

# Housing Supply Overview



## February 2026

U.S. pending home sales dipped 0.8% month-over-month and 0.4% year-over-year, according to the National Association of REALTORS®, with the decline attributed to low housing inventory. Regionally, monthly contract signings rose in the Midwest and West but fell in the South and Northeast. On a year-over-year basis, contracts increased in the South and West but declined in the Northeast and Midwest. For the 12-month period spanning March 2025 through February 2026, Pending Sales in the Sioux Falls region were up 13.0 percent overall. The price range with the largest gain in sales was the \$1.5 M to \$2M range, where they increased 63.6 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 1.8 percent to \$315,700. 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 27.6 percent. The construction type that lost the least inventory was the New Construction segment, where it decreased 9.8 percent. That amounts to 2.7 months supply for Single-Family homes and 5.5 months supply for Condos.

## Quick Facts

+ 63.6%

+ 16.2%

+ 12.7%

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:

Condo-Townhouse 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	4
Percent of Original List Price Received	5
Inventory of Homes for Sale	6
Months Supply of Inventory	7

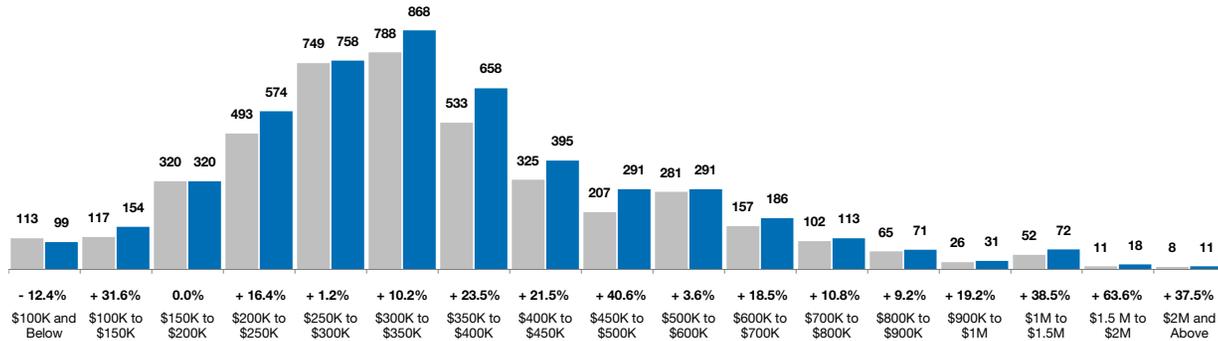


# Pending Sales

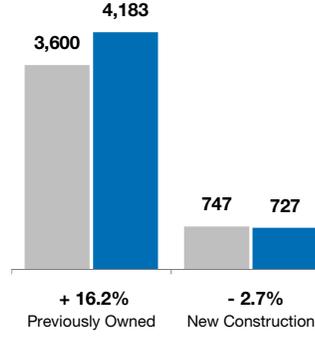
A count of properties on which offers have been accepted. Based on a rolling 12-month total. Pending Statistics may be higher due to changes in reporting practices to comply with RESO standards.



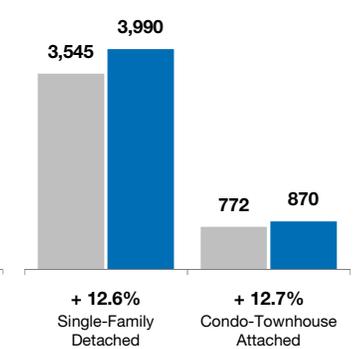
**By Price Range** ■ 2-2025 ■ 2-2026



**By Construction Status** ■ 2-2025 ■ 2-2026



**By Property Type** ■ 2-2025 ■ 2-2026



## All Properties

By Price Range	2-2025	2-2026	Change
\$100,000 and Below	113	99	-12.4%
\$100,001 to \$150,000	117	154	+31.6%
\$150,001 to \$200,000	320	320	0.0%
\$200,001 to \$250,000	493	574	+16.4%
\$250,001 to \$300,000	749	758	+1.2%
\$300,001 to \$350,000	788	868	+10.2%
\$350,001 to \$400,000	533	658	+23.5%
\$400,001 to \$450,000	325	395	+21.5%
\$450,001 to \$500,000	207	291	+40.6%
\$500,001 to \$600,000	281	291	+3.6%
\$600,001 to \$700,000	157	186	+18.5%
\$700,001 to \$800,000	102	113	+10.8%
\$800,001 to \$900,000	65	71	+9.2%
\$900,001 to \$1,000,000	26	31	+19.2%
\$1,000,001 to \$1,500,000	52	72	+38.5%
\$1,500,001 to \$2,000,000	11	18	+63.6%
\$2,000,001 and Above	8	11	+37.5%
<b>All Price Ranges</b>	<b>4,347</b>	<b>4,910</b>	<b>+13.0%</b>

