



## April Housing Data Shows Steady Growth Across Des Moines Metro

The Des Moines metro housing market continued its steady spring climb in April, with gains in inventory, closed sales, and pending activity highlighting sustained buyer demand across the region, according to metrics recorded by the Des Moines Area Association of REALTORS®.

“April’s numbers reflect a healthy and active spring market across the metro,” said Scott Steelman, president of the Des Moines Area Association of REALTORS®. “Inventory continues to grow, sales activity remains strong, and pending transactions point to continued momentum heading into the early summer months. Buyers are seeing more options enter the market while sellers continue to benefit from steady demand.”

Active listings continued to show signs of spring in April with 3,909 properties listed, a 2.5% increase from the 3,813 active listings of April 2025. The metric once again saw a slight increase month-over-month, jumping 0.4% from the 3,892 listed properties in March.

Closed sales followed suit in April with 1,234 closings, a 6.4% increase from the 1,161 closed sales of one year prior. Month-over-month, the metric was wider, jumping 13.9% from the 1,083 closed sales of the prior month.

Pending sales continued to foreshadow a bustling spring market with 1,571 pending sales in April, an 8% increase from the 1,454 pending sales of April 2025. Monthly, pending sales remained stable, increasing slightly by 3.8% from the 1,514 pending sales of March.

Median sales price dropped ever so slightly to \$295,000 in April, a 0.5% decrease from the \$296,500 median sales price of April 2025. The metric decreased 6.3% from last month's median sales price of \$315,000.

The 71 days on market in April represent a 7.6% increase from the 66 days on market one year ago, and a 14.5% decrease from the 83 days on market of one month ago.

Conventional financing accounted for 846 transactions, or 68.6% of all sales in April. Consumers paid cash for 183 transactions, or 14.8% of sales, while FHA loans were used in 111 transactions, or 9% of sales.