Housing Supply Overview

RASE
REALTOR® ASSOCIATION OF THE SIOUX EMPIRE, INC.

October 2026

Pending home sales fell 11.3 percent from a year earlier in September and 7.3 percent from August, with declines in all four regions, according to the National Association of REALTORS®. The West had the largest decreases, down 15.0 percent from a year earlier and 9.2 percent from August. For the 12-month period spanning November 2025 through October 2026, Pending Sales in the Sioux Falls region were up 8.6 percent overall. The price range with the largest gain in sales was the $900K to $1M range, where they increased 86.4 percent.

The overall Median Sales Price was up 2.2 percent to $330,000. The construction type with the largest price gain was the New Construction segment, where prices increased 3.4 percent to $383,500. The price range that tended to sell the quickest was the $150K to $200K range at 82 days; the price range that tended to sell the slowest was the $900K to $1M range at 119 days.

Market-wide, inventory levels were down 19.9 percent. The construction type that lost the least inventory was the New Construction segment, where it decreased 18.9 percent. That amounts to 3.8 months supply for Single-Family homes and 6.6 months supply for Condos.

Quick Facts

+ 86.4%	+ 17.5%	+ 9.7%
Price Range With the Strongest Sales:	Construction Status With Strongest Sales:	Property Type With Strongest Sales:
$900,001 to $1,000,000	**New Construction**	**Single-Family Detached**

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

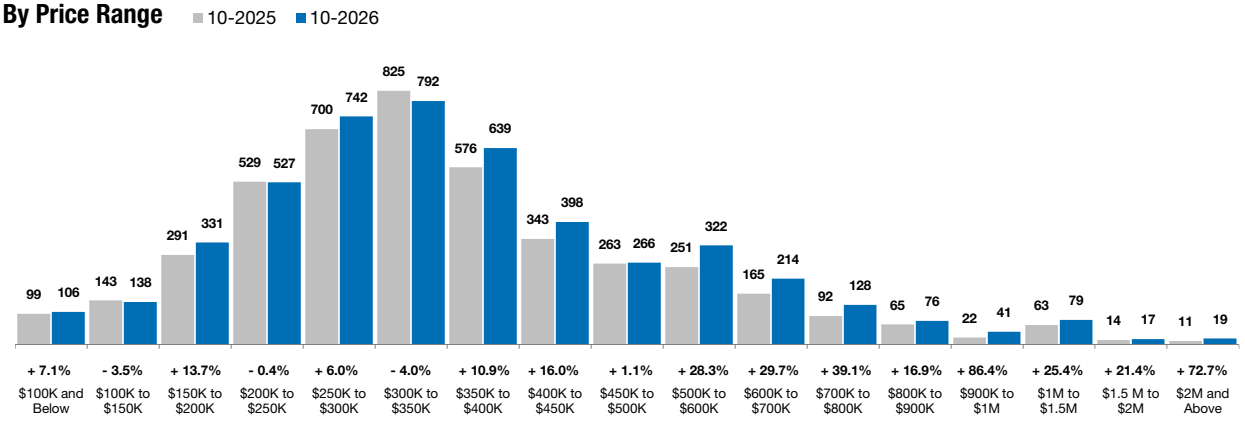
Pending Sales 2
Days on Market Until Sale 3
Median Sales Price 4
Percent of Original List Price Received 5
Inventory of Homes for Sale 6
Months Supply of Inventory 7

Pending Sales

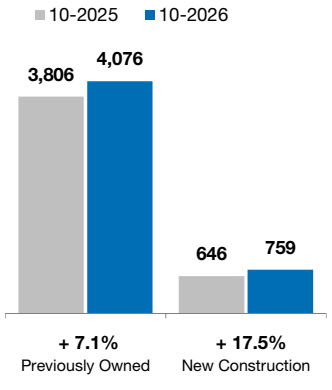
A count of properties on which offers have been accepted. **Based on a rolling 12-month total. Pending Statistics may be higher due to changes in reporting practices to comply with RESO standards.**

RASE
REALTOR® ASSOCIATION OF THE SIOUX EMPIRE, INC.

