

2025 SIOUX FALLS

# DEVELOPMENT SUMMARY



■ FEBRUARY 2026



## 2025 Development Summary

### Introduction

This development summary provides a statistical view of the Planning and Development Services' progress on various community growth issues. These snapshots provide important information on how the city is growing on an annual basis and helps all of us to better plan our community. City staff collects readily obtainable information. It is recognized that other forms of measurement may be requested in future reports.

### A Word About Data

While numbers and statistics are very useful, they can be confusing. Where does "planning" data start and stop? Here are a few quick facts:

- The 2020 census population of Sioux Falls was 192,517.
- The 2020 census Metropolitan Statistical Area (MSA) population was 276,730.
- The estimated December 31, 2024, Sioux Falls population was 224,676 and the MSA population was 312,400. (MSA includes Minnehaha, Lincoln, Turner, and McCook Counties.) This is 33.8 percent of the state's population.
- The city grew to 86.35 square miles.
- There are 918 centerline miles of street surface in Sioux Falls.
- The Sioux Falls MSA non-farm worker levels concluded the year at 179,900. This is 38 percent of the state's workforce (473,400).
- There are five major hospitals with approximately 1,480 beds.
- Four campuses of higher education exist in Sioux Falls with approximately 7,500 students.
- Seven public school districts exist within the growth area. Fall 2025 school enrollment was 41,586—up from 41,474 last year. (Three significantly sized private schools—Catholic, Christian, and Lutheran enrollment is at 4,628.)

### Growth

Sioux Falls is developed each and every day by professional staff with the following mission:

*Taking care of today for a better tomorrow.*

## Current Planning Activities

Growth of Sioux Falls in 2025 is illustrated by:

- **Annexations**  
Approved 8 annexation requests totaling 704 acres.
- **Subdivision Plats** (within Sioux Falls Joint Jurisdictional Boundaries)  
Approved 134 subdivision plats totaling 502 lots and 996 acres. Approximately:
  - 274 acres of residential land
  - 201 acres of open space land
  - 71 acres of office/institutional land
  - 60 acres of commercial land
  - 390 acres of industrial land
- **Rezoning and Conditional Use Permits**  
Approved the following land use applications:
  - 35 rezonings totaling 523.5 acres
    - 178.9 acres of residential (RS, RT-1, RD-1, RD-2, RT-2)
    - 84.2 acres of multifamily residential (RA-1, RA-2, RA-3)
    - 182.4 acres of industrial (I-1, I-2)
    - 57.8 acres of open space (CN)
    - 12.3 acres of mixed-use (LW)
    - 5.5 acres of commercial (C-2, C-3)
    - 2.4 acres of office/institutional (O, S)
    -
  - 16 conditional uses

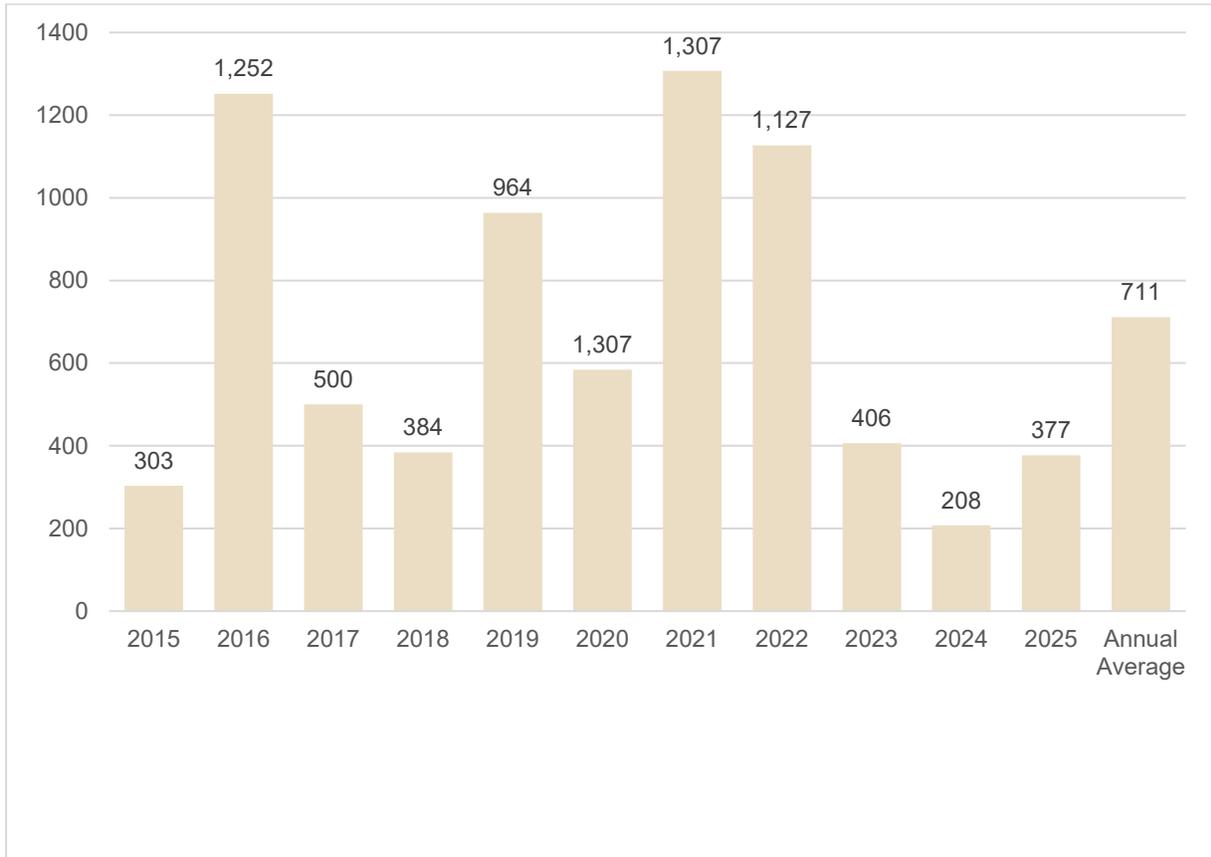
**Chart 1: Planning Commission Items (Change of Zone, Preliminary Plan, Conditional Use Permit) 2016–2025**



