



## January Housing Data Shows Growing Inventory and Steady Sales in Des Moines Metro

Freezing temperatures were no match for the Des Moines metro housing market's appeal in January. Increases in inventory and sales highlighted the frigid month, according to January housing statistics from the Des Moines Area Association of REALTORS®.

"January's numbers show the Des Moines housing market starting the year on solid footing," said Scott Steelman, president of the Des Moines Area Association of REALTORS®. "Inventory remains higher than a year ago, prices are trending up, all encouraging signals of buyer activity building despite typical winter conditions. These early indicators suggest steady demand as we move further into 2026."

Active inventory warmed in the first month of the year with 3,826 homes on the market, an 11% increase from the 3,446 homes listed one year ago. Conversely, month-over-month, inventory dipped slightly, 3.8% from the 3,976 homes listed in December 2025.

Despite below freezing temperatures cropping up in January, closed sales remained stable with 684 transactions, a 1.3% increase from the 675 homes sold one year prior. Again,

month-over-month comparisons fell short, dipping 35.8% from the 1,066 homes sold the previous month.

Pending sales, however, tell a different - yet welcome - story increasing in both yearly and monthly measurements. January saw 1,026 pending transactions, a 1.6% increase from the 1,010 pending sales of January 2025. Monthly, the increase was wider, jumping 50.4% from December.

Median sale price jumped to \$295,000 in January, a 3.5% increase from the \$285,000 median sale price of one year ago. The metric increased 4.2% from the \$283,000 median sale price of December.

Days on market ticked up slightly in January, increasing to 68 days from the 66 days on market last year - a 3% increase. Month-over-month, days on market increased from 64 days, a 6.3% jump.

Financing for the month continued to follow typical patterns. Conventional financing accounted for 464 transactions, or 67.8% of all sales in January. Consumers paid cash for 127 transactions, or 18.6% of sales, while FHA loans accounted for 45 transactions, or 6.6% of sales for the month.

**Des Moines Area Association of Realtors®**  
**Current Des Moines-Area Real Estate Market Statistics – Residential**  
**Updated through January 2026**

Current Des Moines-area market\* statistics:

	Contract Written	Contract Closed	Median Sale Price	Days on Market	Active Listings
<b>Jan 2026</b>	<b>1,026</b>	<b>684</b>	<b>\$295,000</b>	<b>68</b>	<b>3,826</b>
<b>Dec. 2025</b>	<b>682</b>	<b>1,066</b>	<b>\$283,000</b>	<b>64</b>	<b>3,976</b>
<b>Jan 2025</b>	<b>1, 010</b>	<b>675</b>	<b>\$285,000</b>	<b>66</b>	<b>3,446</b>

\*Primary area served by DMAAR includes Dallas, Polk, Warren, Jasper, Marion, Madison and Guthrie Counties

<b><u>Financing</u></b>	<b><u>Total Units</u></b>
Cash	127
Conventional	464
Contract	3
FHA	45
VA	30
Assumption	1
Lease	0
USDA	8
Other	6

**About the Des Moines Area Association of Realtors®:**

Founded in 1911, the Des Moines Area Association of Realtors® is the voice for real estate in the Des Moines area, elevating the professional services of our members as they meet the needs of their customers and our community.

Note: the above statistics are current through February 9th and change as additional information is entered into the MLS database.

Please contact the following for follow-up information:

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# Real Estate Trend Indicator

2/9/2026  
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**Property Type:** Residential  
**Date Range:** Between 01/01/2026 and 01/31/2026  
**Criteria:** Property Type is 'Residential'