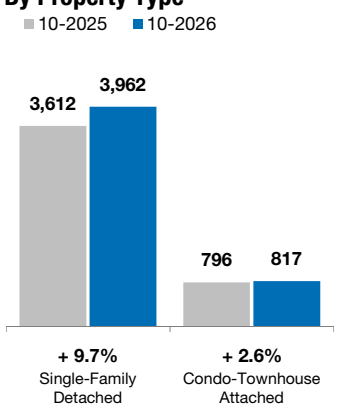
By Price Range



By Construction Status



By Property Type

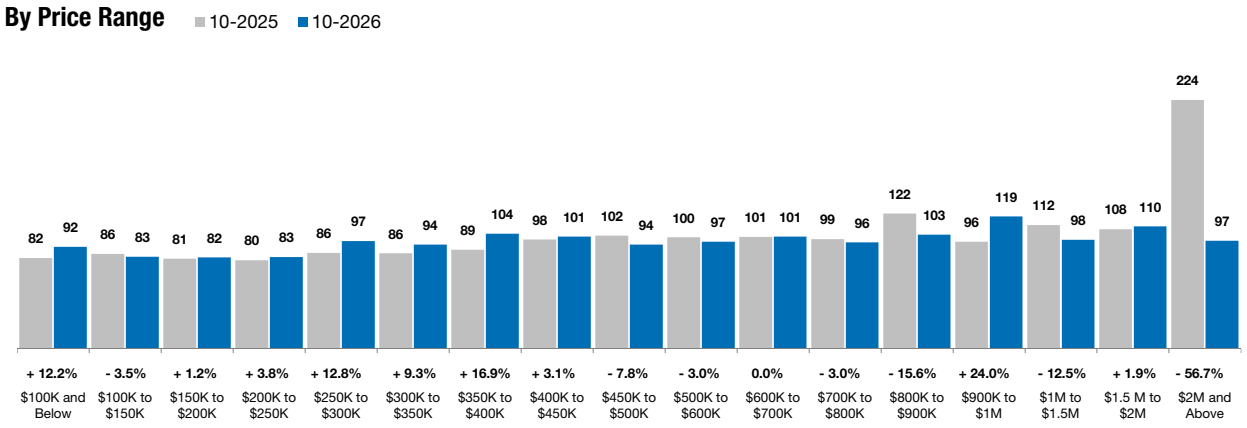


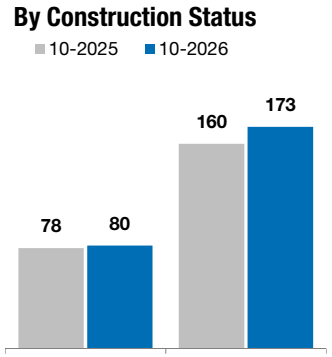
By Price Range	All Properties			Single-Family Detached			Condo-Townhouse Attached		
	10-2025	10-2026	Change	10-2025	10-2026	Change	10-2025	10-2026	Change
$100,000 and Below	99	106	+ 7.1%	67	68	+ 1.5%	2	2	0.0%
$100,001 to $150,000	143	138	- 3.5%	111	104	- 6.3%	20	19	- 5.0%
$150,001 to $200,000	291	331	+ 13.7%	237	272	+ 14.8%	53	56	+ 5.7%
$200,001 to $250,000	529	527	- 0.4%	410	399	- 2.7%	119	127	+ 6.7%
$250,001 to $300,000	700	742	+ 6.0%	474	498	+ 5.1%	226	243	+ 7.5%
$300,001 to $350,000	825	792	- 4.0%	608	609	+ 0.2%	217	183	- 15.7%
$350,001 to $400,000	576	639	+ 10.9%	508	561	+ 10.4%	68	78	+ 14.7%
$400,001 to $450,000	343	398	+ 16.0%	321	359	+ 11.8%	22	39	+ 77.3%
$450,001 to $500,000	263	266	+ 1.1%	245	249	+ 1.6%	17	17	0.0%
$500,001 to $600,000	251	322	+ 28.3%	224	298	+ 33.0%	27	24	- 11.1%
$600,001 to $700,000	165	214	+ 29.7%	156	199	+ 27.6%	9	15	+ 66.7%
$700,001 to $800,000	92	128	+ 39.1%	83	123	+ 48.2%	9	5	- 44.4%
$800,001 to $900,000	65	76	+ 16.9%	63	73	+ 15.9%	2	3	+ 50.0%
$900,001 to $1,000,000	22	41	+ 86.4%	20	39	+ 95.0%	2	2	0.0%
$1,000,001 to $1,500,000	63	79	+ 25.4%	60	76	+ 26.7%	3	3	0.0%
$1,500,001 to $2,000,000	14	17	+ 21.4%	14	16	+ 14.3%	0	1	--
$2,000,001 and Above	11	19	+ 72.7%	11	19	+ 72.7%	0	0	--
All Price Ranges	**4,452**	**4,835**	**+ 8.6%**	**3,612**	**3,962**	**+ 9.7%**	**796**	**817**	**+ 2.6%**

