

August 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
\$290,000	—	—
Active Listings	Months of Inventory	Trailing 12-mo Sales
2,793	2.5 mo	—

Market Type Breakdown (17 communities)

Seller's Markets	Balanced Markets	Buyer's Markets
13	4	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
Clive	\$442,000	23 d	-10.2%	9/10	~18,000	Seller's
Waukee	\$390,000	140 d	-3.0%	9/10	~25,000	Balanced
Johnston	\$384,500	37 d	+3.4%	9/10	~25,000	Balanced
Grimes	\$360,000	82 d	+8.1%	8/10	~18,000	Balanced
Polk City	\$360,000	41 d	-21.7%	9/10	~5,000	Balanced
Pleasant Hill	\$359,990	34 d	+14.3%	7/10	~10,000	Seller's
Urbandale	\$356,000	52 d	+0.5%	8/10	~45,000	Seller's
Bondurant	\$354,900	44 d	+9.5%	8/10	~8,000	Seller's
Ankeny	\$342,000	39 d	-3.7%	9/10	~75,000	Seller's
West Des Moines	\$337,000	34 d	+6.9%	9/10	~70,000	Seller's
Norwalk	\$336,000	53 d	-4.0%	8/10	~13,000	Seller's
Adel	\$335,000	54 d	-2.3%	8/10	~6,000	Seller's
Altoona	\$322,950	62 d	+4.9%	8/10	~20,000	Seller's
Beaverdale	\$320,000	72 d	n/a	8/10	~8,000	Seller's
Indianola	\$300,000	19 d	+1.7%	8/10	~16,000	Seller's
Carlisle	\$254,400	1 d	+1.8%	8/10	~4,200	Seller's
Des Moines	\$220,000	26 d	+1.7%	7/10	~12,000	Seller's

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:

Hail Damage Claims	↑ 23% in 2024 — affecting premiums metro-wide
Foundation / Clay Soil	Persistent in older Des Moines neighborhoods
Roof Replacement	Homes built 2000–2010 entering replacement cycle
Basement Water Damage	↑ 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: August 2026. Source data last updated 2026-09-01. Neighborhood figures are estimates and may vary from final MLS reports. Forecasts are opinions based on current trends, not guarantees.