

Local Market Update – February 2019

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



Johnson County

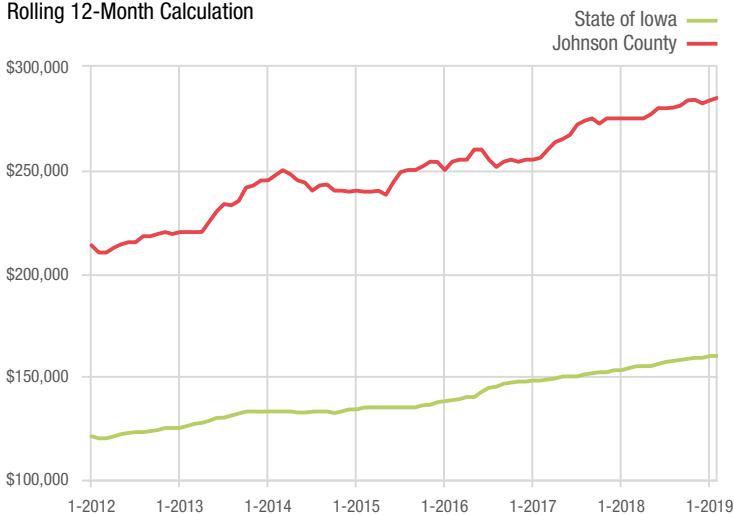
Single-Family Detached	February			Year to Date		
	2018	2019	% Change	Thru 2-2018	Thru 2-2019	% Change
New Listings	201	148	- 26.4%	440	390	- 11.4%
Pending Sales	97	77	- 20.6%	181	148	- 18.2%
Closed Sales	54	63	+ 16.7%	116	119	+ 2.6%
Days on Market Until Sale	77	86	+ 11.7%	70	83	+ 18.6%
Median Sales Price*	\$249,000	\$270,000	+ 8.4%	\$247,450	\$267,000	+ 7.9%
Average Sales Price*	\$274,225	\$305,594	+ 11.4%	\$272,663	\$296,310	+ 8.7%
Percent of List Price Received*	96.0%	97.4%	+ 1.5%	97.4%	97.5%	+ 0.1%
Inventory of Homes for Sale	454	474	+ 4.4%	—	—	—
Months Supply of Inventory	3.5	3.9	+ 11.4%	—	—	—

Townhouse-Condo	February			Year to Date		
	2018	2019	% Change	Thru 2-2018	Thru 2-2019	% Change
New Listings	140	86	- 38.6%	348	298	- 14.4%
Pending Sales	65	42	- 35.4%	112	82	- 26.8%
Closed Sales	45	39	- 13.3%	82	64	- 22.0%
Days on Market Until Sale	40	106	+ 165.0%	43	96	+ 123.3%
Median Sales Price*	\$188,750	\$178,900	- 5.2%	\$179,000	\$196,950	+ 10.0%
Average Sales Price*	\$183,153	\$184,306	+ 0.6%	\$180,620	\$192,798	+ 6.7%
Percent of List Price Received*	99.3%	98.3%	- 1.0%	99.2%	98.6%	- 0.6%
Inventory of Homes for Sale	365	364	- 0.3%	—	—	—
Months Supply of Inventory	4.6	4.7	+ 2.2%	—	—	—

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

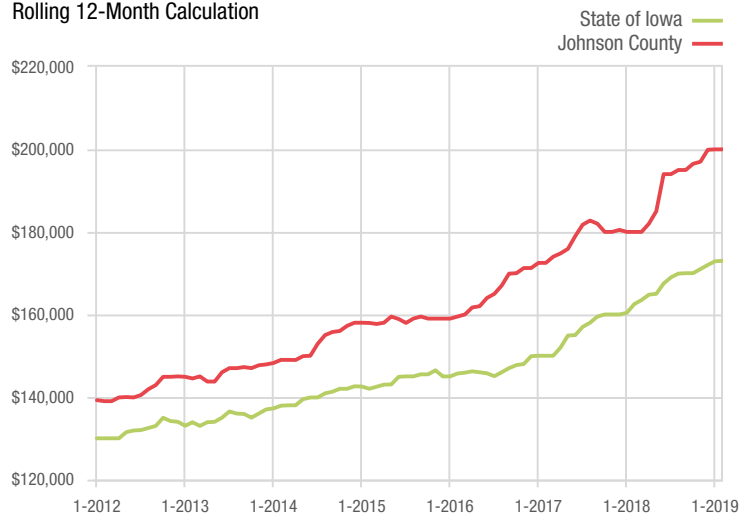
Median Sales Price - Single-Family Detached

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.