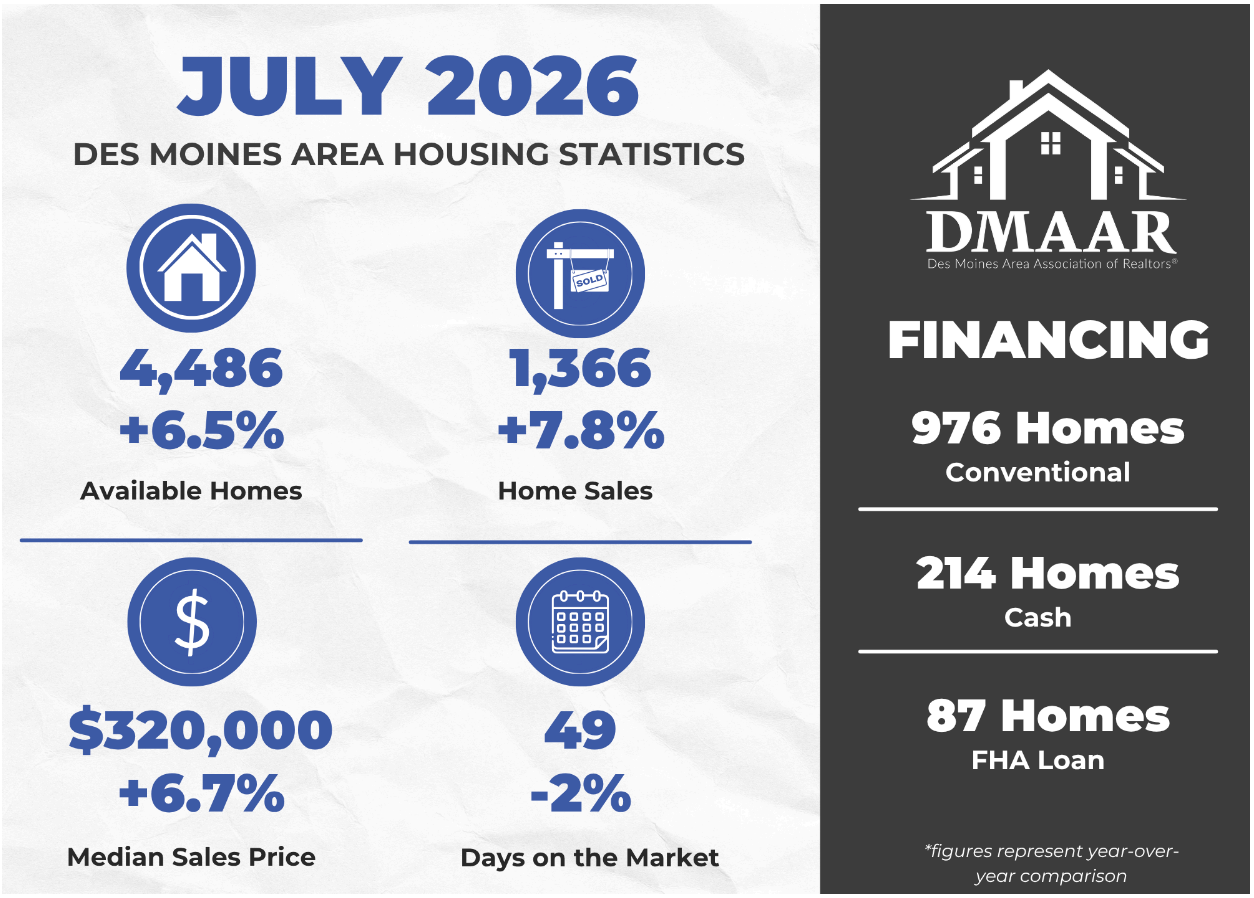

Des Moines Housing Market Continues Summer Momentum with Added Inventory

The Des Moines metro housing market continued to offer buyers more options in July, with inventory, while homes moved more quickly, according to the latest housing statistics from the Des Moines Area Association of REALTORS®.

“July’s numbers show a market that continues to provide opportunity for both buyers and sellers,” said Scott Steelman, president of the Des Moines Area Association of REALTORS®. “Inventory is up from this time last year. While sales activity naturally fluctuates from month to month, the year-over-year numbers point to steady demand and a healthy summer market across the metro.”

Active listings continued steady upward momentum as the summer progressed. The 4,486 active listings of July represented a 6.5% increase from the 4,213 active listings of one year ago, and a 5.2% increase over the 4,263 active listings of one month ago.

Closed sales proved a mixed bag in July with 1,366 closed sales, an increase of 7.8% compared to the 1,267 closed sales of July 2025. Conversely, closed sales decreased 18.2% from a high 1,670 closed sales of June.

Pending sales mirrored closed sales: the 1,259 pending transactions of July represented a 1.2% increase from the 1,244 pending sales of one year ago, while month-over-month the metric dropped 10.2% from 1,402 pending sales of June.

Median sales price came to $320,000, a 6.7% increase from the $300,000 median sales price of July 2025, and a 0.3% increase from the $319,000 median sales price of last month.

The 49 days on market in July represented a 2% decrease from the 50 days on market last year, and a 15.5% decrease from the 58 days on market recorded in June.

Conventional financing accounted for 976 transactions, or 71.4% of all sales in July. Homebuyers paid cash for 214 transactions, or 15.7% of sales, while FHA loans were used in 87 transactions, or 6.4% of sales.

