

OCTOBER 2025

DES MOINES AREA HOUSING STATISTICS



4,519
+14.8%

Available Homes



1,155
+0.09%

Home Sales



\$312,000
+7.6%

Median Sales Price



59
+15.7%

Days on the Market



FINANCING

776 Homes
Conventionally

234 Homes
Cash

83 Homes
FHA Loan

**figures represent year-over-year comparison*

The Des Moines metro housing market settled into a typical fall rhythm in October following standout activity in September. Stable sales activity and continued increases in listings, proved to be a balancing force in the metro for buyers and sellers, alike.

“The Des Moines metro continues to carry momentum as we head into fall,” said Eric Webster, President of the Des Moines Metro Area Association of REALTORS®. “Rising inventory and steady home sales provide opportunities for both buyers and sellers looking to jump into the fall market. Des Moines area REALTORS® are positioned to assist those looking for their next home.”

Home inventory across the Des Moines metro increased to 4,519 active listings in October, a jump of 14.8% from the 3,939 active listings of a year ago. Compared to September, inventory increased 2.6% from the 4,403 active listings recorded at that time.

Home sales remained stable, year-over-year, increasing just 0.09% to 1,155 sales, just one more than the 1,154 recorded in October 2024. The increase is equally marginal month-over-month - a 0.3% increase - from the 1,152 sales of September.

Pending home sales in Des Moines ended October with 1,148, a 5.6% increase from 1,087 pending sales this time in 2024. Compared month-to-month, pending sales also increased by 2.1% from the 1,124 pending sales in September.

October recorded 59 days on market, an eight day - or 15.7% - increase from both the prior year and month, which each saw 51 days on market.

Median sales price increased 7.6% compared to last year, jumping from \$289,900 to \$312,000. The metric represents a 2.3% increase from September's \$305,000 median sales price.

Of the 1,158 homes financed, conventional financing was used for 776 transactions, or 67% of total home sales in October. Cash financing saw its highest level for the year so far – 234 total homes – making for 20.2% of homes financed. The 83 FHA loans recorded accounted for 7.1% of total transactions this October.

Des Moines Area Association of Realtors®
Current Des Moines-Area Real Estate Market Statistics – Residential
Updated through October 2025

Current Des Moines-area market* statistics:

	Contract Written	Contract Closed	Median Sale Price	Days on Market	Active Listings
Oct. 2025	1,148	1,155	\$312,000	59	4,519
Sept. 2025	1,124	1,152	\$305,000	51	4,403
Oct 2024	1,087	1,154	\$289,900	51	3,938

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

<u>Financing</u>	<u>Total Units</u>
Cash	234
Conventional	776
Contract	4
FHA	83
VA	47
Assumption	1
Lease	0
USDA	9
Other	4

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 November 7th and change as additional information is entered into the MLS database.

Please contact the following for follow-up information:

Eric Webster, President	515-314-2971
Scott Steelman, 1 st VP	515-556-2208
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Real Estate Trend Indicator

11/7/2025
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Property Type: Residential
Date Range: Between 10/01/2025 and 10/31/2025
Criteria: Property Type is 'Residential'

