

FEBRUARY 2026

DES MOINES AREA HOUSING STATISTICS



3,855
+12%

Available Homes



763
+5.8%

Home Sales



\$292,000
+4.3%

Median Sales Price



75
+2.7%

Days on the Market



FINANCING

535 Homes
Conventionally

121 Homes
Cash

57 Homes
FHA Loan

**figures represent year-over-year comparison*

February Market Gains Momentum As Winter Weather Tapers Off

February's housing market showed early signs of spring activity, with inventory, sales, and pending contracts all trending upward. While seasonal patterns continue to influence days on market, growing buyer activity and steady price movement suggest the market is gradually gaining momentum as the typically busy spring housing market approaches.

"We're starting to see the early stages of the spring market take shape," said Scott Steelman, president of the Des Moines Area Association of REALTORS®. "Inventory is beginning to expand and buyer activity is picking up, which creates opportunities on both sides of the transaction. As the market continues to build momentum, working with a REALTOR® helps buyers and sellers navigate pricing, timing, and competition effectively."

Active listings continued to inch upward in February to 3,855 properties listed, a 12% increase from the 3,439 active listings of one year ago. The metric remained stable month-over-month, increasing 0.8% from the 3,826 active listings of January; a sign that the winter market has begun to thaw as we head into spring.

Closed sales mirrored active listings, showing slight increases across the board: the 763 closed sales of February came to a 5.8% increase compared to the 721 closed sales of one year ago. Month-over-month sales grew 11.5% from the 684 closed sales of January.

Pendings sales continued to paint an optimistic view of the upcoming spring months. The 1,159 pending sales of February represent a 12.9% increase from the 1,026 pending sales of both January and February 2025.

Median sales price jumped to \$292,000 in February, a 4.3% increase from the \$280,000 median sales price of February 2025. The metric dropped slightly from last month's median sales price of \$295,000.

While initial year-to-date data shows a slower sales pace, the 75 days on market in February represent typical seasonal activity. Market speed historically accelerates in March, marking the transition into the high-activity spring season. For now, days on market inched upward to 75 days from the 73 days on market last year - a 2.7% increase. Month-over-month, days on market increased from 68 days, a 10.3% increase.

Conventional financing accounted for 535 transactions, or 70% of all sales in February. Consumers paid cash for 121 transactions, or 15.9% of sales, while FHA loans were used in 57 transactions, or 7.5% of sales.

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

Current Des Moines-area market* statistics:

	Contract Written	Contract Closed	Median Sale Price	Days on Market	Active Listings
Feb 2026	1,159	763	\$292,000	75	3,855
Jan 2026	1,026	684	\$295,000	68	3,826
Feb 2025	1,026	721	\$280,000	73	3,439

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

<u>Financing</u>	<u>Total Units</u>
Cash	121
Conventional	535
Contract	2
FHA	57
VA	36
Assumption	0
Lease	0
USDA	7
Other	5

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 March 9th and change as additional information is entered into the MLS database.

Please contact the following for follow-up information:

Scott Steelman, President	515-556-2208
Tracey Carr, 1 st VP	515-669-4010
Dakotah Reed, 2 nd VP	641-777-2802
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Real Estate Trend Indicator

3/9/2026
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Property Type: Residential
Date Range: Between 02/01/2026 and 02/28/2026
Criteria: Property Type is 'Residential'