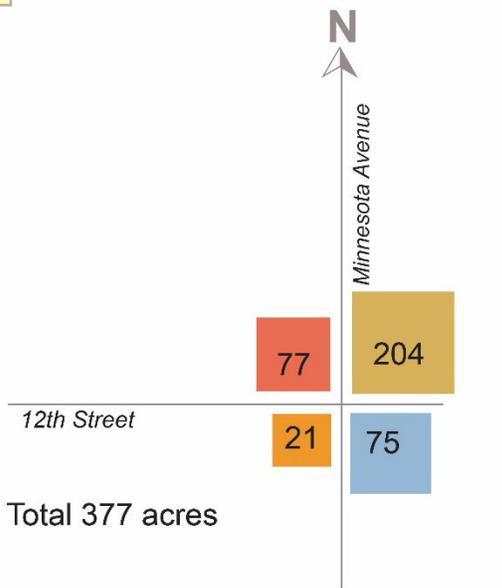
### Land Development

Tracking when land proceeds with development is a challenge. As proposals work their way through the subdivision approval stages, the land gets more prepared to develop. Each stage adds additional engineering standards to confirm compatibility between subdivisions. Preliminary plans are an early indicator of land development. At this stage, land is being engineered for lot and block layouts and utility coordination. During 2025, the northeast showed more activity with preliminary plans. (Sioux Falls is generally divided into quadrants by 12th Street and Minnesota Avenue.) Charts 2 and 3 on the following page show the number of preliminary plan acres in the last year.

**Chart 2: Preliminary Plan Acreage, Total by Year**

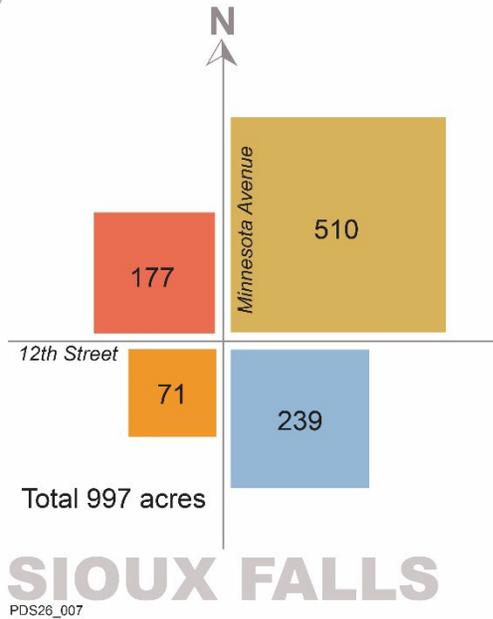


**Chart 3: Preliminary Plan Acreage by City Quadrant**

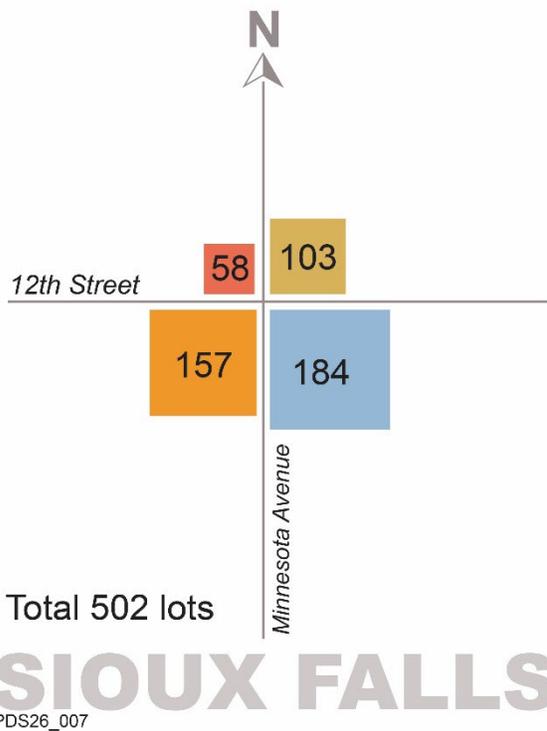


Platted land is the final stage for subdivision of land. The land can now be filed with the county and sold. Platted land acres were concentrated in the northeast in 2025. Charts 4 and 5 below show the number of platted acres and platted lots in the past year.

