

Local Market Update – January 2019

This is a research tool provided by Iowa Association of REALTORS®.



Johnson County

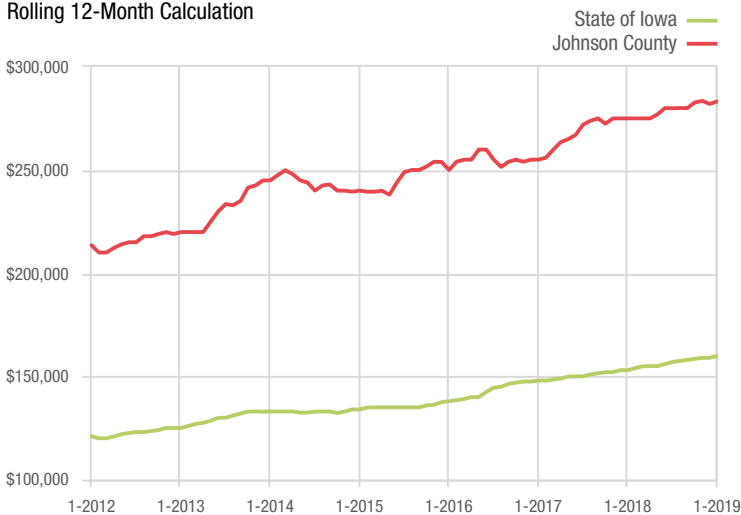
Single-Family Detached	January			Year to Date		
	2018	2019	% Change	Thru 1-2018	Thru 1-2019	% Change
Key Metrics						
New Listings	239	241	+ 0.8%	239	241	+ 0.8%
Pending Sales	84	75	- 10.7%	84	75	- 10.7%
Closed Sales	62	55	- 11.3%	62	55	- 11.3%
Days on Market Until Sale	65	80	+ 23.1%	65	80	+ 23.1%
Median Sales Price*	\$242,450	\$265,000	+ 9.3%	\$242,450	\$265,000	+ 9.3%
Average Sales Price*	\$271,303	\$286,935	+ 5.8%	\$271,303	\$286,935	+ 5.8%
Percent of List Price Received*	98.6%	97.5%	- 1.1%	98.6%	97.5%	- 1.1%
Inventory of Homes for Sale	384	430	+ 12.0%	—	—	—
Months Supply of Inventory	3.0	3.5	+ 16.7%	—	—	—

Townhouse-Condo	January			Year to Date		
	2018	2019	% Change	Thru 1-2018	Thru 1-2019	% Change
Key Metrics						
New Listings	208	212	+ 1.9%	208	212	+ 1.9%
Pending Sales	47	33	- 29.8%	47	33	- 29.8%
Closed Sales	37	25	- 32.4%	37	25	- 32.4%
Days on Market Until Sale	46	81	+ 76.1%	46	81	+ 76.1%
Median Sales Price*	\$167,500	\$205,000	+ 22.4%	\$167,500	\$205,000	+ 22.4%
Average Sales Price*	\$177,539	\$206,044	+ 16.1%	\$177,539	\$206,044	+ 16.1%
Percent of List Price Received*	99.1%	99.0%	- 0.1%	99.1%	99.0%	- 0.1%
Inventory of Homes for Sale	295	335	+ 13.6%	—	—	—
Months Supply of Inventory	3.7	4.3	+ 16.2%	—	—	—

* Does not account for seller concessions; % Change may be extreme due to small sample size.

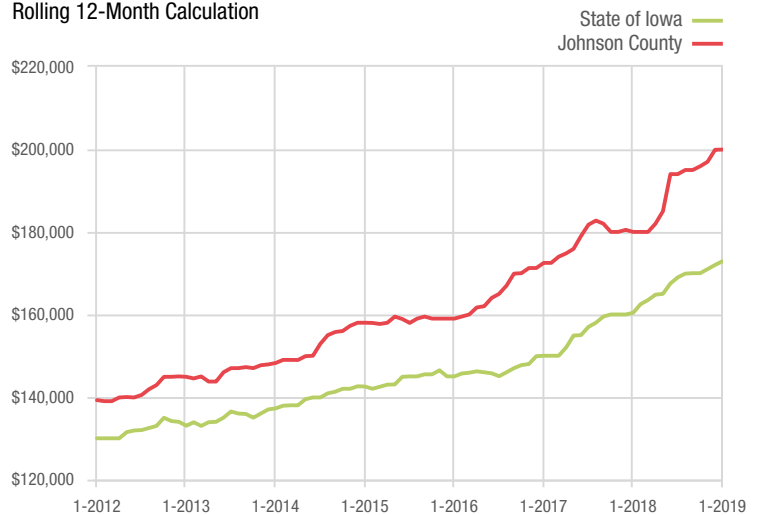
Median Sales Price - Single-Family Detached

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.