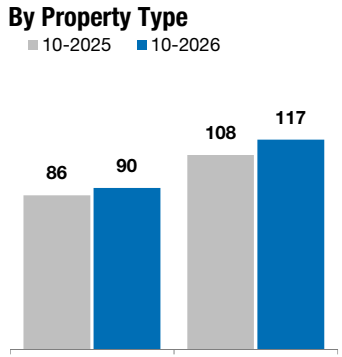
By Construction Status	10-2025	10-2026	Change	10-2025	10-2026	Change	10-2025	10-2026	Change
Previously Owned	3,806	4,076	+ 7.1%	3,212	3,493	+ 8.7%	551	527	- 4.4%
New Construction	646	759	+ 17.5%	400	469	+ 17.3%	245	290	+ 18.4%
All Construction Statuses	**4,452**	**4,835**	**+ 8.6%**	**3,612**	**3,962**	**+ 9.7%**	**796**	**817**	**+ 2.6%**

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.**







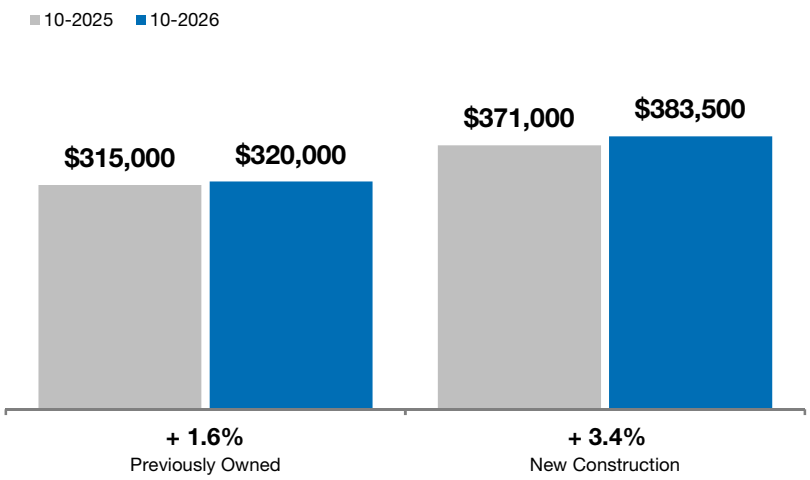
	All Properties			Single-Family Detached			Condo-Townhouse Attached		
By Price Range	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**
$100,000 and Below	82	92	+ 12.2%	87	91	+ 4.6%	63	100	+ 58.7%
$100,001 to $150,000	86	83	- 3.5%	82	82	0.0%	105	86	- 18.1%
$150,001 to $200,000	81	82	+ 1.2%	80	83	+ 3.8%	89	79	- 11.2%
$200,001 to $250,000	80	83	+ 3.8%	75	76	+ 1.3%	95	105	+ 10.5%
$250,001 to $300,000	86	97	+ 12.8%	74	85	+ 14.9%	113	120	+ 6.2%
$300,001 to $350,000	86	94	+ 9.3%	77	77	0.0%	114	149	+ 30.7%
$350,001 to $400,000	89	104	+ 16.9%	87	102	+ 17.2%	107	116	+ 8.4%
$400,001 to $450,000	98	101	+ 3.1%	99	103	+ 4.0%	84	79	- 6.0%
$450,001 to $500,000	102	94	- 7.8%	101	94	- 6.9%	124	98	- 21.0%
$500,001 to $600,000	100	97	- 3.0%	100	97	- 3.0%	105	84	- 20.0%
$600,001 to $700,000	101	101	0.0%	101	100	- 1.0%	97	116	+ 19.6%
$700,001 to $800,000	99	96	- 3.0%	87	92	+ 5.7%	227	207	- 8.8%
$800,001 to $900,000	122	103	- 15.6%	115	104	- 9.6%	210	76	- 63.8%
$900,001 to $1,000,000	96	119	+ 24.0%	96	113	+ 17.7%	--	205	--
$1,000,001 to $1,500,000	112	98	- 12.5%	113	95	- 15.9%	80	153	+ 91.3%
$1,500,001 to $2,000,000	108	110	+ 1.9%	108	99	- 8.3%	--	247	--
$2,000,001 and Above	224	97	- 56.7%	224	97	- 56.7%	--	--	--
All Price Ranges	**90**	**95**	**+ 5.6%**	**86**	**90**	**+ 4.7%**	**108**	**117**	**+ 8.3%**