Price Class	Sold Listings				Active	Pending	Expired	Off Mrkt
	<2 Beds	3 Beds	4+ Beds	Total				
\$49,999 & under	5	2	1	8	54	5	1	9
\$50,000-\$99,999	23	9	4	36	67	18	6	6
\$100,000-\$119,999	10	4	0	14	40	12	3	6
\$120,000-\$139,999	10	4	1	15	81	27	5	4
\$140,000-\$159,999	17	10	3	30	105	36	7	15
\$160,000-\$179,999	27	22	6	55	153	50	1	14
\$180,000-\$199,999	23	19	3	45	212	47	9	19
\$200,000-\$219,999	20	22	8	50	182	49	7	12
\$220,000-\$239,999	17	41	12	70	246	61	13	14
\$240,000-\$259,999	12	44	13	69	320	65	3	13
\$260,000-\$279,999	8	44	16	68	230	61	7	25
\$280,000-\$299,999	6	45	10	61	179	44	5	17
\$300,000-\$349,999	14	121	54	189	547	142	22	36
\$350,000-\$399,999	2	75	73	150	603	111	11	55
\$400,000-\$499,999	5	29	54	88	405	105	12	45
\$500,000-\$599,999	9	11	55	75	339	71	10	46
\$600,000-\$699,999	1	6	46	53	228	35	7	21
\$700,000-\$799,999	2	4	19	25	195	13	8	12
\$800,000-\$899,999	1	3	16	20	103	20	5	6
\$900,000-\$999,999	0	1	8	9	59	5	1	10
\$1,000,000-\$1,099,999	0	2	6	8	23	3	5	0
\$1,100,000-\$1,199,999	0	1	1	2	27	1	3	0
\$1,200,000-\$1,299,999	0	0	2	2	27	2	1	2
\$1,300,000-\$1,399,999	0	0	1	1	13	2	0	1
\$1,400,000-\$1,499,999	0	0	4	4	10	1	1	0
\$1,500,000-\$1,599,999	0	0	0	0	14	0	0	1
\$1,600,000-\$1,699,999	0	1	1	2	9	1	1	0
\$1,700,000-\$1,799,999	0	0	1	1	4	0	0	0
\$1,800,000-\$1,899,999	0	0	2	2	3	1	1	1
\$1,900,000-\$1,999,999	0	0	1	1	1	0	0	0
\$2,000,000 & over	0	1	1	2	40	0	0	4
Total Units	212	521	422	1,155	4,519	988	155	394
Average Price	209,138	320,741	471,187	355,224	399,390	330,156	401,898	392,947
Volume (in 1000's)	44,337	167,106	198,841	410,284	1,804,843	326,194	62,294	154,821

<u>Days on Market</u>	<u>Units</u>
0-30	590
31-60	193
61-90	118
91-120	77
121-180	62
181-365	41
366+	74

Market Analysis

Status: Pending (986)

	Beds	Baths	Sq Ft Total	Current Price	Current Price By SQFT	DOM
Min	0	0	468	\$1	\$0.00	0
Max	6	6	4,716	\$1,750,000	\$997.86	2,520
Avg	3	2	1,527	\$330,232	\$214.38	59
Median	3	2	1,451	\$299,900	\$207.49	25
Sum				\$325,609,014		

Status: Sold (162)

	Beds	Baths	Sq Ft Total	Current Price	Current Price By SQFT	DOM
Min	0	0	496	\$150	\$0.18	0
Max	5	5	3,861	\$805,000	\$421.25	472
Avg	3	2	1,450	\$296,457	\$204.44	59
Median	3	2	1,358	\$281,250	\$204.38	29
Sum				\$48,026,080		

Status: All (1148)

	Beds	Baths	Sq Ft Total	Current Price	Current Price By SQFT	DOM
Min	0	0	468	\$1	\$0.00	0
Max	6	6	4,716	\$1,750,000	\$997.86	2,520
Avg	3	2	1,516	\$325,466	\$212.98	59
Median	3	2	1,434	\$299,000	\$207.21	26
Sum				\$373,635,094		

Criteria:

Status is one of 'Pending', 'Sold'

Property Type is 'Residential'

MLS Area is in this list (click to view)

Acceptance Date is 10/01/2025 to 10/31/2025

Market Analysis

Status: Sold (1152)

	Beds	Baths	Sq Ft Total	Current Price	Current Price By SQFT	DOM
Min	0	0	0	\$12,000	\$17.40	0
Max	10	7	12,358	\$10,292,025	\$7,258.13	1,259
Avg	3	3	1,561	\$355,875	\$224.09	59
Median	3	3	1,466	\$312,000	\$213.49	29
Sum				\$409,967,529		

Criteria:

Status is 'Sold'

Property Type is 'Residential'

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

Close Date is 10/01/2025 to 10/31/2025