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

Current Des Moines-area market* statistics:

	Contract Written	Contract Closed	Median Sale Price	Days on Market	Active Listings
July 2026	**1,259**	**1,366**	**$320,000**	**49**	**4,486**
June 2026	**1,402**	**1,690**	**$319,000**	**58**	**4,263**
July 2025	**1,244**	**1,267**	**$300,000**	**50**	**4,213**

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

Financing	**Total Units**
Cash	214
Conventional	976
Contract	1
FHA	87
VA	79
Assumption	0
Lease	0
USDA	6
Other	3

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 August 7th 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

Property Type: Residential
Date Range: Between 07/01/2026 and 07/31/2026
Criteria: Property Type is 'Residential'

	Sold Listings							
Price Class	**<2 Beds**	**3 Beds**	**4+ Beds**	**Total**	**Active**	**Pending**	**Expired**	**Off Mrkt**
$49,999 & under	5	0	0	5	34	3	2	7
$50,000-$99,999	17	12	3	32	60	19	3	9
$100,000-$119,999	7	7	0	14	50	14	0	2
$120,000-$139,999	11	13	1	25	68	27	1	9
$140,000-$159,999	25	10	3	38	143	24	4	18
$160,000-$179,999	34	19	1	54	173	50	4	17
$180,000-$199,999	27	19	4	50	188	48	9	16
$200,000-$219,999	25	25	12	62	169	56	3	17
$220,000-$239,999	20	44	8	72	222	64	2	15
$240,000-$259,999	13	64	15	92	271	63	4	12
$260,000-$279,999	13	41	15	69	216	58	7	8
$280,000-$299,999	2	46	15	63	173	61	7	10
$300,000-$349,999	16	128	58	202	519	154	10	25
$350,000-$399,999	11	65	105	181	540	156	10	25
$400,000-$499,999	4	39	65	108	453	81	4	20
$500,000-$599,999	9	17	92	118	384	109	9	12
$600,000-$699,999	4	12	66	82	269	56	5	10
$700,000-$799,999	2	3	30	35	165	26	10	12
$800,000-$899,999	0	1	22	23	97	18	2	3
$900,000-$999,999	0	2	6	8	69	10	2	2
$1,000,000-$1,099,999	2	0	8	10	38	1	0	2
$1,100,000-$1,199,999	0	1	5	6	33	7	1	5
$1,200,000-$1,299,999	0	0	4	4	32	3	1	2
$1,300,000-$1,399,999	0	0	2	2	25	2	0	0
$1,400,000-$1,499,999	0	0	3	3	16	4	0	1
$1,500,000-$1,599,999	0	0	1	1	8	4	1	0
$1,600,000-$1,699,999	0	0	3	3	11	1	0	0
$1,700,000-$1,799,999	0	0	1	1	6	5	0	1
$1,800,000-$1,899,999	0	0	0	0	5	0	0	1
$1,900,000-$1,999,999	0	0	0	0	8	1	0	1
$2,000,000 & over	0	0	3	3	41	2	0	1
Total Units	247	568	551	1,366	4,486	1,127	101	263
Average Price	223,050	295,404	491,221	361,308	417,242	365,791	390,939	360,468
Volume (in 1000's)	55,093	167,790	270,663	493,546	1,871,746	412,246	39,485	94,803

Days on Market	**Units**
0-30	827
31-60	204
61-90	89
91-120	82
121-180	35
181-365	30
366+	99

Market Analysis

Status: Pending (1125)

	Beds	Baths	Sq Ft Total	Current Price	Current Price By SQFT	DOM
Min	0	0	399	$20,000	$17.75	0
Max	8	7	5,373	$2,500,000	$917.39	574
Avg	3	3	1,571	$365,579	$227.10	54
Median	3	3	1,476	$319,900	$221.29	27
Sum				$411,276,108		

Status: Sold (134)

	Beds	Baths	Sq Ft Total	Current Price	Current Price By SQFT	DOM
Min	0	0	523	$22,000	$17.81	0
Max	8	5	3,991	$2,550,000	$731.71	340
Avg	3	2	1,584	$357,387	$217.91	51
Median	3	2	1,498	$286,930	$197.79	19
Sum				$47,889,831		

Status: All (1259)

	Beds	Baths	Sq Ft Total	Current Price	Current Price By SQFT	DOM
Min	0	0	399	$20,000	$17.75	0
Max	8	7	5,373	$2,550,000	$917.39	574
Avg	3	3	1,572	$364,707	$226.13	54
Median	3	3	1,482	$315,000	$219.79	26
Sum				$459,165,939		

Criteria:
Status is one of 'Pending', 'Sold'
Property Type is 'Residential'
MLS Area is in this list (click to view)
Acceptance Date is 07/01/2026 to 07/31/2026

Market Analysis

Status: Sold (1364)

	Beds	Baths	Sq Ft Total	Current Price	Current Price By SQFT	DOM
Min	0	0	478	$14,000	$8.94	0
Max	8	7	7,210	$2,550,000	$917.66	499
Avg	3	3	1,575	$359,749	$225.42	49
Median	3	3	1,498	$320,000	$216.59	17
Sum				$490,697,064		

Criteria:
Status is 'Sold'
Property Type is 'Residential'
MLS Area is in this list (click to view)
Close Date is 07/01/2026 to 07/31/2026