



DRIVIN HOME WITH TRAVIS POLAND

Sioux Falls Relocation Guide

A practical, outdoors-minded introduction to the city, nearby communities, housing, weather and the move itself.

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A MOVE THAT FITS YOUR REAL LIFE

Start with the decisions that shape everything else.

Sioux Falls gives you city convenience without putting outdoor time out of reach. The best fit depends less on a generic “best neighborhood” list and more on how you want your week to work.

Where will you spend your weekdays?

Map work, school, childcare and regular errands first. A short drive on paper feels different when it happens twice every day.

How much space do you really want?

Compare the home, garage, yard and storage you need now with what you may need in three to five years.

What does “close to outdoors” mean?

For some buyers it means a city bike trail; for others it means room for a boat, hunting gear, a shop or acreage.

What is your complete monthly number?

Look beyond the mortgage. Include taxes, homeowners insurance, utilities, maintenance and seasonal costs.

Travis’s relocation lens

I made the move from Littleton, Colorado to Sioux Falls. I know the questions that show up after the internet research: winter, commute, taxes, schools, community and whether the day-to-day lifestyle will actually feel right. My job is to help you compare the trade-offs clearly - not push you toward one town.

213,748

SIOUX FALLS · 2025 EST.

No state

INDIVIDUAL INCOME TAX

I-29 + I-90

REGIONAL ACCESS

How to use this guide: circle two or three communities, make your non-negotiable list, then compare actual homes and monthly costs. School attendance boundaries can change; verify them directly with the district before making a housing decision.

CHOOSE THE SETTING, NOT JUST THE ADDRESS

Five communities north and at the center of the metro.

Population gives you scale. The better comparison is access, school district, housing pattern and what you want outside your door.

Sioux Falls	213,748 · 2025 estimate
Best for: the widest range of homes, jobs, services and recreation. Historic areas near downtown, established neighborhoods and newer edge growth all sit within the city. Sioux Falls School District 49-5 serves much of the city, while boundaries vary near the edges.	
Brandon	11,306 · 2025 estimate
East of Sioux Falls: an established community along Interstate 90 with its own amenities and Brandon Valley School District 49-2. Aspen Park offers sports fields, a pool, playgrounds and a bike connection toward Big Sioux Recreation Area.	
Dell Rapids	3,852 · 2025 estimate
North of Sioux Falls: a historic Big Sioux River town known for quartzite, a traditional main street and Dell Rapids School District 49-3. A good place to compare if small-town character matters more than immediate city access.	
Hartford	3,635 · 2025 estimate
Northwest of Sioux Falls: a compact hometown setting within commuting reach of the city. West Central School District 49-7 serves the area; verify the attendance boundary for any specific address.	
Crooks	1,415 · 2025 estimate
Northwest of Sioux Falls: small-town pace, local parks, a library and community events. The area is associated with Tri-Valley School District 47-5; verify the boundary before buying.	

Shortlist test: Drive the route at your normal commute time, stop for groceries, visit a park and notice the kind of homes around you. A community page tells you facts; an ordinary Tuesday tells you fit.

MORE CHOICES JUST BEYOND THE CITY

Five communities south and around the metro.

Rapid growth is changing several nearby towns. Compare the feel you want today with development that may be coming next.

Harrisburg

10,405 · 2025 estimate

South of Sioux Falls: one of the metro's fastest-growing communities, with substantial newer construction and Harrisburg School District 41-2. Parts of southern Sioux Falls may also fall within the district, so check the address.

Tea

8,019 · 2025 estimate

Southwest of Sioux Falls: a fast-growing community with a mix of established homes and new development. Tea Area School District 41-5 serves the city and surrounding area.

Lennox

2,657 · 2025 estimate

Southwest of Sioux Falls: an established small city with a traditional main street and Lennox School District 41-4. It offers a quieter setting while remaining within reach of metro employment.

Baltic

1,344 · 2025 estimate

North of Sioux Falls: a small community on the Big Sioux River in northern Minnehaha County. Baltic School District 49-1 includes local elementary, middle and high schools.

Worthing

927 · 2025 estimate

South of Sioux Falls: country-quiet living with direct Interstate 29 access. Worthing Elementary is part of Lennox School District 41-4; confirm the assigned schools for any address.

Keep the search flexible: the right home may sit just outside the town you first picked. Compare property taxes, insurance quotes, utilities, commute and school boundary for each actual address.

A CLEAR NUMBER BEATS A VAGUE BUDGET

The market rewards buyers who know their lane.

Sioux Falls offers variety, but price, condition and location still move differently. Start with a lender conversation and a complete monthly payment target before narrowing the map.

\$349,300

Median listing price
April 2026

\$315,000

Median sold price
April 2026

47 days

Median days on market
April 2026

Realtor.com citywide market summary. Market figures change monthly and vary by price band, property type and exact location. Ask Travis for a current search and local comparable sales before relying on these numbers.

