

Colton 57018

ZIP code · SD · South Dakota > Minnehaha County > Colton

STRONG BUYER'S MARKET

\$463K

MEDIAN SALE PRICE

4

SALES (12 MO)

\$319K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 12 / 100



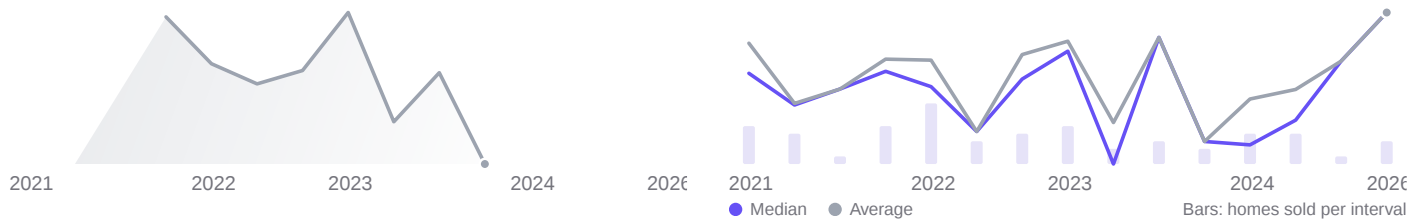
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

12 / 100

Sale prices

Median \$463K · Average \$463K

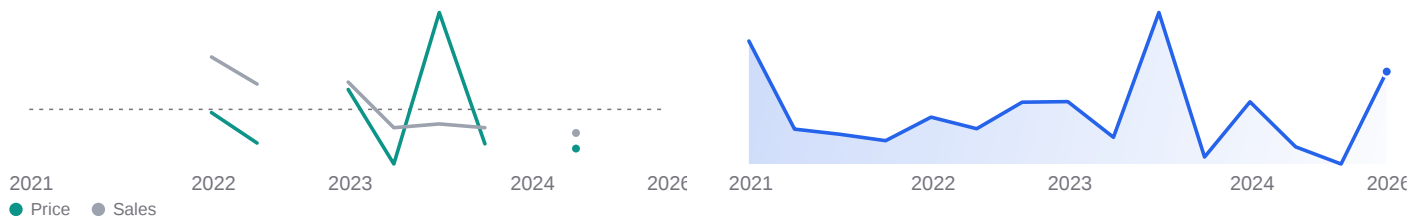


Growth (year over year)

Price -47.5% · Sales -28.6%

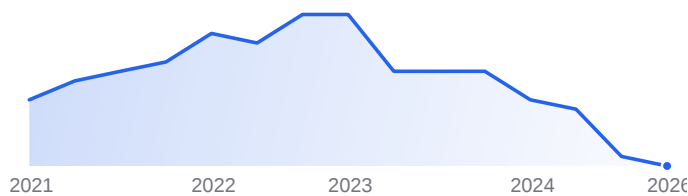
Price per square foot

\$285/ft²



Annual turnover (share of homes sold)

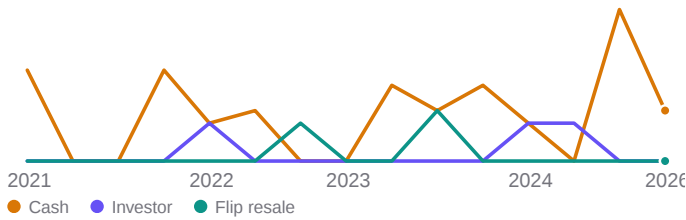
0.7%



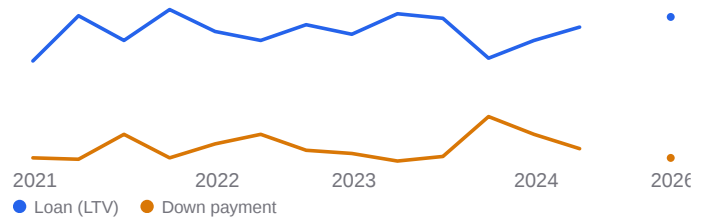
BUYERS & OUTCOMES

Buyer mix

Cash 33% · Investor 0% · Flip resale 0%

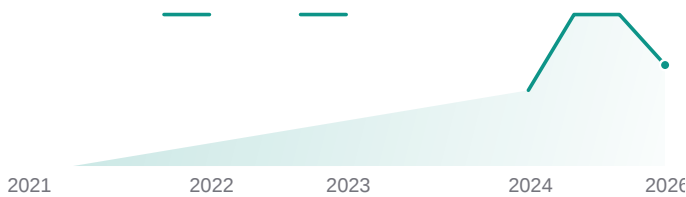


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



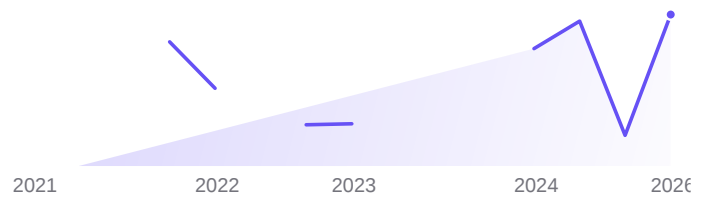
Sellers who sold at a gain

67%



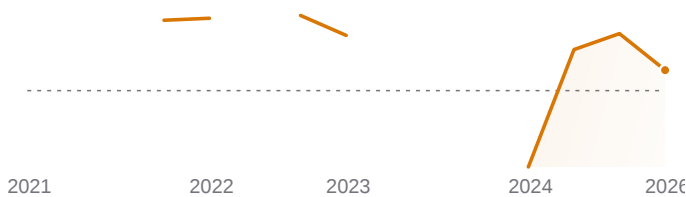
Typical hold before selling

10.4 yrs



Median annualized return at resale

+2.9%



HOUSING STOCK

Homes	568
Median value (AVM)	\$319K
Median size	1,481 ft²
Median bedrooms	3
Median year built	1959
Single family	95%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	2.0%
Owner occupied	79%
Company owned	12%
Median loan-to-value	40%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	1,655
Density	19 / mi²
Median household income	\$95K
Average household income	\$102K
Crime index (US avg 100)	70
Air pollution index (US avg 100)	91
Earthquake index (US avg 100)	27
Homes occupied	93%
Bachelor's or higher	25%
Poverty rate	5.7%
Unemployment	0.7%
Average temp	45°F
Annual precip	26 in
Sunshine	63%

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