

Union County, SD

County · SD · South Dakota

SELLER'S MARKET

\$398K

MEDIAN SALE PRICE

+23.3%

1-YR CHANGE

167

SALES (12 MO)

\$319K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 78 / 100

Buyer's market

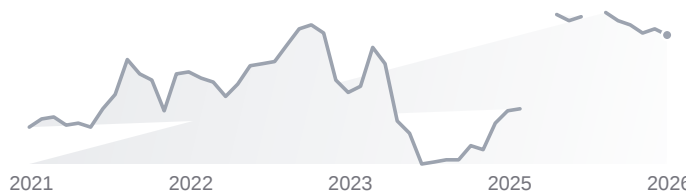
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

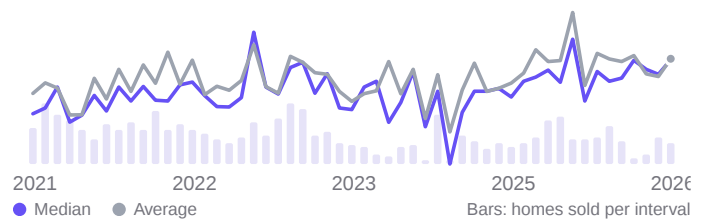
Market temperature (0–100)

78 / 100



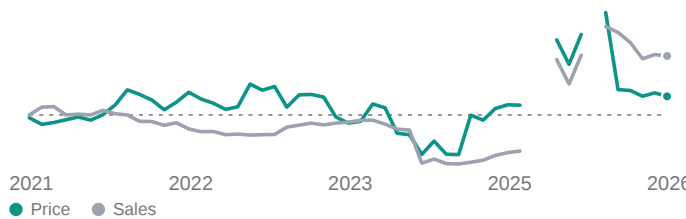
Sale prices

Median \$427K · Average \$430K



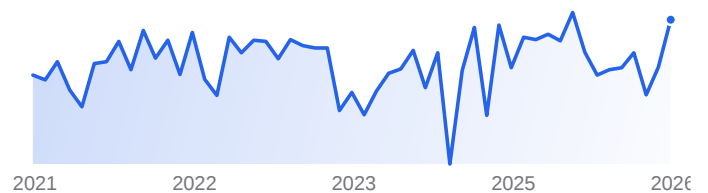
Growth (year over year)

Price +23.3% · Sales +74.0%



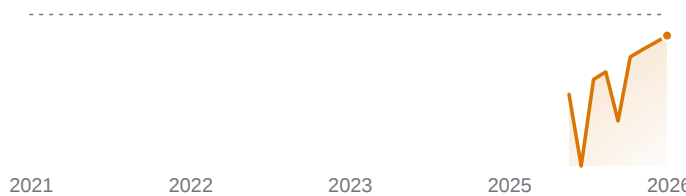
Price per square foot

\$274/ft²



Sale premium vs estimated value

-0.5%



Annual turnover (share of homes sold)

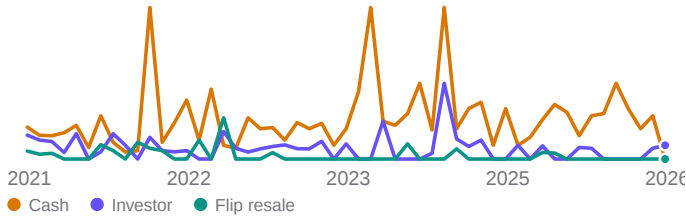
3.4%



BUYERS & OUTCOMES

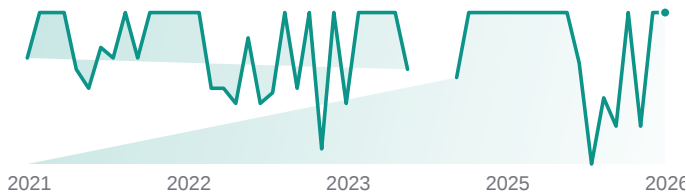
Buyer mix

Cash 0% · Investor 9.1% · Flip resale 0%



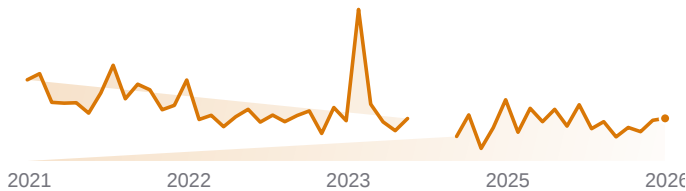
Sellers who sold at a gain

100%

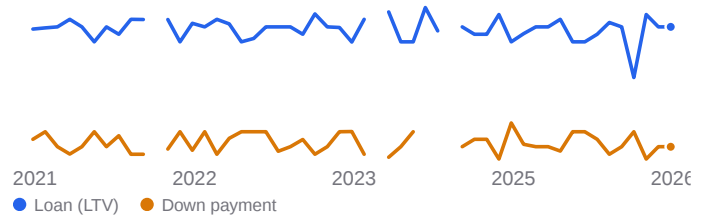


Median annualized return at resale

+5.3%

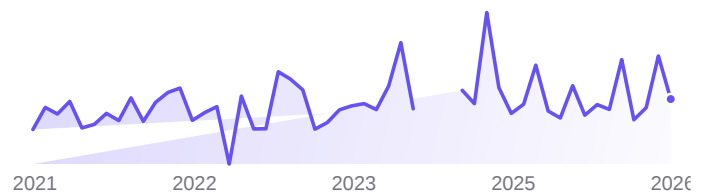


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



Typical hold before selling

5.6 yrs



HOUSING STOCK

Homes	4,906
Median value (AVM)	\$319K
Median size	1,543 ft²
Median bedrooms	3
Median year built	1993
Single family	93%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	43%
Underwater (LTV 125% or more)	3.8%
Owner occupied	93%
Company owned	8.0%
Median loan-to-value	56%
Typical ownership tenure	9.1 yrs

COMMUNITY

Population	17,490
Density	38 / mi²
Median household income	\$83K
Average household income	\$112K
Crime index (US avg 100)	126
Air pollution index (US avg 100)	97
Earthquake index (US avg 100)	21
Homes occupied	94%
Bachelor's or higher	24%
Poverty rate	8.4%
Unemployment	0.7%
Average temp	48°F
Annual precip	27 in
Sunshine	63%

Market metrics are derived from recorded arms-length deeds through April 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.