**Chart 4: Number of Platted Acres by City Quadrant**



**Chart 5: Number of Platted Lots by City Quadrant**



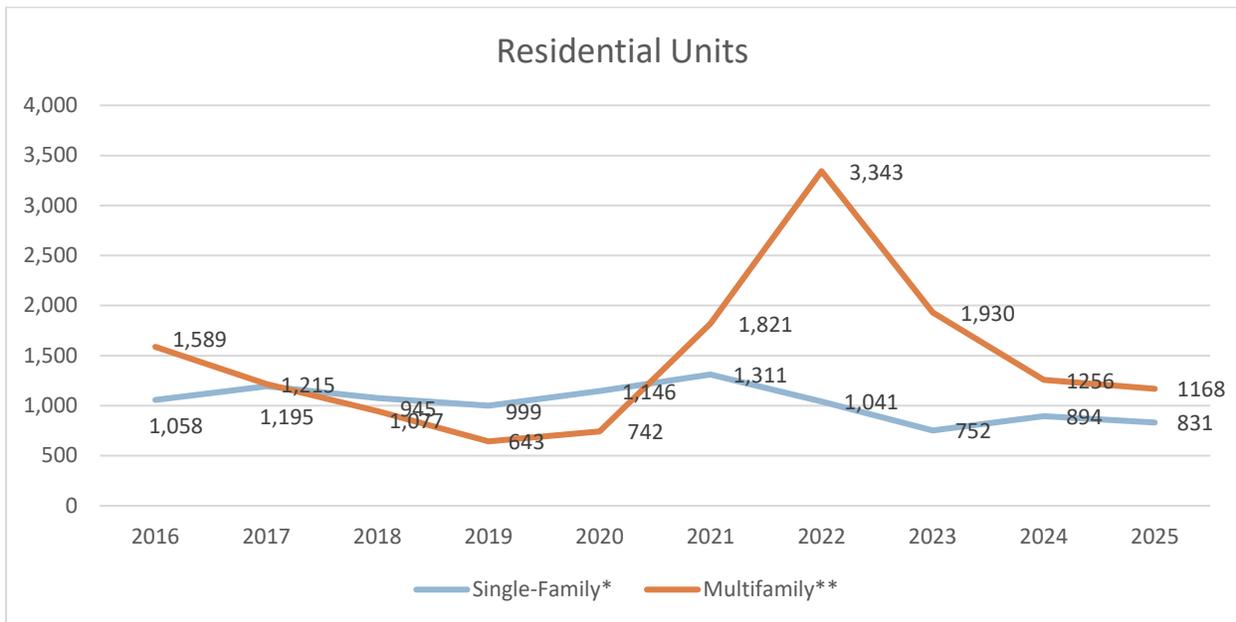
As platted land moves toward the final stage of development, significant resources are invested both privately and publicly in infrastructure costs. The Shape Sioux Falls Comprehensive Plan stated the high and low development rates as follows. Please note that the below acres do not include land platted to open space, right-of-way, or other non-identified uses.

**Table 1: Number of “Developed” Acres by Plats**

	Projected High Acres	Projected Low Acres	2025 Actual Platted Acres
<b>Residential</b>	1,005	670	274
<b>Industrial</b>	200	100	390
<b>Commercial</b>	70	35	60
<b>Office</b>	100	50	71
<b>Subtotals</b>	1,375	855	795

With land platted and infrastructure constructed, structures are built for people to live, work, and receive services. The following charts and tables illustrate the level of construction over the past years.

**Chart 6: Residential Building Permits: Multifamily and Single-Family Residential Units 2016–2025**



\*Single-Family (includes single-family, duplexes, and townhomes)

**Table 2: New Residential Apartment Projects—Top Ten**

Address of Apartment	Complex Name	Units	Builder	Value
4601 S Linedrive Ave	Good Samaritan Founders Crossing	124	Fiegen Construction	\$42,748,600
4415 W Crossroads Pl	Rhys Apartments	178	Lloyd Construction Company	\$30,361,400
1910 S Grange Ave	Not Specified	43	Lloyd Construction Company	\$7,775,345
1000 S Foss Ave	Foss Flats Apartments Phase II	44	Developers & Associates Inc	\$5,334,356
1117 N Career Ave	Jefferson Reserve Phase II	36	Veldhouse Construction Inc	\$3,628,488
1121 N Career Ave	Jefferson Reserve Phase II	36	Veldhouse Construction Inc	\$3,628,488
5801 E Revere Dr	Revere Apartments	15	Veldhouse Construction Inc	\$3,251,461
1113 N Career Ave	Jefferson Reserve Phase II	24	Veldhouse Construction Inc	\$2,671,332
1001 N Highline Ave	Foss Fields Apartments Phase 1	25	Veldhouse Construction Inc	\$2,549,380
1005 N Highline Ave	Foss Fields Apartments Phase 1	25	Veldhouse Construction Inc	\$2,549,380

**Housing (January–December 2025)**

Total Housing ..... 1,999 units

Single-family residential, including twin home and townhome:

