

# A LOOK AT 2025

## DES MOINES AREA HOUSING STATISTICS



**13,916**

**+4.7%**

Home Sales



**\$315,000**

**+5%**

Median Sales Price



**71**

**-10.1%**

Days on the Market



**\$4.66 Billion**

**+\$316 Million**

**TOTAL  
VOLUME**

\*figures represent year-over-year comparison

## Strong Sales and Community Investment Define Des Moines Housing Market in 2025

A strong and active market defined the Des Moines metro housing market with increased sales and inventory, according to year-end data from the Des Moines Area Association of REALTORS®.

"The past twelve months showcased the continued strength of the Des Moines housing market," said Eric Webster, Des Moines Area Association of REALTORS® president. "Higher sales activity, rising home values, and faster market times point to steady demand across the metro. These trends give us confidence as we move into 2026, creating opportunity for both buyers and sellers."

A total of 13,916 homes sold across the metro in 2025, a 4.7% increase from the 13,293 sold in 2024. The median sales price rose to \$315,000, a 5% increase from the \$299,900 median sales price of last year, reflecting continued strength in home values throughout the region.

Homes also spent less time on the market, properties spent an average of 71 days - a 10.1% decrease from the 79 days on market last year. Total residential sales volume reached \$4.66 billion, up more than \$316 million from 2024.

## **Community Impact**

Beyond the housing market, DMAAR remained committed to strengthening the communities REALTORS® serve throughout 2025.

Through charitable giving, volunteer efforts, and community partnerships, DMAAR members supported organizations focused on housing stability, food security, and community well-being across Central Iowa.

These efforts reflect REALTORS®' belief that strong communities and a healthy housing market go hand in hand, and underscore DMAAR's ongoing dedication to making a positive impact beyond the transaction.

The Association's Young Professionals Network hosted a number of events that raised more than \$5,000 in donations to several charitable organizations.

The annual DMAAR Golf Outing in September [raised \\$14,400 for Isaiah 117](#).

In December, DMAAR made a \$50,000 [contribution](#) to the Food Bank of Iowa.

In many communities, local pantries are serving record numbers, stretching resources and making large-scale support more critical than ever. DMAAR's donation will help the Food Bank of Iowa distribute thousands of meals, expand its outreach, and stabilize essential services throughout Central Iowa.

In December, the DMAAR Foundation awarded \$78,000 in annual grants to the following local charities:

- Anawim Housing
- Central Iowa Shelter
- Children & Families
- House of Mercy
- Hope Ministries
- Families Forward
- Orchard Place
- Homes of Oakridge
- Beacon of Life
- Ellipsis
- Iowa Homeless Youth Center
- Cross Outreach
- LFI-Lutheran Social Services
- Garden Gate Ranch
- Dorothy's House

# DECEMBER 2025

## DES MOINES AREA HOUSING STATISTICS



**3,976**  
**+13.2%**

Available Homes



**1,066**  
**+11.6%**

Home Sales



**\$283,000**  
**-3.4%**

Median Sales Price



**64**  
**+14.3%**

Days on the Market



**FINANCING**  
**767 Homes**  
Conventionally

**146 Homes**  
Cash

**80 Homes**  
FHA Loan

\*figures represent year-over-year comparison

## Des Moines Housing Market Ends the Year with Solid Inventory and Momentum into 2026

With a new year on the horizon, the Des Moines metro's housing market closed December with healthy inventory and competitive pricing moving into 2026. As the market settles in for the winter months, buyers will have a wide selection of homes to choose from at competitive prices.

"Market resilience is something Iowa and Des Moines do especially well," said Eric Webster, Des Moines Area Association of REALTORS® president. "As we close out the year, the Des Moines metro is entering 2026 with healthy inventory levels and pricing that creates opportunity on both sides of the transaction."

Active listings across the Des Moines metro ended the year with 3,976 properties on the market. This is an increase of 13.2% when compared to December 2024's inventory of 3,513. Conversely, month-over-month comparison, inventory dropped 9% compared to the 4,369 homes listed in November 2025.

Home sales in December increased 11.6% to 1,066 transactions when compared to 955 homesales recorded in December 2024. Sales also increased 9.6% from the 973 properties sold in November.

Pending sales fell 3.7% to 682 in December from the 708 of one year ago. The Des Moines metro experienced a 28.3% decline from the 952 pending sales of November

The median sales price within the metro came to \$283,000, a 3.4% decrease from last year's \$293,000 median sale price. Similarly, the median sales price declined 9.3% from November's median sales price of \$312,000.

Days on market increased 14.3% to 64 days on market compared to the 56 days on market of one year ago. Monthly, the figure was similar, jumping 12.3% from the 57 median days on the market of November.

Financing for homes sold in December was led by conventional loans, which accounted for 72% of all transactions, or 767 sold properties. Cash financing accounted for 146 home sales, or 13.7% of all transactions, while FHA loans totaled 80, or 7.5% of all home sales financed for the month.