

North Sioux City 57049

ZIP code · SD · South Dakota > Union County > North Sioux City

SELLER'S MARKET

\$423K

MEDIAN SALE PRICE

+18.4%

1-YR CHANGE

90

SALES (12 MO)

\$408K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 76 / 100

Buyer's market

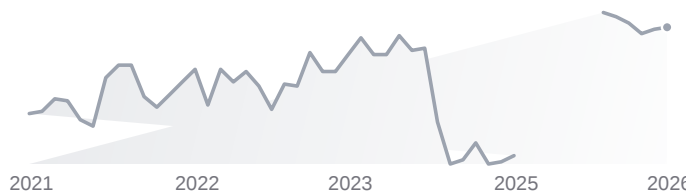
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

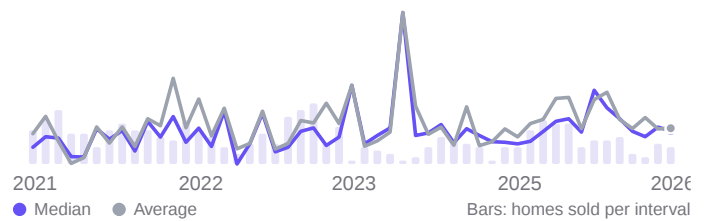
Market temperature (0–100)

76 / 100



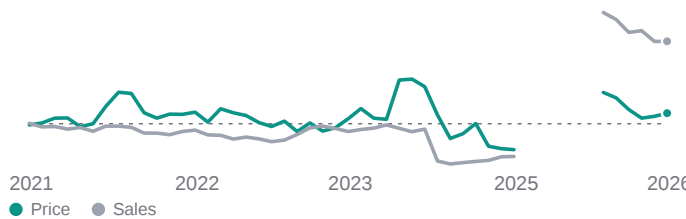
Sale prices

Median \$427K · Average \$443K



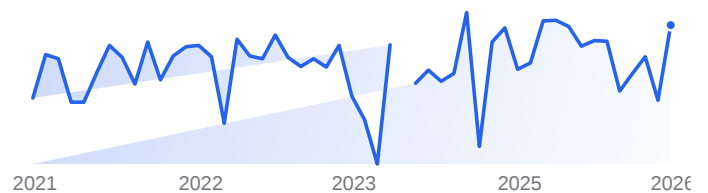
Growth (year over year)

Price +18.4% · Sales +143.2%



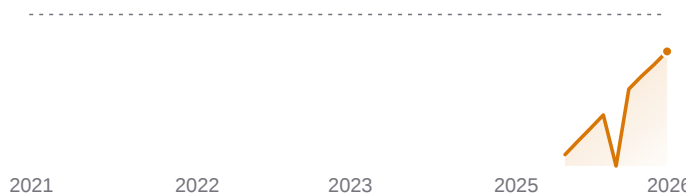
Price per square foot

\$288/ft²



Sale premium vs estimated value

-0.5%



Annual turnover (share of homes sold)

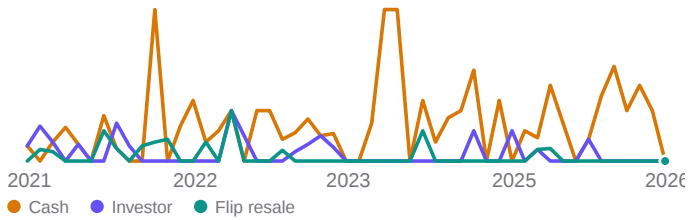
4.1%



BUYERS & OUTCOMES

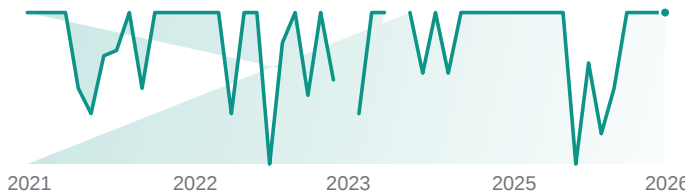
Buyer mix

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



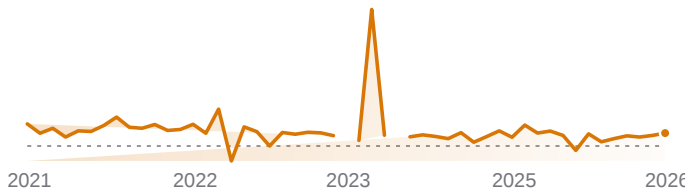
Sellers who sold at a gain

100%

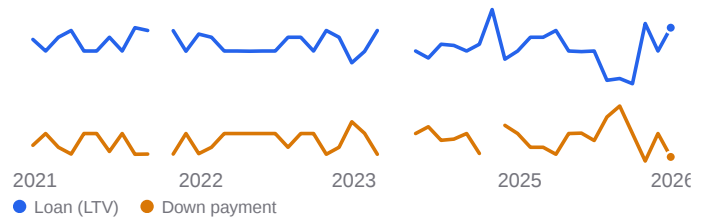


Median annualized return at resale

+5.3%

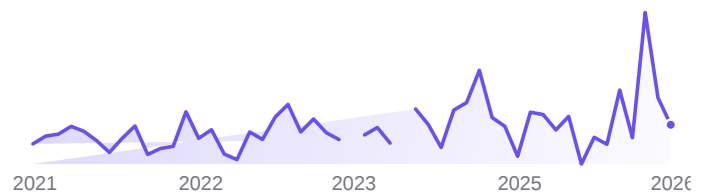


Financing (share of purchase price) Loan (LTV) 97% · Down payment 3.0%



Typical hold before selling

5.6 yrs



HOUSING STOCK

Homes	2,173
Median value (AVM)	\$408K
Median size	1,742 ft²
Median bedrooms	3
Median year built	2000
Single family	92%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	37%
Underwater (LTV 125% or more)	4.0%
Owner occupied	96%
Company owned	11%
Median loan-to-value	60%
Typical ownership tenure	9.0 yrs

COMMUNITY

Population	5,733
Density	365 / mi²
Median household income	\$108K
Average household income	\$145K
Crime index (US avg 100)	80
Air pollution index (US avg 100)	98
Earthquake index (US avg 100)	24
Homes occupied	96%
Bachelor's or higher	33%
Poverty rate	8.3%
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.