1 Set the full monthly budget

Include principal, interest, property taxes, homeowners insurance, homeowners association dues if any, utilities and a maintenance reserve.

2 Get financing lined up

Ask your lender about rate, cash-to-close, appraisal, loan conditions and what changes could affect approval before closing.

3 Compare the property, not just the list price

Roof, windows, heating and cooling, drainage, insulation, garage space and outbuildings can change the real cost of ownership.

4 Build an inspection plan

General inspection first. Depending on the home or acreage, discuss sewer scope, radon, well, septic, water quality, outbuildings and boundaries.

5 Keep the offer tied to your priorities

Price matters, but so do inspection terms, timing, closing costs, appraisal protection and possession. Strong does not have to mean reckless.

Buying land or acreage?

Add road access, zoning, covenants, utilities, well and septic, floodplain, easements, soil and survey questions. Hunting potential should be evaluated separately from legal access and buildability.

OUTDOOR TIME CAN FIT INTO A NORMAL WEEK

The outdoors is not only a weekend destination.



Sioux Falls recreation trail along the Big Sioux River.



Prairie landscape at Good Earth State Park at Blood Run.

The city maintains more than 80 parks, over 3,000 acres of parkland and 36 miles of paved recreation trail. Fishing access, river corridors, winter recreation and state parks broaden the options nearby.

Close to home

- Falls Park and the Big Sioux River
- City recreation trail network
- Family Park fishing, kayak and canoe access
- Great Bear Ski Valley for winter recreation

For the gear-heavy life

- Measure garage depth and door height
- Check boat or trailer parking rules
- Look for mudroom and storage space
- Confirm covenants before adding a shed or shop

Weather reality: plan for the season, not the stereotype.

Winters bring cold, wind, snow and icy roads. Spring and summer can bring severe thunderstorms and hail. A home's roof age, drainage, insulation, heating system and garage setup deserve extra attention. Keep a winter vehicle kit, budget for snow removal, and ask an insurance professional about wind and hail coverage.

Travis's rule: The perfect outdoor home is not always acreage. It may be a practical house with the right garage, storage, yard, trail access and an easy route out of town.

MAKE THE MOVE MANAGEABLE

A 90-day plan keeps the big pieces from colliding.

90+ days

- ☐ Set your target move window, housing budget and must-have list.
- ☐ Talk with a lender and gather income, asset and debt documents.
- ☐ Compare Sioux Falls and nearby communities around work, schools and lifestyle.

60 days

- ☐ Start a focused home search and schedule in-person or video tours.
- ☐ Collect moving-company quotes; verify coverage and cancellation terms.
- ☐ Plan school, childcare, medical and pet-record transfers as applicable.

30 days

- ☐ Confirm inspection, appraisal, insurance and lender conditions.
- ☐ Schedule utilities and internet; confirm move-in access and timing.
- ☐ Prepare a first-night box: medicine, chargers, bedding, tools and winter gear.

Move week

- ☐ Photograph meter readings, property condition and high-value items.
- ☐ Keep closing documents, identification and payment instructions with you.
- ☐ Check the forecast and protect floors, plumbing and temperature-sensitive items.

First 30

- ☐ Update address, driver and vehicle records, voter registration and insurance as needed.
- ☐ Test smoke and carbon-monoxide alarms; locate shutoffs and electrical panel.
- ☐ Meet a neighbor, try a local trail, and join a community conversation.

Keep the right people in one thread

Your agent, lender, title team, inspector, insurer and mover each own a different piece. Use one checklist, save confirmations and ask early when two timelines do not match.

REAL ESTATE FOR AN OUTDOOR LIFE

Get a straight answer from someone who made the move.



Travis helps relocating buyers compare Sioux Falls-area communities, find an everyday home that supports the way they live, and evaluate land or acreage when more room is the goal.

He moved from Littleton, Colorado to Sioux Falls and built **Drivin Outdoors** with his sons, Daniel and Weston. That experience shaped his real estate approach: honest guidance, practical trade-offs and room for the life you want outside the house.

Start your Sioux Falls conversation

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Call or text Travis

Email Travis

SOURCES AND DATE NOTES

Population

U.S. Census Bureau, Vintage 2025 city and town estimates · estimates as of July 1, 2025; released May 2026

Housing market

Realtor.com Sioux Falls market summary · April 2026

Parks and trails

City of Sioux Falls Parks Directory

Tax statement

State of South Dakota

Major employers

Aberdeen American News / Forbes employer summary

Photo credits

Falls Park: U.S. Geological Survey

Bike trail: TrailLink

Good Earth State Park: Plains History

This guide is for general information and was updated September 2026. Population figures are estimates; market conditions, taxes, insurance, school boundaries, utility service and local rules can change. Verify details with the responsible agency or qualified professional before making a decision. Equal Housing Opportunity.