## Single-Family Detached

2-2025	2-2026	Change
89	64	-28.1%
96	116	+20.8%
270	271	+0.4%
368	440	+19.6%
489	502	+2.7%
619	648	+4.7%
470	579	+23.2%
297	372	+25.3%
188	274	+45.7%
259	253	-2.3%
149	173	+16.1%
94	104	+10.6%
62	69	+11.3%
25	29	+16.0%
51	68	+33.3%
11	17	+54.5%
8	11	+37.5%
<b>3,545</b>	<b>3,990</b>	<b>+12.6%</b>

## Condo-Townhouse Attached

2-2025	2-2026	Change
2	2	0.0%
16	23	+43.8%
47	48	+2.1%
125	134	+7.2%
260	256	-1.5%
169	220	+30.2%
63	79	+25.4%
28	23	-17.9%
19	16	-15.8%
22	38	+72.7%
8	13	+62.5%
8	9	+12.5%
3	2	-33.3%
1	2	+100.0%
1	4	+300.0%
0	1	--
0	0	--
<b>772</b>	<b>870</b>	<b>+12.7%</b>

By Construction Status	2-2025	2-2026	Change
Previously Owned	3,600	4,183	+16.2%
New Construction	747	727	-2.7%
<b>All Construction Statuses</b>	<b>4,347</b>	<b>4,910</b>	<b>+13.0%</b>

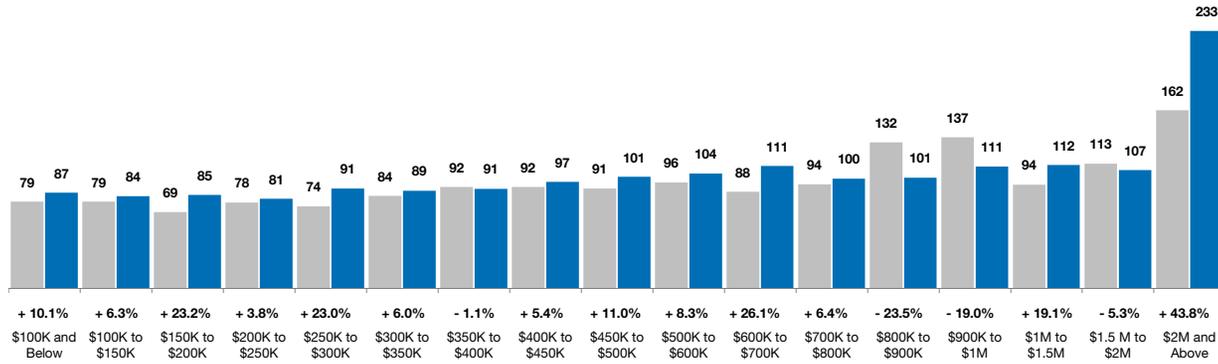
2-2025	2-2026	Change	2-2025	2-2026	Change
3,051	3,544	+16.2%	519	590	+13.7%
494	446	-9.7%	253	280	+10.7%
<b>3,545</b>	<b>3,990</b>	<b>+12.6%</b>	<b>772</b>	<b>870</b>	<b>+12.7%</b>

# Days on Market Until Sale

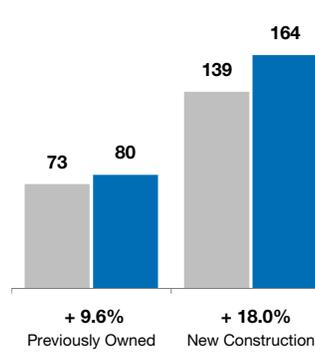
Average number of days between when a property is first listed and when an offer is accepted. **Based on a rolling 12-month average.**