By Construction Status	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**
Previously Owned	78	80	+ 2.6%	78	80	+ 2.6%	80	82	+ 2.5%
New Construction	160	173	+ 8.1%	151	167	+ 10.6%	175	181	+ 3.4%
All Construction Statuses	**90**	**95**	**+ 5.6%**	**86**	**90**	**+ 4.7%**	**108**	**117**	**+ 8.3%**

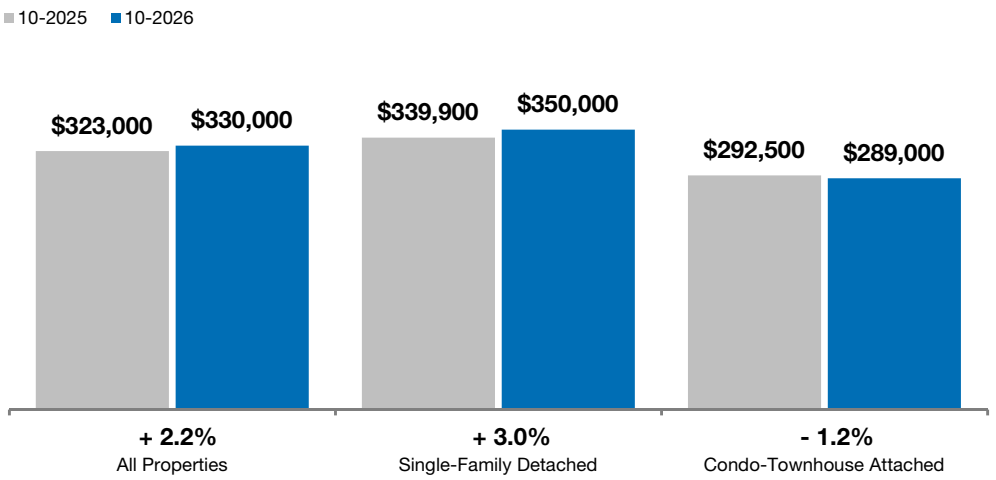
Median Sales Price

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

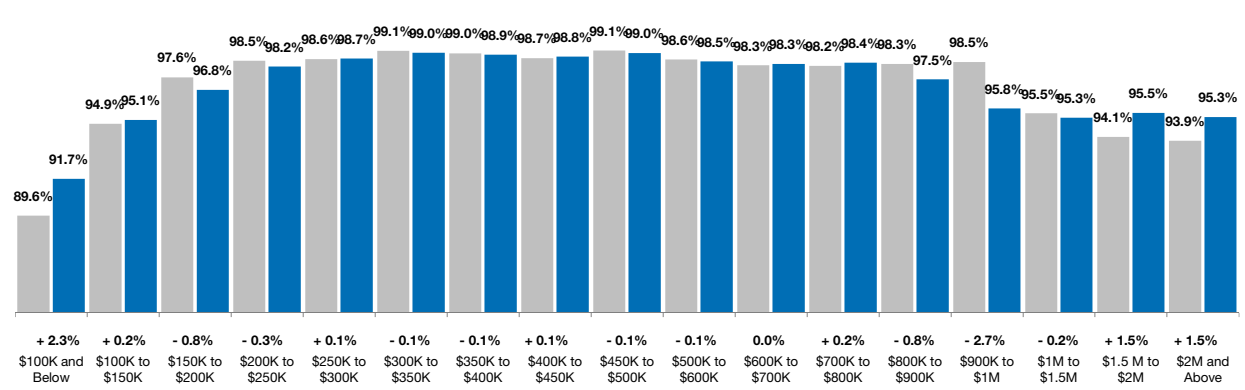


	All Properties			Single-Family Detached			Condo-Townhouse Attached		
By Construction Status	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**
Previously Owned	$315,000	$320,000	+ 1.6%	$325,000	$334,500	+ 2.9%	$284,900	$275,000	- 3.5%
New Construction	$371,000	$383,500	+ 3.4%	$425,000	$436,370	+ 2.7%	$309,862	$310,800	+ 0.3%
All Construction Statuses	**$323,000**	**$330,000**	**+ 2.2%**	**$339,900**	**$350,000**	**+ 3.0%**	**$292,500**	**$289,000**	**- 1.2%**

