



Yankton County Register of Deeds 2025 Report

Yankton County Register of Deeds staff collected \$349,096 in total fees in 2025 -- the second-highest amount in the history of our office. The total includes \$188,087 in Land Transfer Fees resulting from a county-record \$188 million in sales of residential properties, commercial properties and farmland.

The Register of Deeds office had over 9,000 transactions last year involving vital records issued, land records recorded, copy requests filled and liens filed. Some of the reports, requests and documents processed or filed by ROD staff in 2025 include:

- 1,944 liens
- 1,217 death records
- 1,133 birth records
- 894 land transfers
- 870 deeds
- 660 mortgages
- 646 copy requests
- 583 satisfactions
- 240 marriage records
- 185 burial permits
- 181 easements
- 152 marriage licenses
- 73 assignments
- 59 notary signatures
- 35 plats

Yankton County Real Estate/Land Sales (2016-2025)

2016: \$94.4 million (10-year low)

2017: \$111.1 million

2018: \$109.1 million

2019: \$116.8 million

2020: \$119.3 million

2021: \$176.3 million

2022: \$161.8 million

2023: \$140.9 million

2024: \$165.9 million

2025: **\$188.1 million (all-time county high) (previous 10-year avg: \$130 million)**

2025 Monthly Real Estate Sales in Yankton County

January 2025: \$11.4 million

February 2025: \$9.3 million

March 2025: \$14 million

April 2025: \$14.9 million

May 2025: \$17.2 million

June 2025: \$11.9 million

July 2025: \$14.9 million

August 2025: \$12.2 million

September 2025: \$13.6 million

October 2025: \$16.7 million

November 2025: \$25 million

December 2025: \$27 million

Total fees collected by Yankton County Register of Deeds office

2016: \$274,793 (10-year low)

2017: \$292,446

2018: \$296,479

2019: \$303,522

2020: \$344,130

2021: \$418,772 (all-time high)

2022: \$344,326

2023: \$297,594

2024: \$333,842

2025: \$349,096 (previous 10-year average: \$310,256)

Note: Breakdown of \$349,096 in fees collected last year: \$188,087 or 54% came from transfer fees; \$86,936 or 25% was from real estate recording fees; \$44,140 or 12.6% was from vital records fees; and \$29,933 or 9% was from copy fees.

Yankton Co. marriage licenses 2016-2025 (Register of Deeds data)

2016: 183

2017: 186 (10-year high)

2018: 161

2019: 162

2020: 160

2021: 156

2022: 164

2023: 172

2024: 152 (10-year low)

2025: 152 (10-year average: 165)

Yankton Co. divorces 2016-2025 (Yankton County Clerk of Courts data)

Note: Numbers represent divorce decrees completed, not divorce actions initiated.

2016: 60

2017: 55

2018: 50

2019: 63

2020: 49 (10-year low)

2021: 53

2022: 62

2023: 70 (10-year high)

2024: 50

2025: 53 (10-year average for Yankton County divorces: 56.5)

Note: Clerk of Courts also reported drop in Yankton County divorce cases initiated: 52 in 2025, down considerably from 65 in 2024 and 87 in 2023.

Yankton County resident births (S.D. Dept. of Health data)

2016: 318 (10-year high)

2017: 269

2018: 253

2019: 247

2020: 268

2021: 246

2022: 239

2023: 222 (10-year low)

2024: 251

2025: 253

10-year average of Yankton County resident births: 257 (4.9 per week)

Births that occur in Yankton County (S.D. Dept of Health data)

2016: 656 in-county births (10-year high)

2017: 626 in-county births

2018: 595 in-county births

2019: 544 in-county births

2020: 557 in-county births

2021: 546 in-county births

2022: 494 in-county births (10-year low)

2023: 510 in-county births

2024: 527 in-county births

2025: 532 in-county births (previous 10-year average: 567)

Note: Averaged 626 births per year 2014-2018; 529 births per year 2019-2025)

Yankton County burial permits (filed with Register of Deeds)

2016: 131

2017: 237 (10-year high)

2018: 115 (10-year low)

2019: 161

2020: 183

2021: 162

2022: 165

2023: 171

2024: 186

2025: 185 (10-year average: 170)

Yankton County resident deaths (S.D. Dept of Health)

Note: Most of these deaths occur in Yankton County, but total also includes county residents who died outside Yankton County.

2016: 240

2017: 249

2018: 240

2019: 273 (10-year high)

2020: 265

2021: 268

2022: 249

2023: 251

2024: 255

2025: 234 (unofficial estimate) (previous 10-year avg. of resident deaths: 254)

Note: Avg. of 3.9 county resident deaths per week from 2000-2014.

Note: Avg. of 4.9 county resident deaths per week from 2016-2025.

Liens filed with Yankton County Register of Deeds in 2025

County Liens: 1,761

State Liens: 178

Federal Liens: 1

Mechanic Liens: 4

Total: 1,944

County liens filed with Yankton Co. Register of Deeds 2018-2025

2018: 810 (8-year low)

2019: 1,116

2020: 842

2021: 895

2022: 1,203

2023: 1,430

2024: 1,463

2025: 1,761 (8-year high)

Note: Number of county liens filed last year was up by 298 from 2024.

Yankton County Liens cash totals

2023: \$397,121 (Poor Relief - \$175,358; Legal Counsel - \$221,763)

2024: \$583,538 (Poor Relief - \$251,286; Legal Counsel - \$332,252)

2025: \$678,543 (Poor Relief - \$357,211; Legal Counsel - \$322,332)

Note: In recent years, most of our County Liens have resulted from: 1) Court-appointed legal counsel bills; 2) Payments for indigent medical care; and 3) County prisoner confinement fees of \$10/day.

Yankton County Liens collected

2023: \$29,292

2024: \$81,869

2025: \$109,431

Note: County received about \$1 for every \$6 spent last year.

Register of Deeds Office Budget: Ended year \$13,850 below budget (4.5 percent under our office's approved and adopted budget).

County General Fund Balance: Yankton County ended 2025 at \$5.1 million. In seven years before the infusion of federal Covid money (2014-2020), the average end of year Yankton County General Fund balance was \$5.1 million.