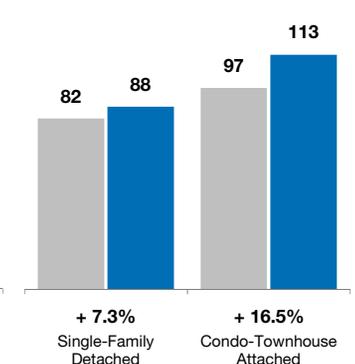
**By Price Range** ■ 2-2025 ■ 2-2026



**By Construction Status** ■ 2-2025 ■ 2-2026



**By Property Type** ■ 2-2025 ■ 2-2026



## All Properties

By Price Range	2-2025	2-2026	Change
\$100,000 and Below	79	87	+ 10.1%
\$100,001 to \$150,000	79	84	+ 6.3%
\$150,001 to \$200,000	69	85	+ 23.2%
\$200,001 to \$250,000	78	81	+ 3.8%
\$250,001 to \$300,000	74	91	+ 23.0%
\$300,001 to \$350,000	84	89	+ 6.0%
\$350,001 to \$400,000	92	91	- 1.1%
\$400,001 to \$450,000	92	97	+ 5.4%
\$450,001 to \$500,000	91	101	+ 11.0%
\$500,001 to \$600,000	96	104	+ 8.3%
\$600,001 to \$700,000	88	111	+ 26.1%
\$700,001 to \$800,000	94	100	+ 6.4%
\$800,001 to \$900,000	132	101	- 23.5%
\$900,001 to \$1,000,000	137	111	- 19.0%
\$1,000,001 to \$1,500,000	94	112	+ 19.1%
\$1,500,001 to \$2,000,000	113	107	- 5.3%
\$2,000,001 and Above	162	233	+ 43.8%
<b>All Price Ranges</b>	<b>85</b>	<b>92</b>	<b>+ 8.2%</b>

## Single-Family Detached

2-2025	2-2026	Change
80	92	+ 15.0%
78	81	+ 3.8%
69	84	+ 21.7%
70	75	+ 7.1%
69	77	+ 11.6%
77	78	+ 1.3%
89	88	- 1.1%
91	97	+ 6.6%
92	99	+ 7.6%
96	106	+ 10.4%
87	110	+ 26.4%
93	88	- 5.4%
133	96	- 27.8%
137	111	- 19.0%
94	114	+ 21.3%
113	97	- 14.2%
162	233	+ 43.8%
<b>82</b>	<b>88</b>	<b>+ 7.3%</b>

## Condo-Townhouse Attached

2-2025	2-2026	Change
87	63	- 27.6%
78	101	+ 29.5%
74	90	+ 21.6%
103	101	- 1.9%
86	117	+ 36.0%
111	122	+ 9.9%
112	112	0.0%
113	85	- 24.8%
74	132	+ 78.4%
98	93	- 5.1%
114	129	+ 13.2%
107	245	+ 129.0%
125	169	+ 35.2%
--	--	--
106	82	- 22.6%
--	247	--
--	--	--
<b>97</b>	<b>113</b>	<b>+ 16.5%</b>

By Construction Status	2-2025	2-2026	Change
Previously Owned	73	80	+ 9.6%
New Construction	139	164	+ 18.0%
<b>All Construction Statuses</b>	<b>85</b>	<b>92</b>	<b>+ 8.2%</b>

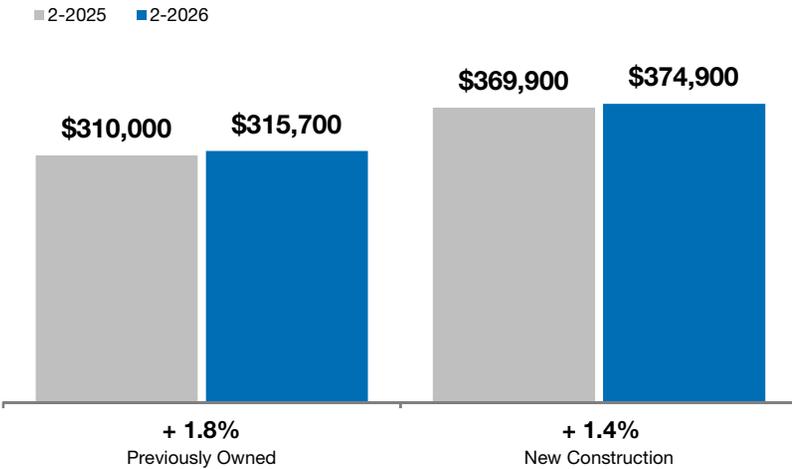
2-2025	2-2026	Change	2-2025	2-2026	Change
74	80	+ 8.1%	73	80	+ 9.6%
135	152	+ 12.6%	145	184	+ 26.9%
<b>82</b>	<b>88</b>	<b>+ 7.3%</b>	<b>97</b>	<b>113</b>	<b>+ 16.5%</b>

