



North Sioux City, South Dakota.

Current market data.

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

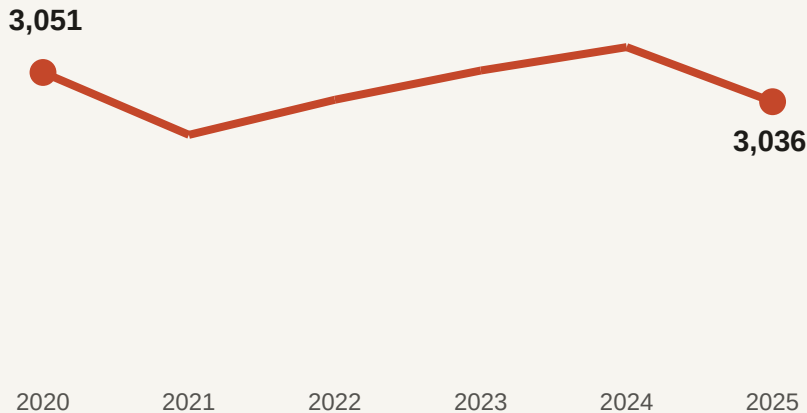


POPULATION

Down 0.5% since 2020.

3,036

people, the 25th-largest of South Dakota's cities and towns.



THE WORKDAY

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

92.7%

of 3,904 jobs located in North Sioux City are filled by
in-commuters.



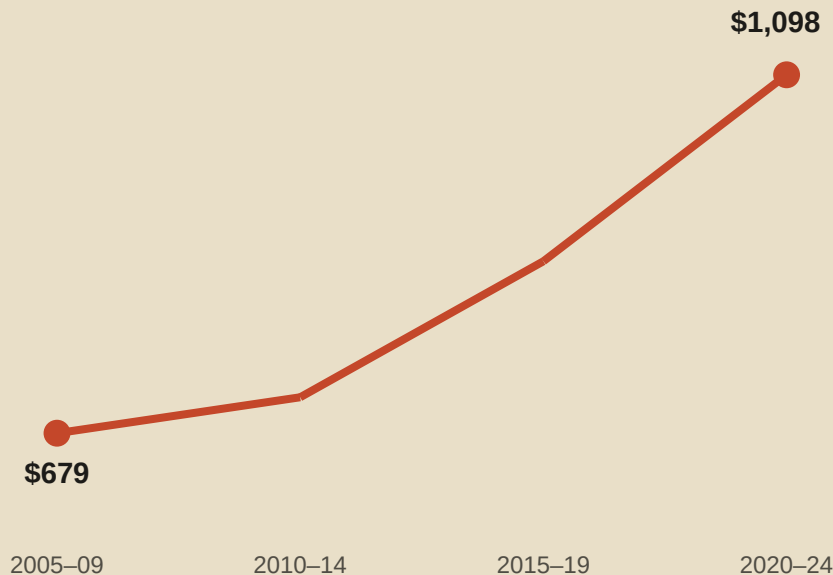
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 62%
since the 2005–2009
survey, before inflation.

\$1,098

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



THE SEAM

Cross one tract line and median rent jumps \$21.

A \$21 gap between neighbors, the sharpest rent edge between adjacent tracts in Union County.

TRACT 203.02

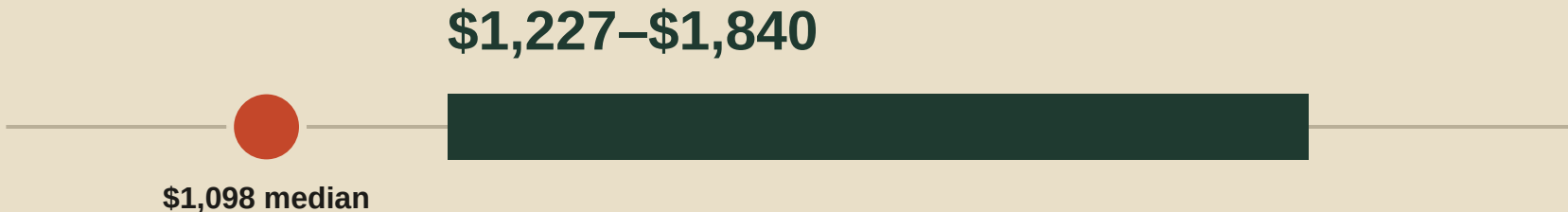
\$1,130

TRACT 203.01

\$1,151

ROOM TO BUILD

Local wages can carry more rent than the median charged today.



is the monthly rent range local workforce wages support.

BUILDING

55% of the housing here was built before 2000.

313

homes permitted, 2022–2025

82%

of those were in multifamily
buildings

55%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.2–2.4% to the 1,644 homes here.

4–39

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



HOME VALUE

A median home costs 5% more than South Dakota's.

\$269,800

median home value in North Sioux City.

North Sioux City



\$269,800

South Dakota



\$257,400

U.S.



\$332,700

THAT WAS NORTH SIOUX 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/north-sioux-city/**](https://almanacdata.ai/e/sd/north-sioux-city/)

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