



Growing Inventory and Steady Sales Signal Strong Summer Market in Des Moines

The Des Moines metro housing market continued to gain momentum in May, with rising inventory and steady sales signaling a healthy transition into the busy summer homebuying season, according to statistics from the Des Moines Area Association of REALTORS®.

"May's housing data reflects a market that continues to provide opportunities for both buyers and sellers," said Scott Steelman, president of the Des Moines Area Association of REALTORS®. "Inventory is expanding, giving buyers more choices, while sales activity and home prices remain strong. As we move into the summer months, these trends point to a balanced and active market across the metro."

An increase in active listings illustrated the strength of the incoming summer market with 4,130 active listings in May, a 4.7% increase from the 3,944 active listings of one year ago. Compared to April, active listings increased 5.7% from the 3,909 recorded at that time.

Closed sales remained steady in May with 1,435 transactions, a 2.3% increase from the 1,403 closed sales of one year ago. Month-over-month, closed sales jumped 16.3% from the 1,234 closed sales of April.

Pending sales continued subtle movement toward a busy summer market. The 1,481 pending sales represent a 2.3% increase over the 1,447 sales of May 2025. Monthly, pending sales slipped ever-so-slightly by 5.7% from the 1,571 pending transactions of the previous month.

Median sales price came to \$306,000, a 2% increase from the \$300,000 median sales price of one year ago. The metric saw a 3.7% increase from the \$295,000 median sales price of April.

The 66 days on market in May represent an 8.2% increase from the 61 days recorded in May 2025, and a 7% decrease in days on market from one month ago.

Conventional financing accounted for 1,005 transactions, or 70% of all sales in May. Consumers paid cash for 204 transactions, or 14% of sales, while FHA loans were used in 117 transactions or 8.2% of sales.

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

Current Des Moines-area market* statistics:

	Contract Written	Contract Closed	Median Sale Price	Days on Market	Active Listings
May 2026	1,481	1,435	\$306,000	66	4,130
April 2026	1,571	1,234	\$295,000	71	3,909
May 2025	1,447	1,403	\$300,000	61	3,944

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

<u>Financing</u>	<u>Total Units</u>
Cash	204
Conventional	1,005
Contract	4
FHA	117
VA	74
Assumption	1
Lease	0
USDA	11
Other	19

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 June 8th 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 05/01/2026 and 05/31/2026
Criteria: Property Type is 'Residential'

Sold Listings

Price Class	<2 Beds	3 Beds	4+ Beds	Total	Active	Pending	Expired	Off Mrkt
\$49,999 & under	2	3	0	5	31	7	16	5
\$50,000-\$99,999	23	9	2	34	57	20	1	4
\$100,000-\$119,999	7	3	1	11	38	15	2	5
\$120,000-\$139,999	19	6	3	28	73	26	3	6
\$140,000-\$159,999	28	6	3	37	114	39	6	6
\$160,000-\$179,999	34	17	3	54	146	54	3	11
\$180,000-\$199,999	35	28	5	68	177	52	8	10
\$200,000-\$219,999	29	31	8	68	167	84	9	8
\$220,000-\$239,999	19	62	13	94	190	79	3	14
\$240,000-\$259,999	14	84	15	113	195	95	4	16
\$260,000-\$279,999	10	43	15	68	197	71	2	15
\$280,000-\$299,999	9	55	26	90	154	64	2	12
\$300,000-\$349,999	19	120	61	200	462	216	15	23
\$350,000-\$399,999	14	74	94	182	523	161	8	16
\$400,000-\$499,999	3	37	87	127	434	112	4	20
\$500,000-\$599,999	3	16	86	105	346	104	4	12
\$600,000-\$699,999	4	8	53	65	273	50	0	13
\$700,000-\$799,999	1	2	21	24	167	37	4	8
\$800,000-\$899,999	1	2	19	22	97	21	1	11
\$900,000-\$999,999	1	2	11	14	65	10	1	1
\$1,000,000-\$1,099,999	1	1	4	6	35	6	0	1
\$1,100,000-\$1,199,999	0	1	3	4	30	2	0	2
\$1,200,000-\$1,299,999	1	0	2	3	31	5	0	1
\$1,300,000-\$1,399,999	0	0	3	3	21	1	1	0
\$1,400,000-\$1,499,999	0	0	3	3	18	4	0	1
\$1,500,000-\$1,599,999	0	0	0	0	16	1	0	0
\$1,600,000-\$1,699,999	0	0	1	1	12	3	2	1
\$1,700,000-\$1,799,999	0	0	2	2	4	1	0	0
\$1,800,000-\$1,899,999	0	0	0	0	7	1	1	0
\$1,900,000-\$1,999,999	0	0	0	0	3	0	1	0
\$2,000,000 & over	0	2	2	4	47	3	2	4

Total Units	277	612	546	1,435	4,130	1,344	103	226
Average Price	218,188	303,453	467,216	349,304	431,348	349,861	371,291	401,129
Volume (in 1000's)	60,438	185,713	255,100	501,251	1,781,468	470,213	38,243	90,655

<u>Days on Market</u>	<u>Units</u>
0-30	808
31-60	170
61-90	85
91-120	68
121-180	71
181-365	67
366+	166

Market Analysis

Status: Pending (1337)

	Beds	Baths	Sq Ft Total	Current Price	Current Price By SQFT	DOM
Min	0	0	0	\$1	\$0.00	0
Max	6	7	4,719	\$2,300,000	\$884.11	1,344
Avg	3	3	1,536	\$348,894	\$222.81	53
Median	3	3	1,462	\$310,000	\$214.50	17
Sum				\$466,471,789		

Status: Sold (144)

	Beds	Baths	Sq Ft Total	Current Price	Current Price By SQFT	DOM
Min	0	0	432	\$67,500	\$48.15	0
Max	6	6	3,627	\$1,310,000	\$623.81	555
Avg	3	2	1,513	\$340,743	\$220.94	61
Median	3	2	1,438	\$300,550	\$213.72	11
Sum				\$49,066,939		

Status: All (1481)

	Beds	Baths	Sq Ft Total	Current Price	Current Price By SQFT	DOM
Min	0	0	0	\$1	\$0.00	0
Max	6	7	4,719	\$2,300,000	\$884.11	1,344
Avg	3	2	1,534	\$348,102	\$222.63	54
Median	3	3	1,459	\$310,000	\$214.42	17
Sum				\$515,538,728		

Criteria:

Status is one of 'Pending', 'Sold'

Property Type is 'Residential'

MLS Area is in this list (click to view)

Acceptance Date is 05/01/2026 to 05/31/2026

Market Analysis

Status: Sold (1425)

	Beds	Baths	Sq Ft Total	Current Price	Current Price By SQFT	DOM
Min	0	0	325	\$26,000	\$8.09	0
Max	7	7	16,683	\$4,550,000	\$2,359.69	833
Avg	3	3	1,544	\$349,451	\$224.26	66
Median	3	3	1,470	\$306,000	\$213.53	21
Sum				\$497,967,038		

Criteria:

Status is 'Sold'

Property Type is 'Residential'

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

Close Date is 05/01/2026 to 05/31/2026