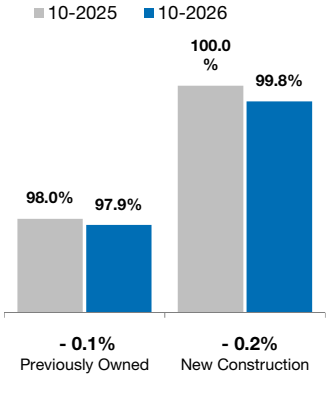
Percent of Original List Price Received

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.**

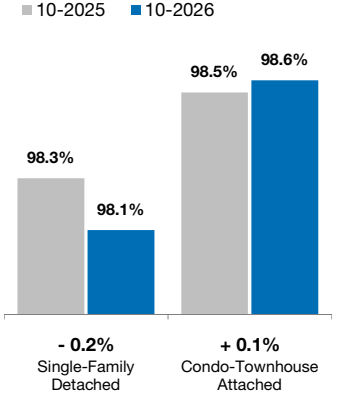
By Price Range



By Construction Status



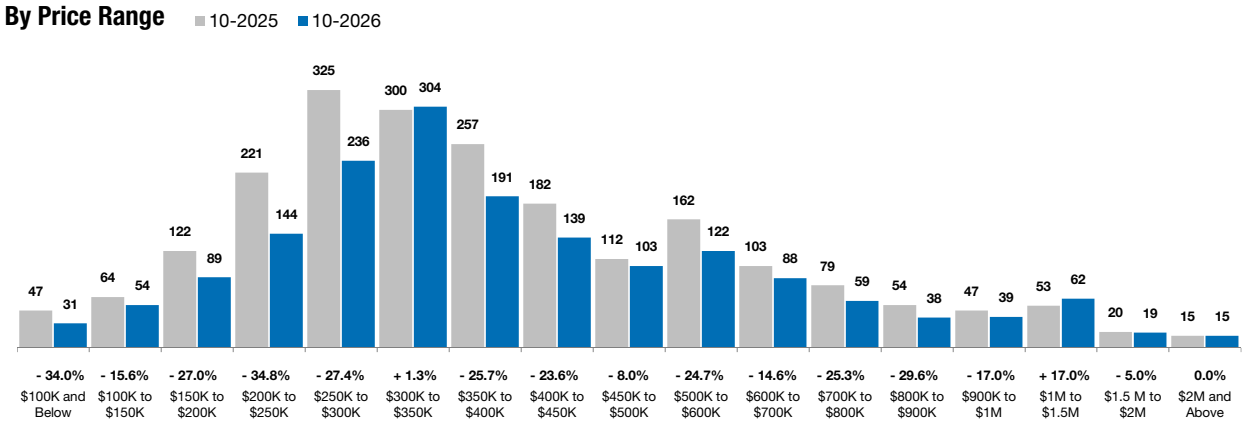
By Property Type

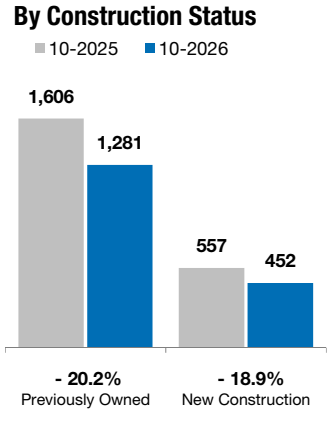


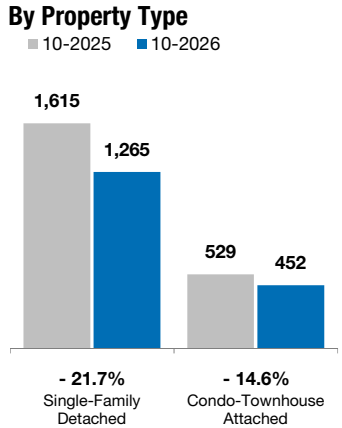
	All Properties			Single-Family Detached			Condo-Townhouse Attached		
By Price Range	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**
$100,000 and Below	89.6%	91.7%	+ 2.3%	89.7%	90.7%	+ 1.1%	92.2%	92.7%	+ 0.5%
$100,001 to $150,000	94.9%	95.1%	+ 0.2%	94.5%	94.8%	+ 0.3%	96.2%	96.5%	+ 0.3%
$150,001 to $200,000	97.6%	96.8%	- 0.8%	97.5%	96.8%	- 0.7%	97.8%	97.2%	- 0.6%
$200,001 to $250,000	98.5%	98.2%	- 0.3%	98.6%	98.1%	- 0.5%	98.3%	98.7%	+ 0.4%
$250,001 to $300,000	98.6%	98.7%	+ 0.1%	98.5%	98.6%	+ 0.1%	98.8%	98.8%	0.0%
$300,001 to $350,000	99.1%	99.0%	- 0.1%	99.1%	99.0%	- 0.1%	99.2%	99.0%	- 0.2%
$350,001 to $400,000	99.0%	98.9%	- 0.1%	99.1%	98.9%	- 0.2%	98.0%	98.7%	+ 0.7%
$400,001 to $450,000	98.7%	98.8%	+ 0.1%	98.8%	98.8%	0.0%	97.1%	98.5%	+ 1.4%