Single-Family Units ..... 357 units

Town House Units ..... 403 units

Duplex ..... 71 units

Multifamily Residential Housing Units ..... 1,168 units

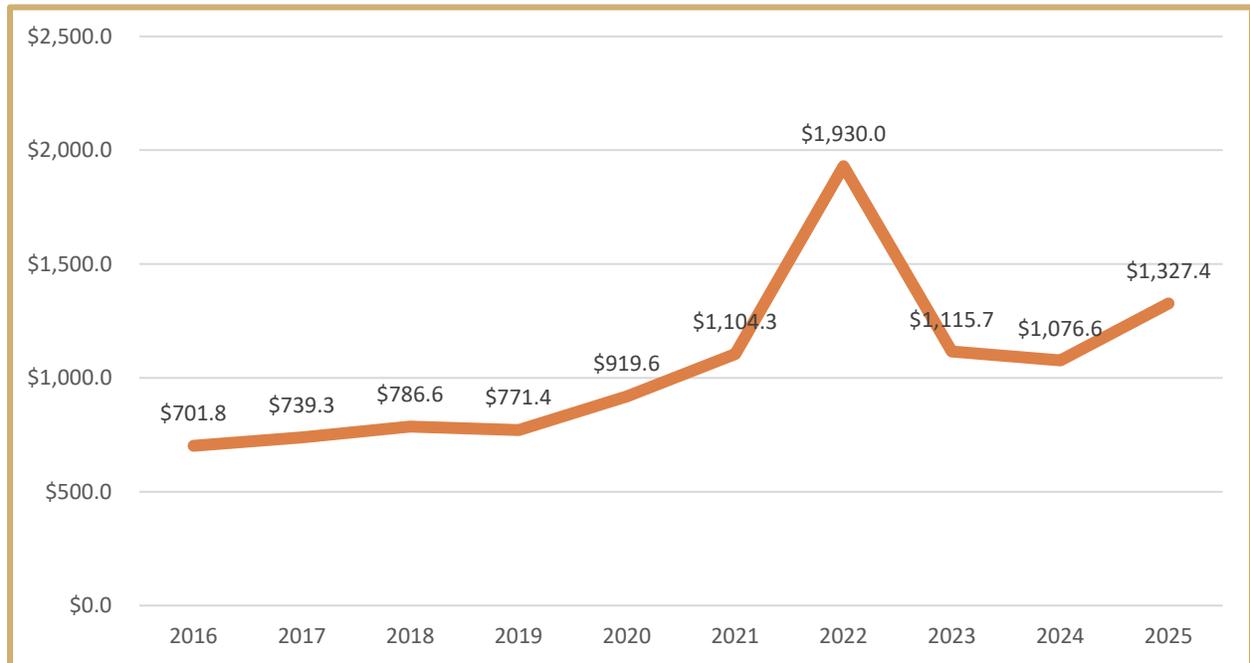
Manufactured New Housing Placements ..... 39 units

## Building Permits

**Table 3: Residential and Nonresidential Construction Value by Year (millions \$), 2020–2025**

	2020	2021	2022	2023	2024	2025	10-Yr. Avg.
<b>New Residential</b>	249.0	300.3	241.0	183.3	214.8	217.1	\$227.3
<b>Residential Additions/Remodeling</b>	63.4	73.7	133.7	98.7	87.2	84.5	\$74.6
<b>New Nonresidential</b>	488.4	464.3	1215.3	618.6	602.4	711.6	\$530.7
<b>Nonresidential Additions/Remodeling</b>	118.8	266.0	340.0	215.0	172.2	314.2	\$214.6
<b>Total</b>	<b>\$919.6</b>	<b>\$1,104.3</b>	<b>\$1,930.0</b>	<b>\$1,115.6</b>	<b>\$1,076.6</b>	<b>\$1,327.4</b>	<b>\$1,047.3</b>

**Chart 7: Total Building Permit Valuations in Millions of Dollars**



**Table 4: New Residential Building Permits by Type, 2020–2025**

	2020	2021	2022	2023	2024	2025	10-Yr. Avg.
<b>Single-Family Units</b>	742	850	636	421	532	357	628.9
<b>Two-Family Homes</b>	12	4	0	0	18	71	12.1
<b>Town House Units</b>	392	457	405	331	344	403	389.4
<b>Multifamily Units</b>	1,571	1,821	3,343	1,930	1,256	1,168	1,465.2
<b>Subtotal</b>	<b>2,717</b>	<b>3,132</b>	<b>4,384</b>	<b>2,682</b>	<b>2,150</b>	<b>1,999</b>	<b>2,495.6</b>
<b>New Manufactured Housing Placements</b>	47	59	84	63	64	39	60.2

### Nonresidential Construction (January–December 2025)

The nonresidential construction, typically related to economic development, includes offices, warehouses, governmental, institutional, and retail developments.

About 62.8 percent of the year’s total construction value is related to nonresidential development.