# Median Sales Price

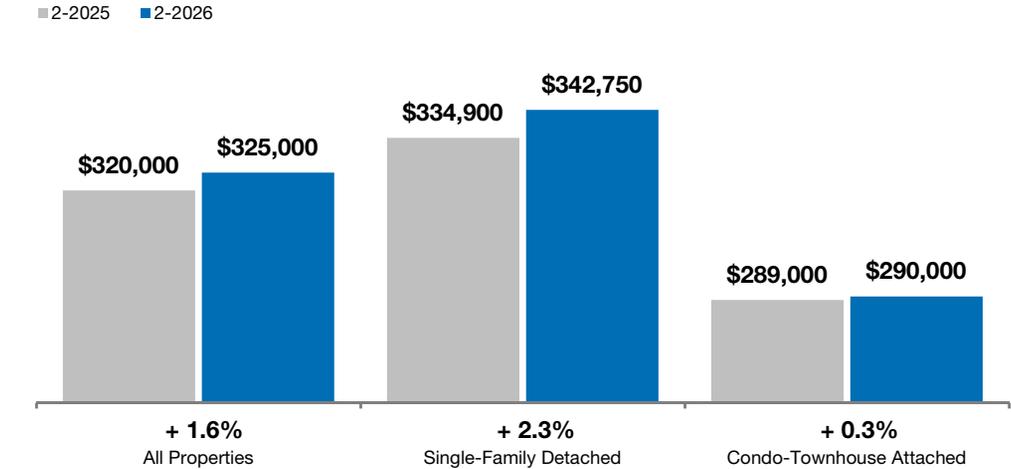
Median price point for all closed sales, not accounting for seller concessions. **Based on a rolling 12-month median.**



## By Construction Status



## By Property Type



### All Properties

By Construction Status	2-2025	2-2026	Change
Previously Owned	\$310,000	\$315,700	+ 1.8%
New Construction	\$369,900	\$374,900	+ 1.4%
<b>All Construction Statuses</b>	<b>\$320,000</b>	<b>\$325,000</b>	<b>+ 1.6%</b>

### Single-Family Detached

2-2025	2-2026	Change
\$319,900	\$327,250	+ 2.3%
\$414,900	\$428,250	+ 3.2%
<b>\$334,900</b>	<b>\$342,750</b>	<b>+ 2.3%</b>

### Condo-Townhouse Attached

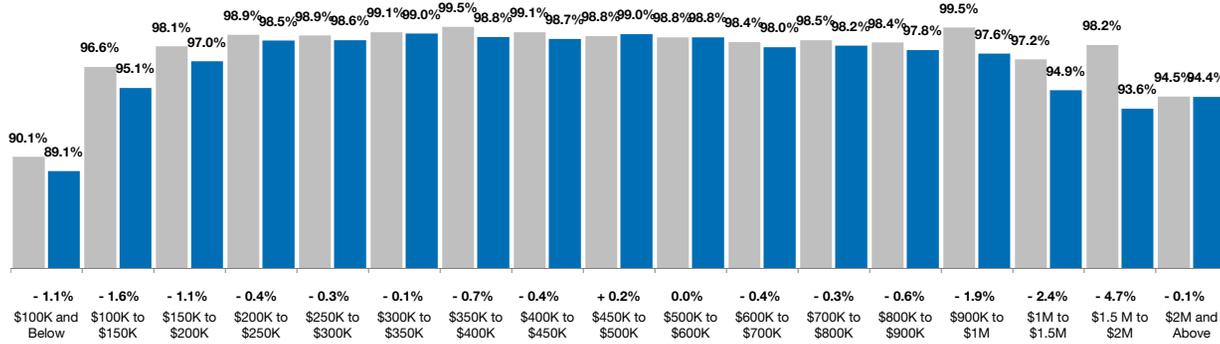
2-2025	2-2026	Change
\$280,000	\$282,500	+ 0.9%
\$300,750	\$309,975	+ 3.1%
<b>\$289,000</b>	<b>\$290,000</b>	<b>+ 0.3%</b>