Price Class	Sold Listings				Active	Pending	Expired	Off Mrkt
	<2 Beds	3 Beds	4+ Beds	Total				
\$49,999 & under	1	2	2	5	40	5	1	22
\$50,000-\$99,999	14	6	2	22	50	11	2	4
\$100,000-\$119,999	7	3	2	12	50	8	1	5
\$120,000-\$139,999	7	7	3	17	79	13	2	3
\$140,000-\$159,999	13	8	1	22	101	13	5	10
\$160,000-\$179,999	26	15	4	45	132	41	4	14
\$180,000-\$199,999	18	12	6	36	166	59	12	14
\$200,000-\$219,999	14	13	4	31	135	49	6	6
\$220,000-\$239,999	10	24	5	39	229	52	12	13
\$240,000-\$259,999	7	24	13	44	218	68	6	6
\$260,000-\$279,999	6	19	15	40	173	39	6	8
\$280,000-\$299,999	5	14	10	29	154	43	6	8
\$300,000-\$349,999	8	46	34	88	509	158	12	22
\$350,000-\$399,999	3	36	32	71	518	113	15	13
\$400,000-\$499,999	2	14	28	44	358	74	6	15
\$500,000-\$599,999	1	6	39	46	322	67	8	13
\$600,000-\$699,999	1	7	29	37	199	36	10	10
\$700,000-\$799,999	2	4	24	30	133	32	10	8
\$800,000-\$899,999	0	1	9	10	82	11	3	6
\$900,000-\$999,999	1	0	5	6	42	6	3	3
\$1,000,000-\$1,099,999	0	1	4	5	20	5	2	2
\$1,100,000-\$1,199,999	0	0	1	1	17	4	2	1
\$1,200,000-\$1,299,999	0	0	1	1	15	1	1	1
\$1,300,000-\$1,399,999	0	0	1	1	9	0	1	0
\$1,400,000-\$1,499,999	0	0	0	0	13	3	1	0
\$1,500,000-\$1,599,999	0	0	0	0	9	2	1	0
\$1,600,000-\$1,699,999	0	0	0	0	9	1	2	0
\$1,700,000-\$1,799,999	0	0	0	0	3	0	0	0
\$1,800,000-\$1,899,999	0	0	0	0	3	1	0	0
\$1,900,000-\$1,999,999	0	0	1	1	1	0	0	0
\$2,000,000 & over	0	0	1	1	37	1	1	3
<b>Total Units</b>	146	262	276	684	3,826	916	141	210
<b>Average Price</b>	203,081	289,305	455,236	337,855	397,323	351,474	436,862	345,209
<b>Volume (in 1000's)</b>	29,650	75,798	125,645	231,093	1,520,157	321,951	61,598	72,494

<u>Days on Market</u>	<u>Units</u>
0-30	275
31-60	142
61-90	94
91-120	55
121-180	30
181-365	26
366+	62

## Market Analysis

### Status: Pending (912)

	Beds	Baths	Sq Ft Total	Current Price	Current Price By SQFT	DOM
Min	0	0	1	\$2,000	\$1.64	0
Max	8	7	7,488	\$2,600,000	\$230,000.00	678
Avg	3	3	1,555	\$351,695	\$475.29	80
Median	3	3	1,498	\$312,200	\$217.10	62
Sum				\$320,745,627		

### Status: Sold (114)

	Beds	Baths	Sq Ft Total	Current Price	Current Price By SQFT	DOM
Min	0	0	664	\$100	\$0.04	0
Max	7	6	4,645	\$1,850,000	\$398.28	474
Avg	3	2	1,520	\$314,353	\$202.01	88
Median	3	3	1,485	\$279,000	\$198.10	70
Sum				\$35,836,216		

### Status: All (1026)

	Beds	Baths	Sq Ft Total	Current Price	Current Price By SQFT	DOM
Min	0	0	1	\$100	\$0.04	0
Max	8	7	7,488	\$2,600,000	\$230,000.00	678
Avg	3	3	1,551	\$347,546	\$444.92	81
Median	3	3	1,498	\$309,995	\$214.88	63
Sum				\$356,581,843		

#### Criteria:

Status is one of 'Pending', 'Sold'

Property Type is 'Residential'

MLS Area is in this list ([click to view](#))

Acceptance Date is 01/01/2026 to 01/31/2026

## Market Analysis

### Status: Sold (679)

	Beds	Baths	Sq Ft Total	Current Price	Current Price By SQFT	DOM
Min	0	0	512	\$100	\$0.04	0
Max	8	6	4,716	\$2,300,000	\$681.82	617
Avg	3	2	1,557	\$338,786	\$214.22	68
Median	3	2	1,473	\$295,000	\$208.61	46
Sum				\$230,035,872		

Criteria:

Status is 'Sold'

Property Type is 'Residential'

MLS Area is in this list ([click to view](#))

Close Date is 01/01/2026 to 01/31/2026