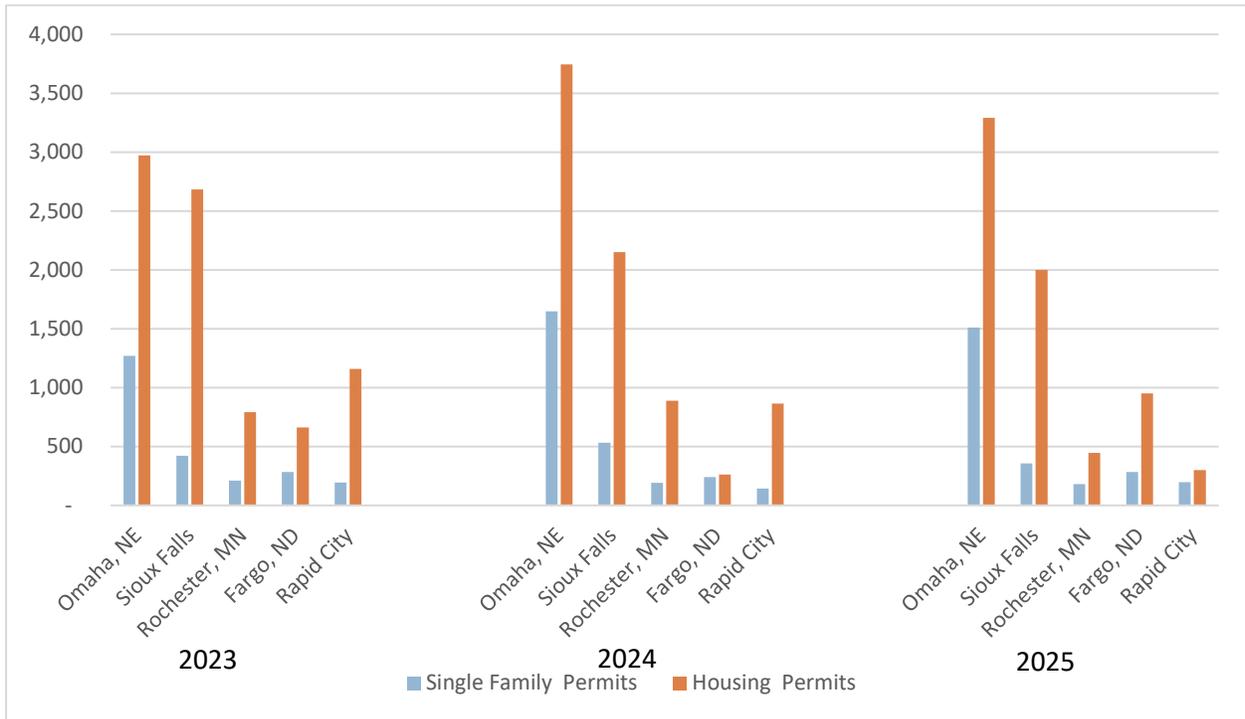
The total construction valuation for commercial additions, renovations, and remodels increased in 2025 to a total valuation of 314.2 million, this is a 45 percent increase from 2024. Between 2023 and 2024 there had been a 20 percent decrease.

There were 17 projects, including apartments, permitted in 2025 with a construction valuation of \$10 million or more. The following are the top nonresidential projects in value for 2025.

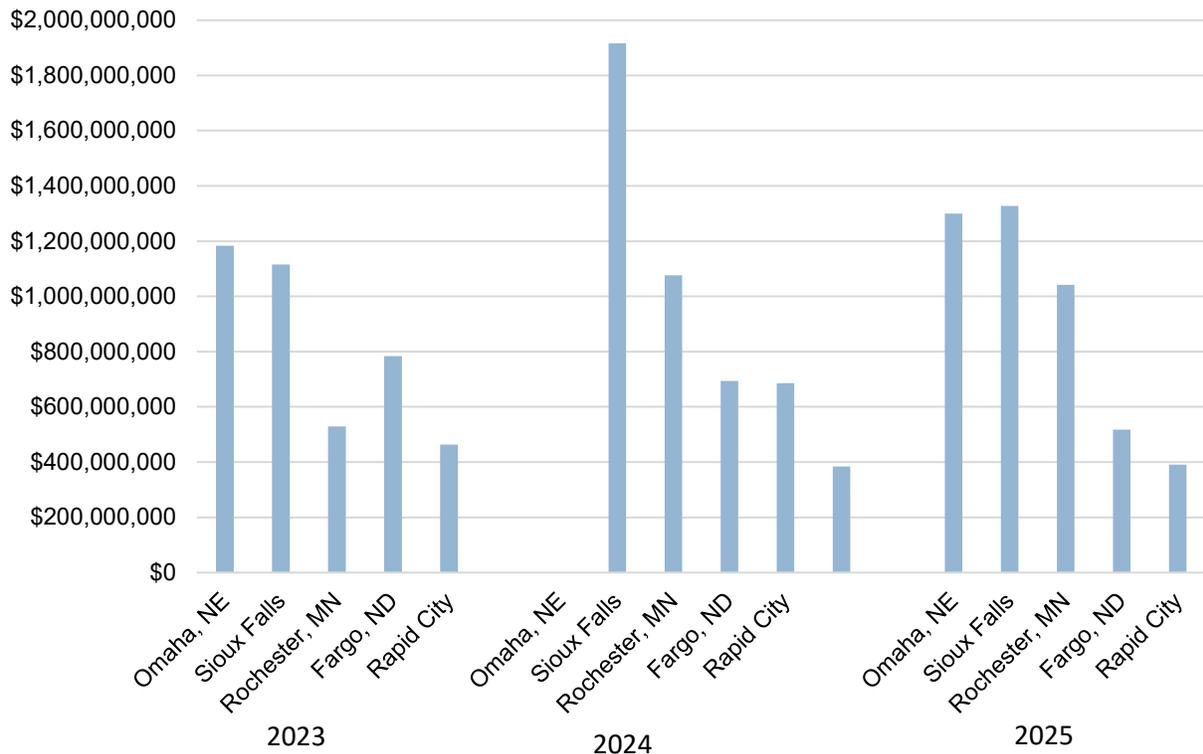
**Table 5: New Nonresidential Buildings—Top Value Projects**