# Percent of Original List Price Received

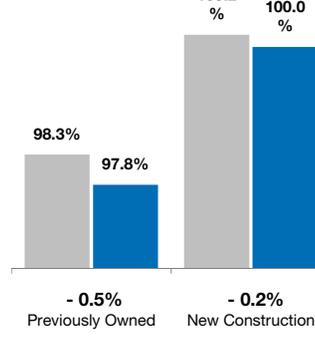


Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**

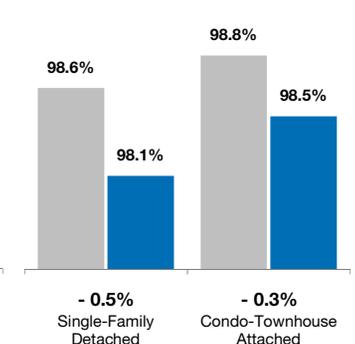
**By Price Range** ■ 2-2025 ■ 2-2026



**By Construction Status** ■ 2-2025 ■ 2-2026



**By Property Type** ■ 2-2025 ■ 2-2026



## All Properties

By Price Range	2-2025	2-2026	Change
\$100,000 and Below	90.1%	89.1%	-1.1%
\$100,001 to \$150,000	96.6%	95.1%	-1.6%
\$150,001 to \$200,000	98.1%	97.0%	-1.1%
\$200,001 to \$250,000	98.9%	98.5%	-0.4%
\$250,001 to \$300,000	98.9%	98.6%	-0.3%
\$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	98.8%	99.0%	+0.2%
\$500,001 to \$600,000	98.8%	98.8%	0.0%
\$600,001 to \$700,000	98.4%	98.0%	-0.4%
\$700,001 to \$800,000	98.5%	98.2%	-0.3%
\$800,001 to \$900,000	98.4%	97.8%	-0.6%
\$900,001 to \$1,000,000	99.5%	97.6%	-1.9%
\$1,000,001 to \$1,500,000	97.2%	94.9%	-2.4%
\$1,500,001 to \$2,000,000	98.2%	93.6%	-4.7%
\$2,000,001 and Above	94.5%	94.4%	-0.1%
<b>All Price Ranges</b>	<b>98.6%</b>	<b>98.1%</b>	<b>-0.5%</b>

## Single-Family Detached

By Price Range	2-2025	2-2026	Change
\$100,000 and Below	89.6%	88.6%	-1.1%
\$100,001 to \$150,000	96.7%	94.6%	-2.2%
\$150,001 to \$200,000	98.1%	97.0%	-1.1%
\$200,001 to \$250,000	99.1%	98.6%	-0.5%
\$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	99.7%	98.8%	-0.9%
\$400,001 to \$450,000	99.2%	98.7%	-0.5%
\$450,001 to \$500,000	99.0%	99.1%	+0.1%
\$500,001 to \$600,000	98.7%	98.8%	+0.1%
\$600,001 to \$700,000	98.5%	98.1%	-0.4%
\$700,001 to \$800,000	98.5%	98.0%	-0.5%
\$800,001 to \$900,000	98.1%	98.0%	-0.1%
\$900,001 to \$1,000,000	99.5%	97.5%	-2.0%
\$1,000,001 to \$1,500,000	97.2%	94.7%	-2.6%
\$1,500,001 to \$2,000,000	98.2%	93.7%	-4.6%
\$2,000,001 and Above	94.5%	94.4%	-0.1%
<b>All Price Ranges</b>	<b>98.6%</b>	<b>98.1%</b>	<b>-0.5%</b>