$450,001 to $500,000	99.1%	99.0%	- 0.1%	99.3%	99.0%	- 0.3%	96.8%	98.8%	+ 2.1%
$500,001 to $600,000	98.6%	98.5%	- 0.1%	98.6%	98.5%	- 0.1%	98.4%	98.3%	- 0.1%
$600,001 to $700,000	98.3%	98.3%	0.0%	98.3%	98.3%	0.0%	97.6%	98.9%	+ 1.3%
$700,001 to $800,000	98.2%	98.4%	+ 0.2%	98.0%	98.3%	+ 0.3%	101.0%	100.9%	- 0.1%
$800,001 to $900,000	98.3%	97.5%	- 0.8%	98.1%	97.5%	- 0.6%	101.3%	97.7%	- 3.6%
$900,001 to $1,000,000	98.5%	95.8%	- 2.7%	98.4%	95.8%	- 2.6%	100.0%	95.0%	- 5.0%
$1,000,001 to $1,500,000	95.5%	95.3%	- 0.2%	95.4%	95.3%	- 0.1%	97.9%	93.6%	- 4.4%
$1,500,001 to $2,000,000	94.1%	95.5%	+ 1.5%	94.1%	95.7%	+ 1.7%	--	92.9%	--
$2,000,001 and Above	93.9%	95.3%	+ 1.5%	93.9%	95.3%	+ 1.5%	--	--	--
All Price Ranges	**98.3%**	**98.2%**	**- 0.1%**	**98.3%**	**98.1%**	**- 0.2%**	**98.5%**	**98.6%**	**+ 0.1%**
By Construction Status	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**
Previously Owned	98.0%	97.9%	- 0.1%	98.0%	97.9%	- 0.1%	98.0%	98.0%	0.0%
New Construction	100.0%	99.8%	- 0.2%	100.3%	99.9%	- 0.4%	99.7%	99.6%	- 0.1%
All Construction Statuses	**98.3%**	**98.2%**	**- 0.1%**	**98.3%**	**98.1%**	**- 0.2%**	**98.5%**	**98.6%**	**+ 0.1%**