Project	Value	Contractor
C.J. Foods 4600 W. 84th St. N.	\$169,950,000	Burns & McDonnell Engineering Company
Avera Women’s and Children’s Hospital 1315 S. Cliff Ave.	\$131,619,226	Journey Group Companies
Good Samaritan Founder’s Crossing 4601 S. Linedrive Ave.	\$109,460,500	Feigen Construction
FSD Airport Terminal Expansion 2801 N. Jaycee Ln.	\$44,095,121	Weitz Construction Company Journey Group Companies
Project Daisy 5070 W. Foundation Ct.	\$23,350,000	Ryan Companies
Central Church Additions 3102 W. Ralph Rogers Rd.	\$19,038,752	Journey Group Companies
City of Sioux Falls Light, Power, & Traffic 4501 E. 60th St. N.	\$16,000,000	Feigen Construction Operations
SDSU Metro Center 2400 S. Minnesota Ave.	\$13,854,000	Journey Group Companies
Lifescape Addition 4100 W. 34th St. N.	\$10,500,000	Henry Carlson Construction
Olm Foods Addition 2400 N. Marietta Pl.	\$12,010,088	Gleeson Constructors & Engineers
Great Plains Zoo Butterfly House and Aquarium Addition 805 S. Kiwanis Ave.	\$10,360,000	Hausmann Construction
Cortrust Bank 1315 S. Minnesota Ave.	\$10,428,177	Puetz Design and Build

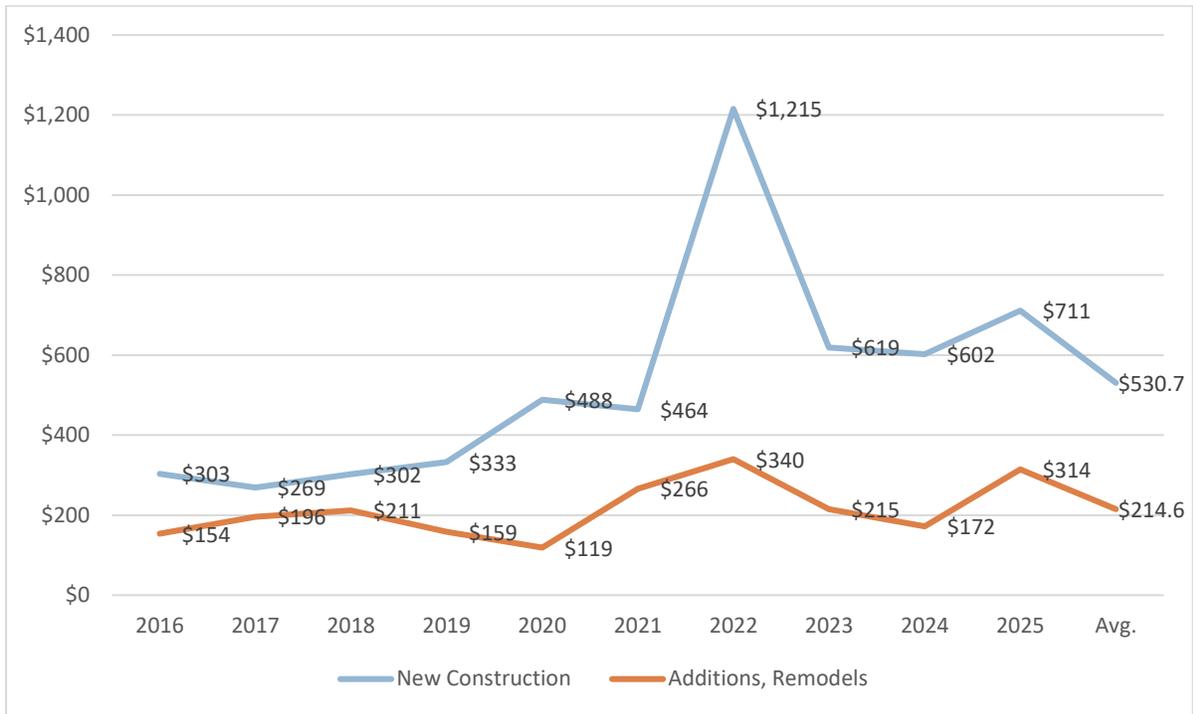
**Chart 8: Comparable Communities—Number of Housing Permits**



**Chart 9: Comparable Communities—Building Valuation (\$)**



**Chart 10: Nonresidential Building Permit Construction Values in Millions of Dollars**



**Table 6: Population Estimate, City of Sioux Falls**

2020 Census	
36,354	Lincoln Co. Portion
156,163	Minnehaha Co. Portion
<b>192,517</b>	<b>Total City</b>

January 2025 Estimate	
52,319	Lincoln Co. Portion
172,357	Minnehaha Co. Portion
<b>224,676</b>	<b>Total City</b>

**Table 7: Housing Unit Estimate, City of Sioux Falls**

2020 Census	
15,341	Lincoln Co. Portion
68,163	Minnehaha Co. Portion
<b>83,504</b>	<b>Total City</b>

January 2025 Estimate	
21,115	Lincoln Co. Portion
77,749	Minnehaha Co. Portion
<b>98,864</b>	<b>Total City</b>

