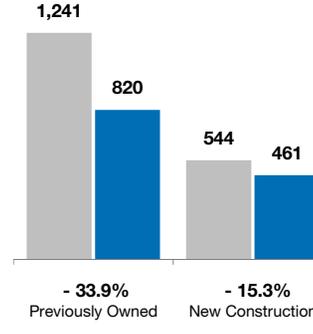
The number of properties available for sale in active status at the end of the most recent month. **Based on one month of activity.**



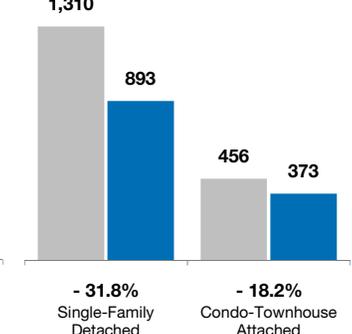
By Price Range ■ 1-2025 ■ 1-2026



By Construction Status ■ 1-2025 ■ 1-2026



By Property Type ■ 1-2025 ■ 1-2026



All Properties

By Price Range	1-2025	1-2026	Change
\$100,000 and Below	41	25	-39.0%
\$100,001 to \$150,000	53	42	-20.8%
\$150,001 to \$200,000	113	71	-37.2%
\$200,001 to \$250,000	162	114	-29.6%
\$250,001 to \$300,000	267	148	-44.6%
\$300,001 to \$350,000	290	183	-36.9%
\$350,001 to \$400,000	208	166	-20.2%
\$400,001 to \$450,000	158	107	-32.3%
\$450,001 to \$500,000	124	80	-35.5%
\$500,001 to \$600,000	126	97	-23.0%
\$600,001 to \$700,000	81	64	-21.0%
\$700,001 to \$800,000	51	57	+11.8%
\$800,001 to \$900,000	36	32	-11.1%
\$900,001 to \$1,000,000	21	34	+61.9%
\$1,000,001 to \$1,500,000	34	36	+5.9%
\$1,500,001 to \$2,000,000	9	14	+55.6%
\$2,000,001 and Above	11	11	0.0%
All Price Ranges	1,785	1,281	-28.2%

Single-Family Detached

1-2025	1-2026	Change
26	13	-50.0%
38	31	-18.4%
85	48	-43.5%
115	74	-35.7%
136	71	-47.8%
181	71	-60.8%
166	131	-21.1%
142	91	-35.9%
105	66	-37.1%
104	85	-18.3%
70	50	-28.6%
43	50	+16.3%
31	24	-22.6%
16	31	+93.8%
32	33	+3.1%
9	13	+44.4%
11	11	0.0%
1,310	893	-31.8%

Condo-Townhouse Attached

1-2025	1-2026	Change
3	4	+33.3%
11	5	-54.5%
26	23	-11.5%
46	40	-13.0%
131	77	-41.2%
109	112	+2.8%
42	35	-16.7%
16	16	0.0%
19	13	-31.6%
22	12	-45.5%
11	14	+27.3%
8	7	-12.5%
5	8	+60.0%
5	3	-40.0%
2	3	+50.0%
9	1	--
11	11	--
456	373	-18.2%

By Construction Status

1-2025	1-2026	Change
1,241	820	-33.9%
544	461	-15.3%
1,785	1,281	-28.2%

1-2025	1-2026	Change
1,017	638	-37.3%
293	255	-13.0%
1,310	893	-31.8%

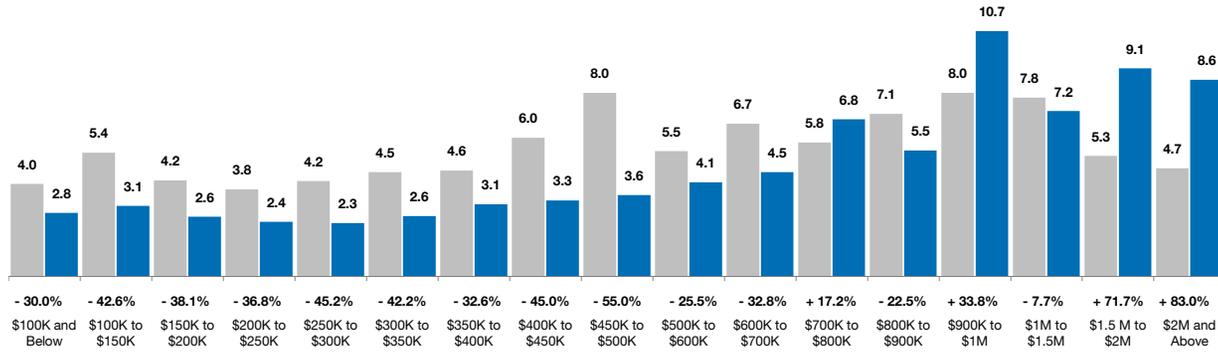
1-2025	1-2026	Change
207	167	-19.3%
249	206	-17.3%
456	373	-18.2%