## Condo-Townhouse Attached

By Price Range	2-2025	2-2026	Change
\$100,000 and Below	96.8%	92.2%	-4.8%
\$100,001 to \$150,000	96.6%	96.0%	-0.6%
\$150,001 to \$200,000	98.5%	97.0%	-1.5%
\$200,001 to \$250,000	98.6%	98.4%	-0.2%
\$250,001 to \$300,000	99.0%	98.7%	-0.3%
\$300,001 to \$350,000	99.3%	99.1%	-0.2%
\$350,001 to \$400,000	98.6%	98.5%	-0.1%
\$400,001 to \$450,000	98.1%	98.0%	-0.1%
\$450,001 to \$500,000	97.2%	97.6%	+0.4%
\$500,001 to \$600,000	99.2%	98.4%	-0.8%
\$600,001 to \$700,000	97.2%	96.9%	-0.3%
\$700,001 to \$800,000	98.6%	100.3%	+1.7%
\$800,001 to \$900,000	102.2%	96.0%	-6.1%
\$900,001 to \$1,000,000	--	100.0%	--
\$1,000,001 to \$1,500,000	94.8%	97.4%	+2.7%
\$1,500,001 to \$2,000,000	--	92.9%	--
\$2,000,001 and Above	--	--	--
<b>All Price Ranges</b>	<b>98.8%</b>	<b>98.5%</b>	<b>-0.3%</b>

By Construction Status	2-2025	2-2026	Change
Previously Owned	98.3%	97.8%	-0.5%
New Construction	100.2%	100.0%	-0.2%
<b>All Construction Statuses</b>	<b>98.6%</b>	<b>98.1%</b>	<b>-0.5%</b>

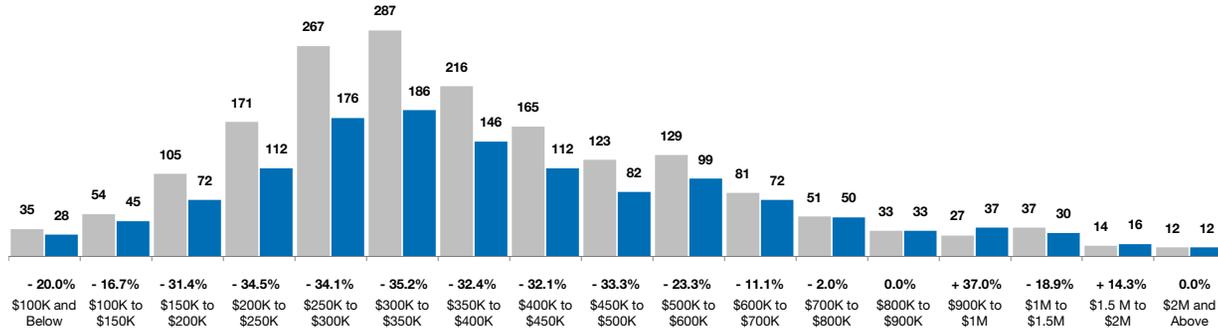
By Construction Status	2-2025	2-2026	Change
Previously Owned	98.3%	97.9%	-0.4%
New Construction	100.4%	100.2%	-0.2%
<b>All Construction Statuses</b>	<b>98.6%</b>	<b>98.1%</b>	<b>-0.5%</b>

# Inventory of Homes for Sale

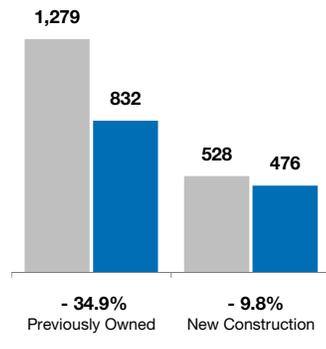
The number of properties available for sale in active status at the end of the most recent month. **Based on one month of activity.**