**Table 8: Major Employers**

<b>Company</b>	<b>Industry</b>	<b>Employees</b>
<a href="#"><u>Sanford Health</u></a>	Biomedical	10,929
<a href="#"><u>Avera Health</u></a>	Biomedical	8,000
<a href="#"><u>Sioux Falls School District</u></a>	Education	3,627
<a href="#"><u>Smithfield Foods</u></a>	Food Processing	3,239
<a href="#"><u>Hy-Vee Food Stores</u></a>	Retail	2,390
<a href="#"><u>Walmart/Sam's Club</u></a>	Retail and Wholesale	1,835
<a href="#"><u>City of Sioux Falls</u></a>	Government	1,774
<a href="#"><u>Wells Fargo</u></a>	Finance and Banking	1,700
<a href="#"><u>Amazon</u></a>	Distribution	1,600
<a href="#"><u>Department of Veterans Affairs Medical and Regional Office</u></a>	Healthcare/Government	1,378
<a href="#"><u>Citi</u></a>	Finance and Banking	1,200
<a href="#"><u>First PREMIER Bank/PREMIER Bankcard</u></a>	Finance and Banking	1,100
<a href="#"><u>LifeScape</u></a>	Healthcare and Social Services	1,080

Source: Sioux Falls Development Foundation, January 2025

**Table 9: Nonfarm Wage and Salaried Workers, Sioux Falls MSA**

	2025* Unemployment	2024 Unemployment	2025*	2024
January	2.1%	2.0%	177,200	168,800
February	2.1%	2.5%	177,100	170,100
March	1.8%	1.9%	177,600	170,700
April	1.8%	1.8%	179,700	171,500
May	1.7%	1.7%	181,200	173,600
June	1.8%	1.9%	183,000	175,900
July	1.7%	1.6%	181,300	174,900
August	2.2%	1.9%	180,800	174,200
September	1.8%	1.4%	181,300	173,400
October	N/A**	1.5%	181,300	172,800
November	2.0%	1.5%	180,100	171,800
December	2.3%	1.9%	179,900	172,000

Source: South Dakota Department of Labor, Labor Market Information Center website. Produced in cooperation with the U.S. Bureau of Labor Statistics. January 2026

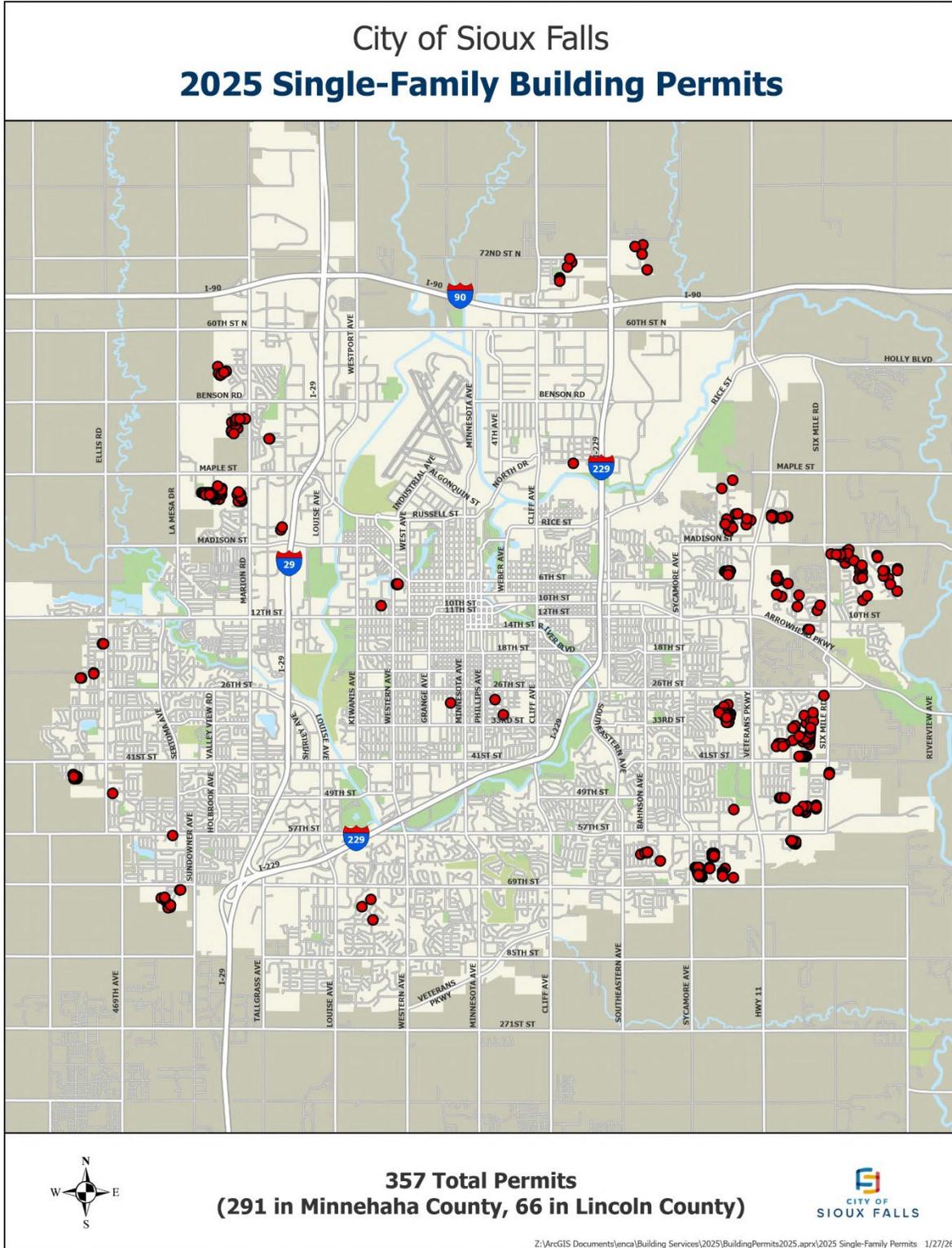
\*Beginning with data for January 2025 data for the Sioux Falls MSA includes Rock County of Minnesota as well as Lincoln, Minnehaha, McCook and Turner counties of South Dakota as it formerly did.

