



Metro Housing Market Gains Momentum in March with Rising Sales and Inventory

The Des Moines metro housing market gained momentum in March, with notable increases in inventory, sales, and pending activity signaling a strong start to the spring homebuying season, according to housing metrics provided by the Des Moines Area Association of REALTORS®.

“March numbers show the Des Moines housing market hitting its spring stride,” said Scott Steelman, president of the Des Moines Area Association of REALTORS®. “We’re seeing meaningful growth in inventory and sales, along with strong pending activity that points to continued momentum in the months ahead. Coupled with rising home prices, these trends reflect a competitive and active market for both buyers and sellers.”

Active listings continued to bloom in March to 3,892 properties listed, a 11.6% increase from the 3,487 active listings of one year prior. The measurement saw a slight increase month-over-month, jumping 1% from the 3,487 listed properties of February.

Closed sales saw a wider gain both year-over-year and month-over-month. With 1,083 closed sales in March, the metric increased 11% from last March’s 975 closed sales, and 42% when compared to last month’s 763 closed sales.

Pending sales continue to provide an optimistic view of the later spring and early summer market in the metro. The 1,514 pending sales of March represent a 12.1% increase over the 1,351 pending sales of one year ago. Month-over-month the increase was wider, jumping 30.6% from the 1,159 pending sales of February.

Median sales price jumped to \$315,000 in March, a 8.7% increase from the \$289,900 median sales price of March 2025. The metric increased 7.9% from last month's median sales price of \$292,000.

The 83 days on market in March represent a 15.3% increase from the 72 days on market one year ago, and a 10.7% increase from the 75 days on market of one month ago.

Conventional financing accounted for 759 transactions, or 70% of all sales in March. Consumers paid cash for 152 transactions, or 14% of sales, while FHA loans were used in 89 transactions, or 8.2% of sales.

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

Current Des Moines-area market* statistics:

	Contract Written	Contract Closed	Median Sale Price	Days on Market	Active Listings
March 2026	1,514	1,083	\$315,000	83	3,892
Feb 2026	1,159	763	\$292,000	75	3,855
March 2025	1,351	975	\$289,900	72	3,487

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

<u>Financing</u>	<u>Total Units</u>
Cash	152
Conventional	759
Contract	1
FHA	89
VA	66
Assumption	0
Lease	0
USDA	11
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 April 8th and change as additional information is entered into the MLS database.

Please contact the following for follow-up information:

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Market Analysis

Status: Pending (1383)

	Beds	Baths	Sq Ft Total	Current Price	Current Price By SQFT	DOM
Min	0	0	520	\$29,000	\$24.45	0
Max	6	8	8,400	\$2,650,000	\$881.17	833
Avg	3	2	1,524	\$341,646	\$220.72	67
Median	3	2	1,455	\$300,000	\$215.37	24
Sum				\$472,496,007		

Status: Sold (131)

	Beds	Baths	Sq Ft Total	Current Price	Current Price By SQFT	DOM
Min	0	0	592	\$35,000	\$26.68	0
Max	6	5	2,708	\$825,000	\$793.65	491
Avg	3	2	1,432	\$308,453	\$212.98	73
Median	3	2	1,412	\$299,999	\$203.00	34
Sum				\$40,407,314		

Status: All (1514)

	Beds	Baths	Sq Ft Total	Current Price	Current Price By SQFT	DOM
Min	0	0	520	\$29,000	\$24.45	0
Max	6	8	8,400	\$2,650,000	\$881.17	833
Avg	3	2	1,516	\$338,774	\$220.05	67
Median	3	2	1,450	\$300,000	\$213.84	25
Sum				\$512,903,321		

Criteria:

Status is one of 'Pending', 'Sold'

Property Type is 'Residential'

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

Acceptance Date is 03/01/2026 to 03/31/2026

Market Analysis

Status: Sold (1081)

	Beds	Baths	Sq Ft Total	Current Price	Current Price By SQFT	DOM
Min	0	0	0	\$13,000	\$5.63	0
Max	8	14	6,909	\$2,600,838	\$562.19	694
Avg	3	3	1,543	\$340,388	\$217.74	83
Median	3	3	1,498	\$315,000	\$214.27	61
Sum				\$367,959,151		

Criteria:

Status is 'Sold'

Property Type is 'Residential'

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

Close Date is 03/01/2026 to 03/31/2026

Real Estate Trend Indicator

Property Type: Residential
Date Range: Between 03/01/2026 and 03/31/2026
Criteria: Property Type is 'Residential'

Sold Listings

Price Class	<2 Beds	3 Beds	4+ Beds	Total	Active	Pending	Expired	Off Mrkt
\$49,999 & under	4	2	1	7	42	6	4	6
\$50,000-\$99,999	13	0	1	14	50	14	4	10
\$100,000-\$119,999	9	5	1	15	45	9	4	5
\$120,000-\$139,999	14	9	2	25	64	18	2	10
\$140,000-\$159,999	19	7	0	26	96	52	4	3
\$160,000-\$179,999	24	12	6	42	144	58	6	10
\$180,000-\$199,999	34	27	7	68	156	69	8	10
\$200,000-\$219,999	20	24	7	51	137	80	4	10
\$220,000-\$239,999	14	25	8	47	192	101	6	15
\$240,000-\$259,999	4	45	14	63	237	109	6	16
\$260,000-\$279,999	10	37	16	63	210	63	5	3
\$280,000-\$299,999	3	28	17	48	136	76	5	7
\$300,000-\$349,999	9	105	69	183	499	197	10	13
\$350,000-\$399,999	2	50	104	156	492	183	12	21
\$400,000-\$499,999	2	23	58	83	390	118	8	11
\$500,000-\$599,999	2	15	68	85	311	109	10	30
\$600,000-\$699,999	1	7	40	48	239	55	5	16
\$700,000-\$799,999	0	5	24	29	143	33	6	6
\$800,000-\$899,999	1	0	9	10	90	5	1	6
\$900,000-\$999,999	0	1	8	9	54	4	4	4
\$1,000,000-\$1,099,999	0	0	2	2	29	6	2	1
\$1,100,000-\$1,199,999	0	0	3	3	22	1	0	1
\$1,200,000-\$1,299,999	0	0	1	1	26	3	0	1
\$1,300,000-\$1,399,999	0	0	1	1	12	5	1	0
\$1,400,000-\$1,499,999	0	0	0	0	12	4	0	1
\$1,500,000-\$1,599,999	0	0	0	0	6	0	1	0
\$1,600,000-\$1,699,999	0	0	0	0	14	2	0	0
\$1,700,000-\$1,799,999	0	0	0	0	2	0	0	0
\$1,800,000-\$1,899,999	0	0	1	1	5	2	0	0
\$1,900,000-\$1,999,999	0	0	0	0	1	1	1	0
\$2,000,000 & over	0	0	3	3	36	3	3	1
Total Units	185	427	471	1,083	3,892	1,386	122	217
Average Price	189,532	294,808	443,306	341,407	408,406	341,573	433,117	365,770
Volume (in 1000's)	35,064	125,883	208,797	369,744	1,589,515	473,420	52,840	79,372

<u>Days on Market</u>	<u>Units</u>
0-30	437
31-60	101
61-90	138
91-120	128
121-180	110
181-365	46
366+	123