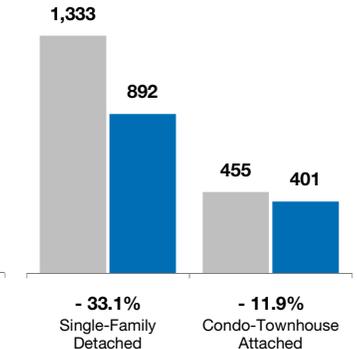
**By Price Range** ■ 2-2025 ■ 2-2026



**By Construction Status** ■ 2-2025 ■ 2-2026



**By Property Type** ■ 2-2025 ■ 2-2026



## All Properties

By Price Range	2-2025	2-2026	Change
\$100,000 and Below	35	28	-20.0%
\$100,001 to \$150,000	54	45	-16.7%
\$150,001 to \$200,000	105	72	-31.4%
\$200,001 to \$250,000	171	112	-34.5%
\$250,001 to \$300,000	267	176	-34.1%
\$300,001 to \$350,000	287	186	-35.2%
\$350,001 to \$400,000	216	146	-32.4%
\$400,001 to \$450,000	165	112	-32.1%
\$450,001 to \$500,000	123	82	-33.3%
\$500,001 to \$600,000	129	99	-23.3%
\$600,001 to \$700,000	81	72	-11.1%
\$700,001 to \$800,000	51	50	-2.0%
\$800,001 to \$900,000	33	33	0.0%
\$900,001 to \$1,000,000	27	37	+37.0%
\$1,000,001 to \$1,500,000	37	30	-18.9%
\$1,500,001 to \$2,000,000	14	16	+14.3%
\$2,000,001 and Above	12	12	0.0%
<b>All Price Ranges</b>	<b>1,807</b>	<b>1,308</b>	<b>-27.6%</b>

## Single-Family Detached

2-2025	2-2026	Change
21	14	-33.3%
39	33	-15.4%
81	47	-42.0%
120	62	-48.3%
137	78	-43.1%
173	79	-54.3%
178	113	-36.5%
149	90	-39.6%
104	72	-30.8%
106	88	-17.0%
70	57	-18.6%
44	44	0.0%
29	26	-10.3%
21	35	+66.7%
35	27	-22.9%
14	15	+7.1%
12	12	0.0%
<b>1,333</b>	<b>892</b>	<b>-33.1%</b>

## Condo-Townhouse Attached

2-2025	2-2026	Change
3	4	+33.3%
10	8	-20.0%
22	24	+9.1%
50	50	0.0%
130	98	-24.6%
114	107	-6.1%
38	33	-13.2%
16	22	+37.5%
19	10	-47.4%
23	11	-52.2%
11	15	+36.4%
7	6	-14.3%
4	7	+75.0%
6	2	-66.7%
2	3	+50.0%
14	1	--
12	12	--
<b>455</b>	<b>401</b>	<b>-11.9%</b>

## By Construction Status

2-2025	2-2026	Change
1,279	832	-34.9%
528	476	-9.8%
<b>1,807</b>	<b>1,308</b>	<b>-27.6%</b>

2-2025	2-2026	Change
1,044	651	-37.6%
289	241	-16.6%
<b>1,333</b>	<b>892</b>	<b>-33.1%</b>

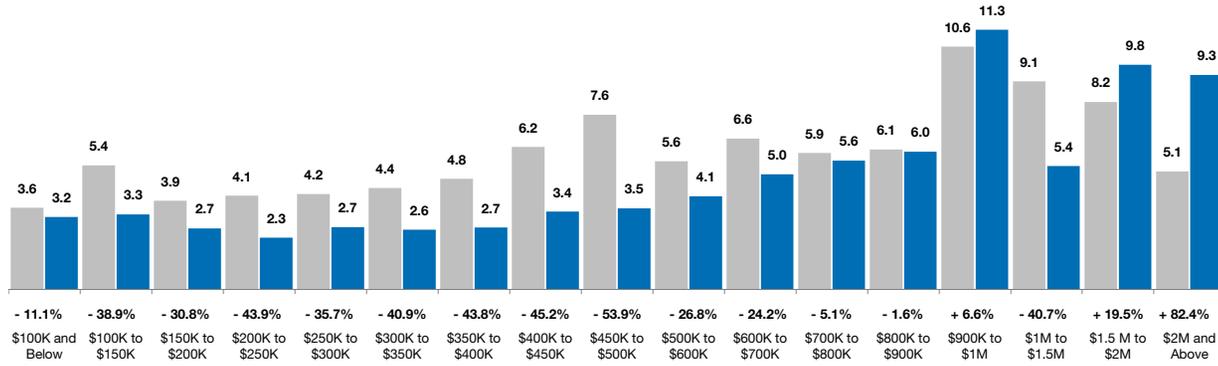
2-2025	2-2026	Change
218	166	-23.9%
237	235	-0.8%
<b>455</b>	<b>401</b>	<b>-11.9%</b>

# Months Supply of Inventory

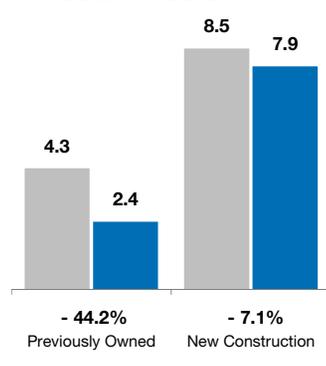
The inventory of homes for sale at the end of the most recent month, **based on one month of activity**, divided by the average monthly pending sales from the last 12 months.