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.**







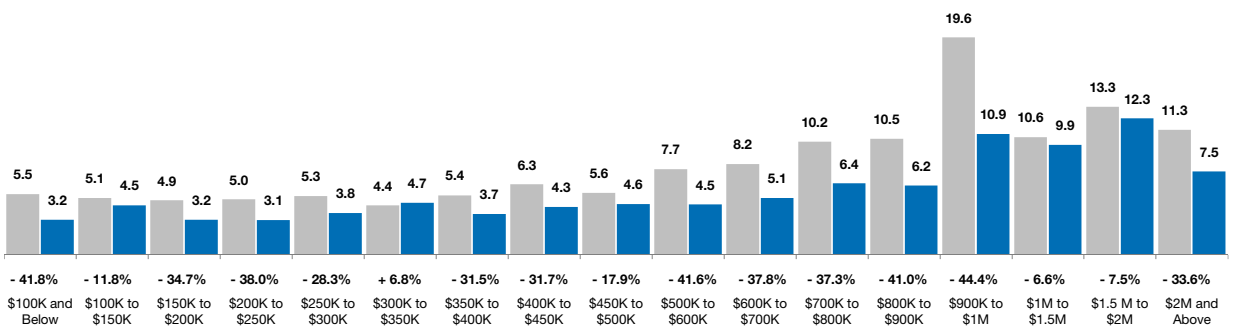
	All Properties			Single-Family Detached			Condo-Townhouse Attached		
By Price Range	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**
$100,000 and Below	47	31	- 34.0%	28	18	- 35.7%	3	2	- 33.3%
$100,001 to $150,000	64	54	- 15.6%	45	33	- 26.7%	16	18	+ 12.5%
$150,001 to $200,000	122	89	- 27.0%	96	65	- 32.3%	26	24	- 7.7%
$200,001 to $250,000	221	144	- 34.8%	155	106	- 31.6%	66	36	- 45.5%
$250,001 to $300,000	325	236	- 27.4%	177	132	- 25.4%	148	104	- 29.7%
$300,001 to $350,000	300	304	+ 1.3%	186	157	- 15.6%	114	147	+ 28.9%
$350,001 to $400,000	257	191	- 25.7%	221	149	- 32.6%	36	42	+ 16.7%
$400,001 to $450,000	182	139	- 23.6%	154	118	- 23.4%	28	21	- 25.0%
$450,001 to $500,000	112	103	- 8.0%	97	89	- 8.2%	15	14	- 6.7%
$500,001 to $600,000	162	122	- 24.7%	133	108	- 18.8%	29	14	- 51.7%
$600,001 to $700,000	103	88	- 14.6%	85	79	- 7.1%	18	9	- 50.0%
$700,001 to $800,000	79	59	- 25.3%	67	49	- 26.9%	12	10	- 16.7%
$800,001 to $900,000	54	38	- 29.6%	46	30	- 34.8%	8	8	0.0%
$900,001 to $1,000,000	47	39	- 17.0%	43	38	- 11.6%	4	1	- 75.0%
$1,000,001 to $1,500,000	53	62	+ 17.0%	49	60	+ 22.4%	4	2	- 50.0%
$1,500,001 to $2,000,000	20	19	- 5.0%	18	19	+ 5.6%	2	--	0.0%
$2,000,001 and Above	15	15	0.0%	15	15	0.0%	--	--	--
All Price Ranges	**2,163**	**1,733**	**- 19.9%**	**1,615**	**1,265**	**- 21.7%**	**529**	**452**	**- 14.6%**

By Construction Status	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**
Previously Owned	1,606	1,281	- 20.2%	1,321	1,043	- 21.0%	266	222	- 16.5%
New Construction	557	452	- 18.9%	294	222	- 24.5%	263	230	- 12.5%
All Construction Statuses	**2,163**	**1,733**	**- 19.9%**	**1,615**	**1,265**	**- 21.7%**	**529**	**452**	**- 14.6%**

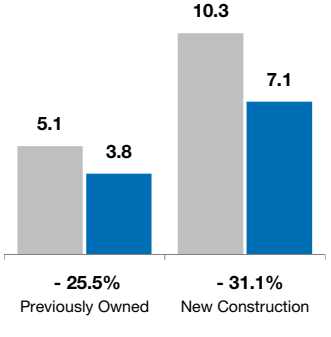
Months Supply of Inventory

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.

