

SEPTEMBER 2026

DES MOINES AREA HOUSING STATISTICS



4,311
+13.2%

Available Homes



1,087
+4.8%

Home Sales



\$317,500
+2.4%

Median Sales Price



26
+4%

Days on the Market



Home Sales YTD
10,070

FINANCING

807 Homes

Conventional

201 Homes

Cash

95 Homes

FHA Loan

*figures represent year-over-year comparison

Des Moines Housing Market Sees Rising Inventory and Sales in September

The Des Moines metro housing market continued to show year-over-year growth in September, with rising inventory, increased closed sales and higher home values giving buyers and sellers opportunities as the market transitions into fall, according to the latest housing statistics from the Des Moines Area Association of REALTORS®.

“September’s numbers reflect a market that continues to offer opportunities even as buyer activity shifts with the season,” said Scott Steelman, DMAAR president. “Inventory is up more than 13% from a year ago, closed sales have increased, and home prices continue to grow. While pending sales have slowed, buyers have more homes to consider, and the market remains active heading into the final months of the year.”

Active listings turned typical fall cooldown trends on its head in the Des Moines metro through September. With 4,311 active listings, the metric saw a 13.2% increase over the 3,808 active listings of one year ago, and a 5.2% increase over the 4,099 active listings of August.

Closed sales came to 1,087 in September, a 4.8% increase from last year’s 1,037 closed sales. Conversely, month-over-month sales decreased 4.8% from the 1,142 closed transactions of August. Year-to-date, closed sales remain a bright spot with 10,070 total units sold through the Des Moines metro area.

Pending sales previewed the typical fall slowdown: the 840 pending transactions of September represent a 16.7% decrease from the 1,009 pending transactions of September 2025, while the figure is a 19.3% decrease from August’s 1,041 pending sales.

Median sales price came to \$317,500, a 2.4% increase from the \$310,000 median sales price of September 2025, while monthly median sales price comparisons dipped 2.3% from the \$325,000 median sales price of August.

The 26 median days on market were a 4% increase from the 25 median days recorded in September 2025, and a 3.7% dip from the 27 days recorded last month.

Conventional financing accounted for 807 transactions, or 74% of all sales in August. Homebuyers paid cash for 201 transactions, or 18% of sales, while FHA loans were used in 95 transactions, or 8% of sales.



Des Moines-Area Market Residential Statistics Updated through September 2026

	Pending Sales	Closed Sales	Median Sales Price	Days on Market	Active Listings
Sept. 2026	840	1,087	\$317,000	26	4,311
Sept. 2025	1,009	1,037	\$310,000	25	3,808
Aug. 2026	1,041	1,142	\$325,000	27	4,099
YTD	10,448	10,070	\$315,000	19	13,721

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

Financing	Total Units
Cash	201
Conventional	807
Contract	4
FHA	95
VA	65
Assumption	0
Lease	0
USDA	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 September 8th and change as additional information is entered into the MLS database.

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