Price Class	Sold Listings				Active	Pending	Expired	Off Mrkt
	<2 Beds	3 Beds	4+ Beds	Total				
\$49,999 & under	0	2	1	3	44	4	0	4
\$50,000-\$99,999	16	3	0	19	61	18	2	3
\$100,000-\$119,999	11	4	0	15	45	16	1	1
\$120,000-\$139,999	13	6	1	20	73	19	3	4
\$140,000-\$159,999	12	3	5	20	101	24	6	9
\$160,000-\$179,999	19	18	8	45	123	55	5	11
\$180,000-\$199,999	18	21	5	44	152	58	11	7
\$200,000-\$219,999	15	19	4	38	144	46	0	8
\$220,000-\$239,999	9	32	9	50	224	56	3	9
\$240,000-\$259,999	10	29	16	55	246	58	7	8
\$260,000-\$279,999	3	26	9	38	177	54	3	5
\$280,000-\$299,999	1	24	16	41	159	61	6	7
\$300,000-\$349,999	6	54	48	108	486	158	13	14
\$350,000-\$399,999	7	34	54	95	505	148	15	11
\$400,000-\$499,999	3	15	44	62	358	106	8	13
\$500,000-\$599,999	1	10	32	43	330	59	8	8
\$600,000-\$699,999	1	7	16	24	222	44	5	5
\$700,000-\$799,999	0	1	22	23	124	20	2	5
\$800,000-\$899,999	0	0	6	6	89	15	3	3
\$900,000-\$999,999	0	0	5	5	46	3	1	2
\$1,000,000-\$1,099,999	0	0	0	0	24	5	0	3
\$1,100,000-\$1,199,999	0	0	2	2	15	3	1	1
\$1,200,000-\$1,299,999	0	0	2	2	18	3	2	1
\$1,300,000-\$1,399,999	0	1	1	2	17	2	0	1
\$1,400,000-\$1,499,999	0	0	1	1	9	3	1	1
\$1,500,000-\$1,599,999	0	0	0	0	10	0	0	0
\$1,600,000-\$1,699,999	0	0	1	1	7	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	0	0	4	0	0	0
\$1,900,000-\$1,999,999	0	0	0	0	3	0	0	0
\$2,000,000 & over	0	0	2	2	37	5	4	3
Total Units	145	309	310	764	3,855	1,045	110	147
Average Price	190,716	282,181	434,024	326,433	400,908	352,443	442,722	393,826
Volume (in 1000's)	27,654	87,194	134,547	249,395	1,545,501	368,303	48,699	57,892

<u>Days on Market</u>	<u>Units</u>
0-30	268
31-60	129
61-90	129
91-120	90
121-180	55
181-365	30
366+	63

Market Analysis

Status: Pending (1044)

	Beds	Baths	Sq Ft Total	Current Price	Current Price By SQFT	DOM
Min	0	0	572	\$25,000	\$7.69	0
Max	8	14	7,346	\$4,950,000	\$1,620.83	1,003
Avg	3	3	1,546	\$352,924	\$222.47	80
Median	3	3	1,464	\$313,950	\$215.67	40
Sum				\$368,452,979		

Status: Sold (115)

	Beds	Baths	Sq Ft Total	Current Price	Current Price By SQFT	DOM
Min	0	0	0	\$60,000	\$38.60	0
Max	5	6	4,964	\$1,750,000	\$406.54	521
Avg	3	2	1,524	\$316,938	\$203.47	77
Median	3	2	1,470	\$280,000	\$200.59	56
Sum				\$36,447,833		

Status: All (1159)

	Beds	Baths	Sq Ft Total	Current Price	Current Price By SQFT	DOM
Min	0	0	0	\$25,000	\$7.69	0
Max	8	14	7,346	\$4,950,000	\$1,620.83	1,003
Avg	3	3	1,544	\$349,354	\$220.60	80
Median	3	3	1,465	\$310,000	\$214.35	41
Sum				\$404,900,812		

Criteria:

Status is one of 'Pending', 'Sold'

Property Type is 'Residential'

MLS Area is in this list (click to view)

Acceptance Date is 02/01/2026 to 02/28/2026

Market Analysis

Status: Sold (763)

	Beds	Baths	Sq Ft Total	Current Price	Current Price By SQFT	DOM
Min	0	0	0	\$15,001	\$10.30	0
Max	7	6	7,488	\$2,306,664	\$210,000.00	678
Avg	3	2	1,537	\$327,566	\$486.04	75
Median	3	3	1,480	\$292,000	\$203.16	58
Sum				\$249,933,164		

Criteria:

Status is 'Sold'

Property Type is 'Residential'

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

Close Date is 02/01/2026 to 02/28/2026