\*\*Data unavailable due to the 2025 lapse in federal appropriations.

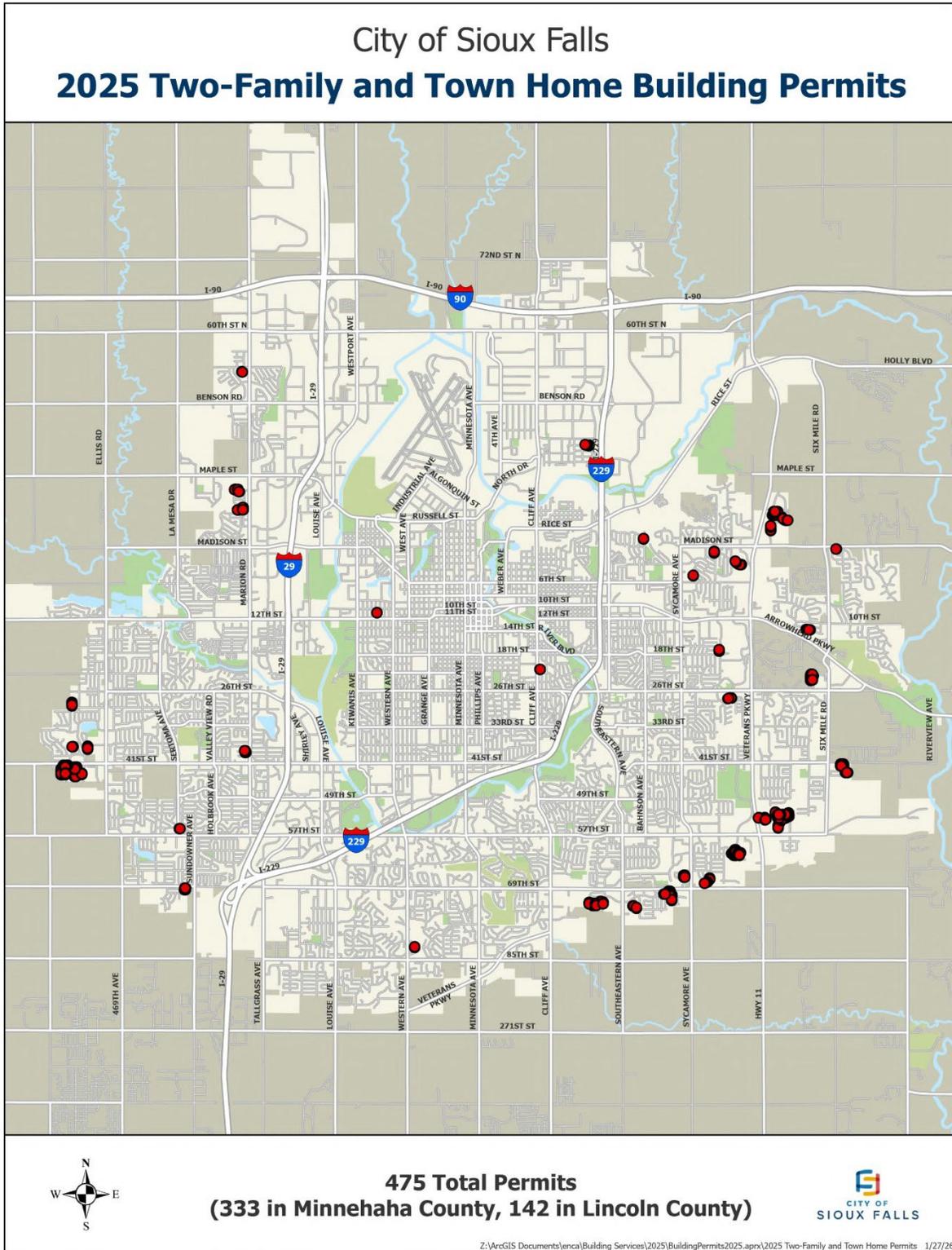
*Over the previous 10 years; the month of January has been the low, and June has been the high. This year shows the low in February with the high still in June.*

*Nonfarm Wage and Salaried Workers is the number of wage and salaried workers on nonfarm establishment payrolls; persons holding more than one job are counted in each establishment in which they work.*

Map 1: Single-Family Building Permits



### Map 2: Two-Family and Townhome Building Permits



Map 3: Multifamily Building Permits