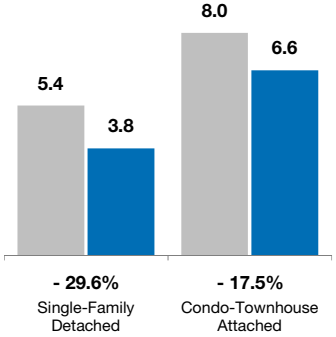
By Price Range



By Construction Status



By Property Type



	All Properties			Single-Family Detached			Condo-Townhouse Attached		
By Price Range	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**
$100,000 and Below	5.5	3.2	- 41.8%	4.7	2.8	- 40.4%	3.0	0.5	- 83.3%
$100,001 to $150,000	5.1	4.5	- 11.8%	4.6	3.5	- 23.9%	8.0	10.6	+ 32.5%
$150,001 to $200,000	4.9	3.2	- 34.7%	4.7	2.8	- 40.4%	5.8	4.6	- 20.7%
$200,001 to $250,000	5.0	3.1	- 38.0%	4.6	3.0	- 34.8%	6.3	3.3	- 47.6%
$250,001 to $300,000	5.3	3.8	- 28.3%	4.2	3.2	- 23.8%	7.5	4.9	- 34.7%
$300,001 to $350,000	4.4	4.7	+ 6.8%	3.7	3.1	- 16.2%	6.6	10.0	+ 51.5%
$350,001 to $400,000	5.4	3.7	- 31.5%	5.2	3.3	- 36.5%	6.4	6.7	+ 4.7%
$400,001 to $450,000	6.3	4.3	- 31.7%	5.7	4.0	- 29.8%	15.6	7.4	- 52.6%
$450,001 to $500,000	5.6	4.6	- 17.9%	5.3	4.2	- 20.8%	7.9	6.2	- 21.5%
$500,001 to $600,000	7.7	4.5	- 41.6%	7.0	4.3	- 38.6%	13.3	6.4	- 51.9%
$600,001 to $700,000	8.2	5.1	- 37.8%	7.1	4.9	- 31.0%	13.5	6.4	- 52.6%
$700,001 to $800,000	10.2	6.4	- 37.3%	9.6	5.6	- 41.7%	10.7	8.0	- 25.2%
$800,001 to $900,000	10.5	6.2	- 41.0%	9.2	5.1	- 44.6%	8.0	8.0	0.0%
$900,001 to $1,000,000	19.6	10.9	- 44.4%	19.5	11.1	- 43.1%	4.0	1.0	- 75.0%
$1,000,001 to $1,500,000	10.6	9.9	- 6.6%	10.3	10.0	- 2.9%	2.7	2.0	- 25.9%
$1,500,001 to $2,000,000	13	12	- 7.5%	12	13	+ 9.2%	--	--	--
$2,000,001 and Above	11	8	- 33.6%	11	8	- 33.6%	--	--	--
All Price Ranges	**5.8**	**4.3**	**- 25.9%**	**5.4**	**3.8**	**- 29.6%**	**8.0**	**6.6**	**- 17.5%**
By Construction Status	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**
Previously Owned	5.1	3.8	- 25.5%	4.9	3.6	- 26.5%	5.8	5.1	- 12.1%
New Construction	10.3	7.1	- 31.1%	8.8	5.7	- 35.2%	12.9	9.5	- 26.4%
All Construction Statuses	**5.8**	**4.3**	**- 25.9%**	**5.4**	**3.8**	**- 29.6%**	**8.0**	**6.6**	**- 17.5%**