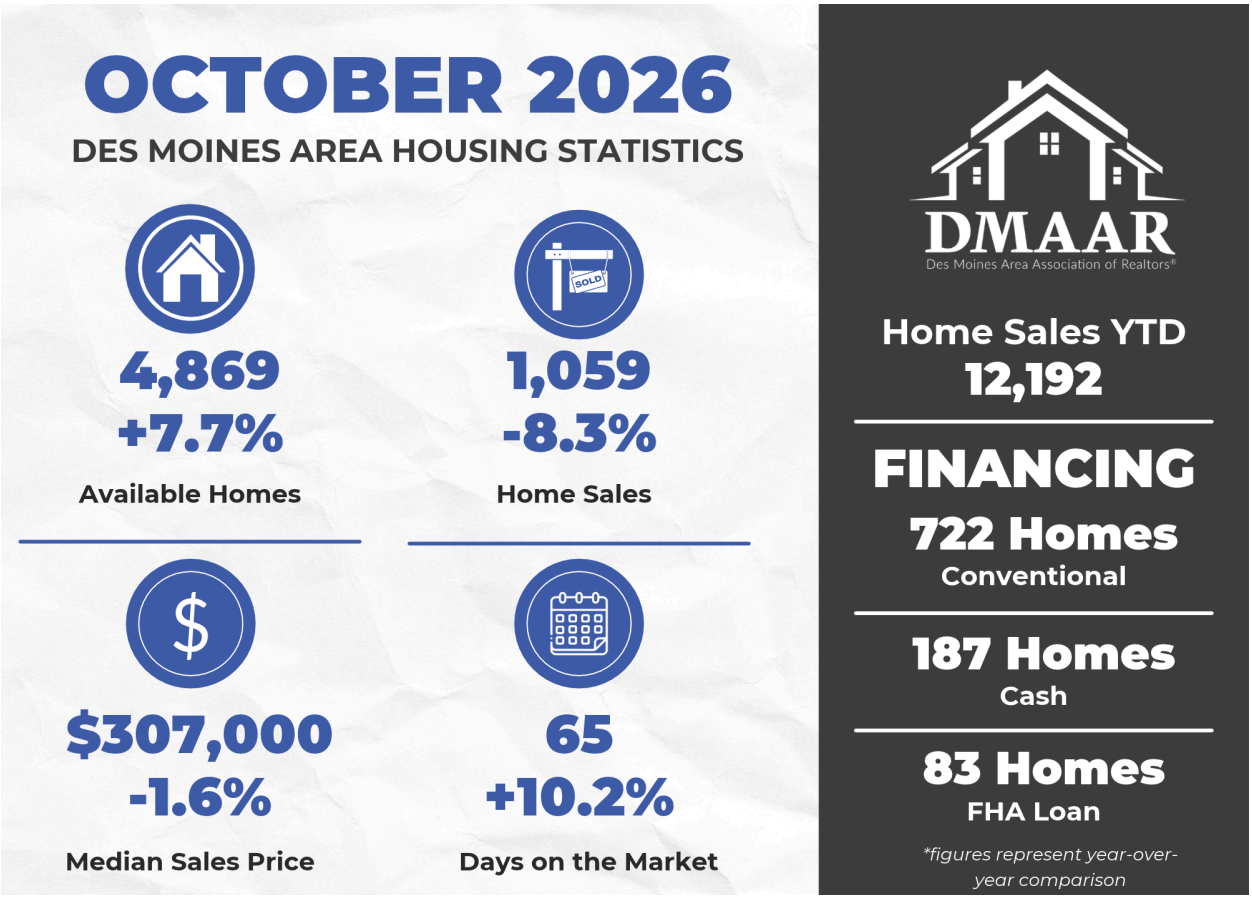


October Housing Data Shows More Choices for Des Moines Area Buyers

The Des Moines metro housing market continued to offer buyers more options in October, with active inventory remaining above last year's levels despite a seasonal slowdown in closed sales.

"October's numbers reflect the typical seasonal shift as we move toward the end of the year, but the continued growth in inventory is an encouraging sign for buyers," said Scott Steelman, DMAAR president. "More homes are available than at this time last year, creating additional opportunities for buyers to find the right fit. While sales activity has moderated, home prices remain relatively stable and the metro continues to see steady housing activity."

Active listings continued to buck traditional seasonal trends. The 4,869 active listings of October represent a 7.7% increase over the 4,519 active listings recorded one year ago. Conversely, active listings dipped 3.2% from the 5,028 properties listed one month ago.

While more opportunities await in the fall market due to increases in inventory, closed sales experienced season downshifts. The 1,059 closed sales of October were a 8.3% decrease from the 1,155 closed sales in October 2025. Monthly, closed sales fell 12.3% from the 1,207 of September. Year-to-date, the metro has recorded 12,192 closed sales through October.

Pending sales came to 937 in October, a 18.4% drop from the 1,148 pending sales recorded at the same time last year. Pending sales, however, remained stable month-over-month dropping just 0.2% from September's 939 pending sales.

Median sales price held steady in October coming to $307,000, a 1.6% decrease from the $312,000 median sales price of one year ago, and a 1% decrease from the $310,000 median sales price of September.

Days on market increased as temperatures decreased through the metro area in October. The 65 median days on market represent a 10.2% increase from the 59 median days on market of October 2025, and a 6.6% increase from the 61 days on market last month.

Conventional financing accounted for 722 transactions, or 68.2% of all sales in October. Homebuyers paid cash for 187 transactions, or 17.7% of sales, while FHA loans were used in 83 transactions, or 7.8% of sales.

Des Moines-Area Market Residential Statistics

Updated through October 2026

	Pending Sales	Closed Sales	Median Sales Price	Days on Market	Active Listings
Oct. 2026	**937**	**1,059**	**$307,000**	**65**	**4,869**
Oct. 2025	**1,148**	**1,155**	**$312,000**	**59**	**4,519**
Sept. 2026	**939**	**1,207**	**$310,000**	**61**	**5,028**

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

Financing	Total Units
Cash	187
Conventional	722
Contract	6
FHA	83
VA	49
Assumption	0
Lease	0
USDA	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 November 8th and change as additional information is entered into the MLS database.

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