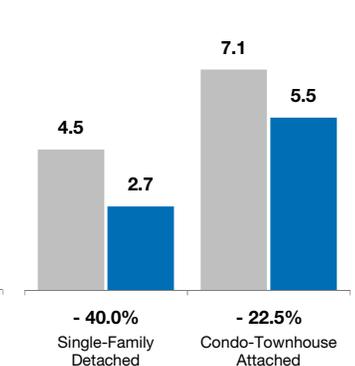
**By Price Range** ■ 2-2025 ■ 2-2026



**By Construction Status** ■ 2-2025 ■ 2-2026



**By Property Type** ■ 2-2025 ■ 2-2026



## All Properties

By Price Range	2-2025	2-2026	Change
\$100,000 and Below	3.6	3.2	-11.1%
\$100,001 to \$150,000	5.4	3.3	-38.9%
\$150,001 to \$200,000	3.9	2.7	-30.8%
\$200,001 to \$250,000	4.1	2.3	-43.9%
\$250,001 to \$300,000	4.2	2.7	-35.7%
\$300,001 to \$350,000	4.4	2.6	-40.9%
\$350,001 to \$400,000	4.8	2.7	-43.8%
\$400,001 to \$450,000	6.2	3.4	-45.2%
\$450,001 to \$500,000	7.6	3.5	-53.9%
\$500,001 to \$600,000	5.6	4.1	-26.8%
\$600,001 to \$700,000	6.6	5.0	-24.2%
\$700,001 to \$800,000	5.9	5.6	-5.1%
\$800,001 to \$900,000	6.1	6.0	-1.6%
\$900,001 to \$1,000,000	10.6	11.3	+6.6%
\$1,000,001 to \$1,500,000	9.1	5.4	-40.7%
\$1,500,001 to \$2,000,000	8	10	+19.5%
\$2,000,001 and Above	5	9	+82.4%
<b>All Price Ranges</b>	<b>5.0</b>	<b>3.2</b>	<b>-36.0%</b>

## Single-Family Detached

2-2025	2-2026	Change
2.7	2.4	-11.1%
4.8	3.1	-35.4%
3.6	2.1	-41.7%
3.9	1.7	-56.4%
3.2	1.8	-43.8%
3.4	1.5	-55.9%
4.5	2.4	-46.7%
6.0	2.9	-51.7%
7.1	3.3	-53.5%
5.0	4.1	-18.0%
6.0	4.3	-28.3%
5.4	5.3	-1.9%
5.7	4.9	-14.0%
8.2	11.3	+37.8%
8.8	5.1	-42.0%
8	10	+18.3%
5	9	+82.4%
<b>4.5</b>	<b>2.7</b>	<b>-40.0%</b>

## Condo-Townhouse Attached

2-2025	2-2026	Change
3.0	4.0	+33.3%
5.3	3.8	-28.3%
5.2	5.9	+13.5%
4.7	4.2	-10.6%
6.0	4.4	-26.7%
8.3	6.2	-25.3%
7.2	5.3	-26.4%
7.7	9.6	+24.7%
9.5	5.0	-47.4%
10.5	3.8	-63.8%
8.6	10.0	+16.3%
5.8	5.3	-8.6%
3.0	7.0	+133.3%
--	2.0	--
2.0	2.3	+15.0%
--	1	--
--	--	--
<b>7.1</b>	<b>5.5</b>	<b>-22.5%</b>

By Construction Status	2-2025	2-2026	Change
Previously Owned	4.3	2.4	-44.2%
New Construction	8.5	7.9	-7.1%
<b>All Construction Statuses</b>	<b>5.0</b>	<b>3.2</b>	<b>-36.0%</b>

2-2025	2-2026	Change	2-2025	2-2026	Change
4.1	2.2	-46.3%	5.0	3.4	-32.0%
7.0	6.5	-7.1%	11.2	10.1	-9.8%
<b>4.5</b>	<b>2.7</b>	<b>-40.0%</b>	<b>7.1</b>	<b>5.5</b>	<b>-22.5%</b>