Months Supply of Inventory

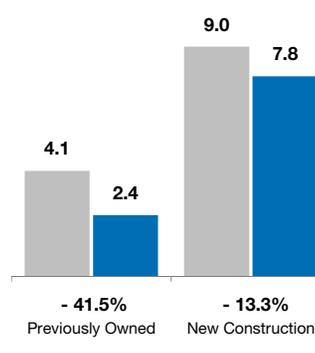
The inventory of homes for sale at the end of the most recent month, **based on one month of activity**, divided by the average monthly pending sales from the last 12 months.



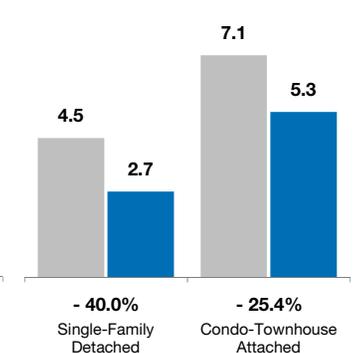
By Price Range ■ 1-2025 ■ 1-2026



By Construction Status ■ 1-2025 ■ 1-2026



By Property Type ■ 1-2025 ■ 1-2026



All Properties

By Price Range	1-2025	1-2026	Change
\$100,000 and Below	4.0	2.8	-30.0%
\$100,001 to \$150,000	5.4	3.1	-42.6%
\$150,001 to \$200,000	4.2	2.6	-38.1%
\$200,001 to \$250,000	3.8	2.4	-36.8%
\$250,001 to \$300,000	4.2	2.3	-45.2%
\$300,001 to \$350,000	4.5	2.6	-42.2%
\$350,001 to \$400,000	4.6	3.1	-32.6%
\$400,001 to \$450,000	6.0	3.3	-45.0%
\$450,001 to \$500,000	8.0	3.6	-55.0%
\$500,001 to \$600,000	5.5	4.1	-25.5%
\$600,001 to \$700,000	6.7	4.5	-32.8%
\$700,001 to \$800,000	5.8	6.8	+17.2%
\$800,001 to \$900,000	7.1	5.5	-22.5%
\$900,001 to \$1,000,000	8.0	10.7	+33.8%
\$1,000,001 to \$1,500,000	7.8	7.2	-7.7%
\$1,500,001 to \$2,000,000	5	9	+71.7%
\$2,000,001 and Above	5	9	+83.0%
All Price Ranges	4.9	3.2	-34.7%

Single-Family Detached

1-2025	1-2026	Change
3.2	2.2	-31.3%
4.8	3.0	-37.5%
3.8	2.1	-44.7%
3.7	2.1	-43.2%
3.2	1.7	-46.9%
3.6	1.3	-63.9%
4.2	2.8	-33.3%
5.9	3.0	-49.2%
7.5	3.2	-57.3%
4.9	4.1	-16.3%
6.1	3.8	-37.7%
5.2	6.5	+25.0%
6.4	4.3	-32.8%
6.1	10.3	+68.9%
7.5	7.1	-5.3%
5	8	+52.8%
5	9	+83.0%
4.5	2.7	-40.0%

Condo-Townhouse Attached

1-2025	1-2026	Change
3.0	4.0	+33.3%
6.2	2.3	-62.9%
6.1	5.6	-8.2%
4.1	3.4	-17.1%
6.2	3.6	-41.9%
8.0	6.9	-13.8%
8.0	5.7	-28.8%
7.7	6.7	-13.0%
9.5	6.5	-31.6%
10.0	4.2	-58.0%
8.6	8.2	-4.7%
6.7	6.1	-9.0%
3.3	8.0	+142.4%
--	3.0	--
2.0	2.3	+15.0%
--	1	--
--	--	--
7.1	5.3	-25.4%

By Construction Status

1-2025	1-2026	Change
4.1	2.4	-41.5%
9.0	7.8	-13.3%
4.9	3.2	-34.7%

1-2025	1-2026	Change
4.0	2.2	-45.0%
7.4	7.1	-4.1%
4.5	2.7	-40.0%

1-2025	1-2026	Change
4.8	3.5	-27.1%
12.0	9.0	-25.0%
7.1	5.3	-25.4%