

Local Market Update – April 2020

A Research Tool Provided by Iowa Association of REALTORS®



Johnson County

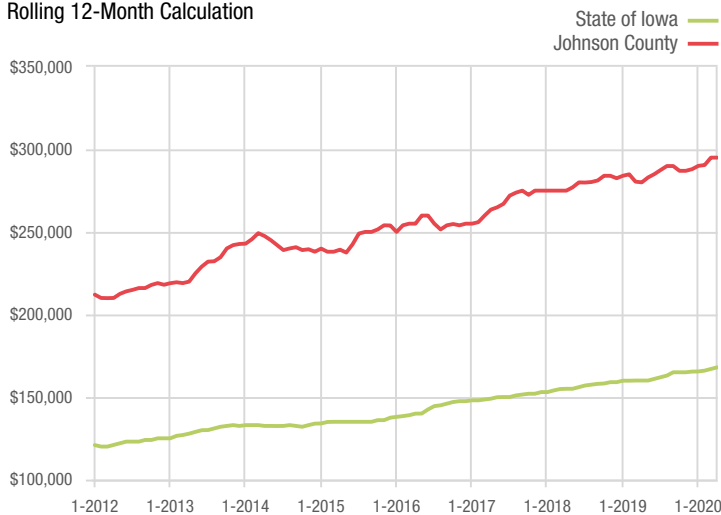
Single-Family Detached	April			Year to Date		
	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
New Listings	239	170	- 28.9%	888	862	- 2.9%
Pending Sales	175	136	- 22.3%	472	444	- 5.9%
Closed Sales	101	139	+ 37.6%	316	367	+ 16.1%
Days on Market Until Sale	65	57	- 12.3%	74	66	- 10.8%
Median Sales Price*	\$289,900	\$283,500	- 2.2%	\$269,450	\$294,900	+ 9.4%
Average Sales Price*	\$299,321	\$312,677	+ 4.5%	\$300,651	\$318,467	+ 5.9%
Percent of List Price Received*	98.7%	98.5%	- 0.2%	97.8%	98.4%	+ 0.6%
Inventory of Homes for Sale	571	572	+ 0.2%	—	—	—
Months Supply of Inventory	4.7	4.5	- 4.3%	—	—	—

Townhouse-Condo	April			Year to Date		
	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
New Listings	153	108	- 29.4%	600	681	+ 13.5%
Pending Sales	125	80	- 36.0%	314	306	- 2.5%
Closed Sales	65	78	+ 20.0%	178	207	+ 16.3%
Days on Market Until Sale	78	66	- 15.4%	83	70	- 15.7%
Median Sales Price*	\$187,500	\$203,500	+ 8.5%	\$198,950	\$195,000	- 2.0%
Average Sales Price*	\$220,282	\$212,452	- 3.6%	\$210,784	\$201,016	- 4.6%
Percent of List Price Received*	98.9%	98.4%	- 0.5%	99.0%	98.3%	- 0.7%
Inventory of Homes for Sale	398	473	+ 18.8%	—	—	—
Months Supply of Inventory	5.0	6.4	+ 28.0%	—	—	—

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

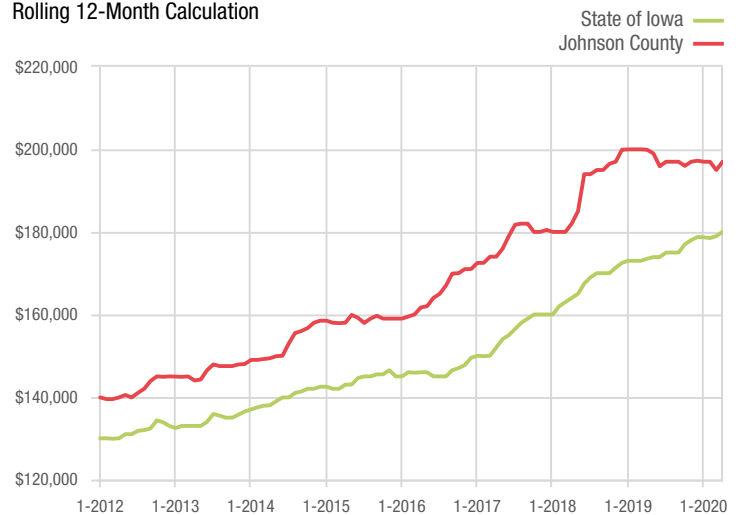
Median Sales Price - Single-Family Detached

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.