

# April 2026 Market Report

## Des Moines Metro Real Estate

A monthly snapshot of pricing, days on market, inventory, and neighborhood-level conditions across the Des Moines metro — compiled from Iowa REALTORS® statewide statistics, DMAAR MLS data, Redfin, Realtor.com, and public records.

### Metro at a Glance

Median Sale Price	Average Sale Price	Median Days on Market
\$300,000	—	—
Active Listings	Months of Inventory	Trailing 12-mo Sales
2,802	2.9 mo	—

### Market Type Breakdown (17 communities)

Seller's Markets	Balanced Markets	Buyer's Markets
10	7	0

### How to Read This Report

Markets are classified by months of inventory — how long it would take to sell every active listing at the current sales pace. **Under 3 months** is a seller's market, **3–6 months** is balanced, and **over 6 months** favors buyers. In the Des Moines metro, segments below \$350K continue to favor sellers, \$350K–\$800K is balanced, and \$800K+ favors buyers.

## Neighborhood Detail

Median sale price, days on market, year-over-year price movement, and current market type for the most-searched communities in the metro. Sorted by median price, highest first.

Community	Median Price	Avg DOM	YoY	Schools	Population	Market
Johnston	\$386,495	29 d	-7.5%	9/10	~25,000	Balanced
Beaverdale	\$386,000	96 d	n/a	8/10	~8,000	Seller's
Grimes	\$370,000	76 d	+10.4%	8/10	~18,000	Seller's
Polk City	\$367,995	109 d	-19.3%	9/10	~5,000	Seller's
Adel	\$363,000	133 d	+7.3%	8/10	~6,000	Seller's
Clive	\$357,500	91 d	-4.3%	9/10	~18,000	Balanced
Waukee	\$354,990	138 d	-4.1%	9/10	~25,000	Balanced
Ankeny	\$351,590	102 d	+0.4%	9/10	~75,000	Seller's
Altoona	\$350,500	91 d	+6.5%	8/10	~20,000	Seller's
Urbandale	\$349,995	107 d	+10.8%	8/10	~45,000	Seller's
Norwalk	\$341,945	124 d	+10.7%	8/10	~13,000	Balanced
Bondurant	\$334,000	124 d	-4.6%	8/10	~8,000	Balanced
Indianola	\$312,500	89 d	+17.5%	8/10	~16,000	Seller's
West Des Moines	\$306,000	85 d	+2.1%	9/10	~70,000	Balanced
Pleasant Hill	\$295,000	89 d	+10.9%	7/10	~10,000	Seller's
Carlisle	\$268,500	63 d	+13.3%	8/10	~4,200	Seller's
Des Moines	\$206,000	44 d	-1.4%	7/10	~12,000	Balanced

## Insurance Risk Factors (Central Iowa)

Drawing on a decade in property insurance, four risk factors are worth checking before you write an offer in this market:

<b>Hail Damage Claims</b>	↑ 23% in 2024 — affecting premiums metro-wide
<b>Foundation / Clay Soil</b>	Persistent in older Des Moines neighborhoods
<b>Roof Replacement</b>	Homes built 2000–2010 entering replacement cycle
<b>Basement Water Damage</b>	↑ 15% YoY claims in the Des Moines metro

## Want a Custom Analysis?

This report shows metro-wide trends. For a property-specific valuation, a neighborhood deep-dive, or a senior transition / downsizing plan, reach out directly: **(563) 513-8771** or **sarah@smartmovedsm.com**. Custom reports typically delivered within 24 hours.

*Data sources: Iowa REALTORS®, DMAAR MLS, Redfin, Realtor.com, public records. Snapshot month: April 2026. Source data last updated 2026-05-01. Neighborhood figures are estimates and may vary from final MLS reports. Forecasts are opinions based on current trends, not guarantees.*