



Hill City, South Dakota.

Current market data.

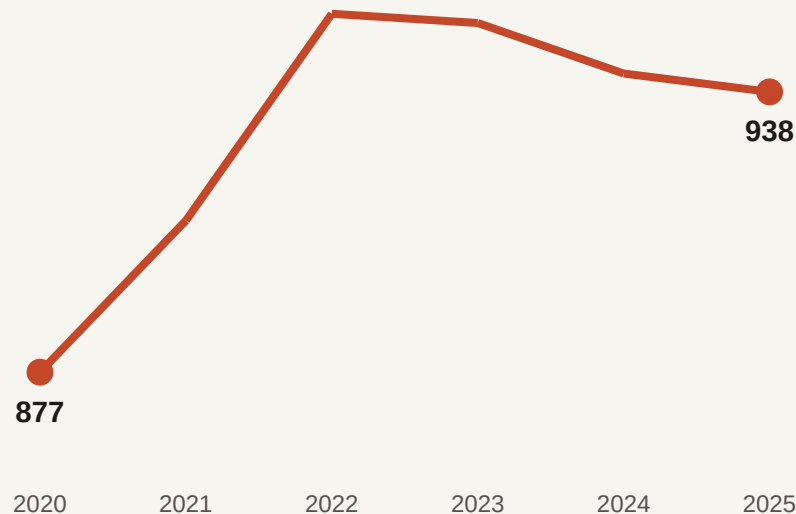
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 7.0% since 2020.

938

people, the 67th-largest of South Dakota's cities and towns.



THE WORKDAY

9 in 10 jobs here go to
people who live somewhere
else.

91.5%

of 626 jobs located in Hill City are filled by in-commuters.



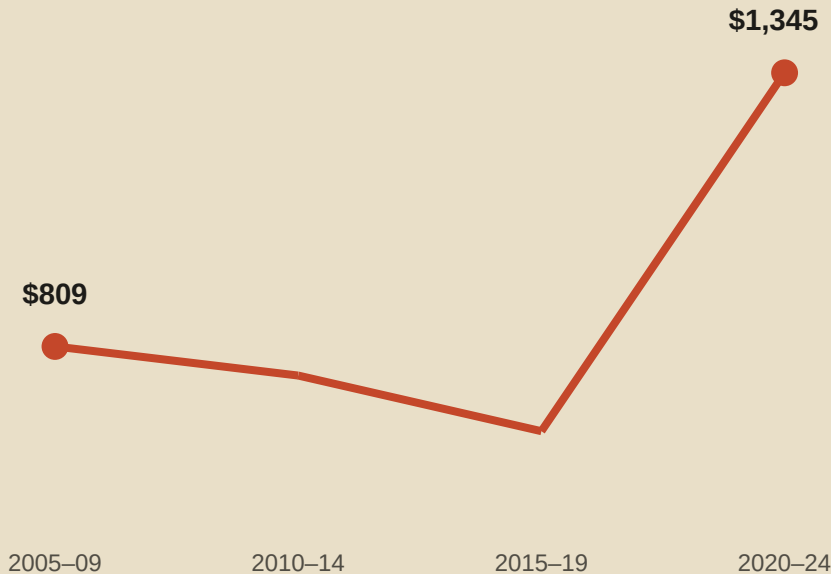
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 66%
since the 2005–2009
survey, before inflation.

\$1,345

a month. South Dakota's median is \$946.





THE SEAM

Cross one tract line and median rent doubles.

A \$900 gap between neighbors, the sharpest rent edge between adjacent tracts in Pennington County.

TRACT 110.01

\$464

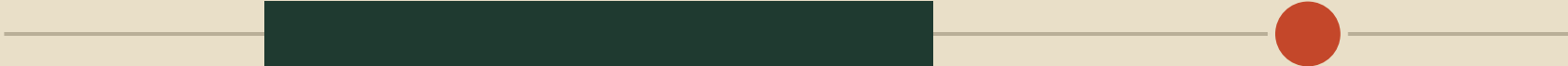
TRACT 110.02

\$1,364

ROOM TO BUILD

The median rent is above what local wages can carry.

\$755–\$1,133



\$1,345 median

is the monthly rent range local workforce wages support.

BUILDING

73% of the housing here was built before 2000.

23

homes permitted, 2022–2025

0%

of those were in multifamily
buildings

73%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.3–1.6% to the 373 homes here.

1–6

is the estimated number of missing housing units, from the lowest to the highest of three estimates.



HOME VALUE

A median home costs 11% more than South Dakota's.

\$286,200

median home value in Hill City.

Hill City



\$286,200

South Dakota



\$257,400

U.S.



\$332,700

THAT WAS HILL CITY'S 2026

Every number came from a public source, with its date.

New Census data usually lands in December. The next Edition follows it.

See this Edition at almanacdata.ai/e/sd/hill-city/

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