

Local Market Update – May 2021

A Research Tool Provided by Iowa Association of REALTORS®



Johnson County

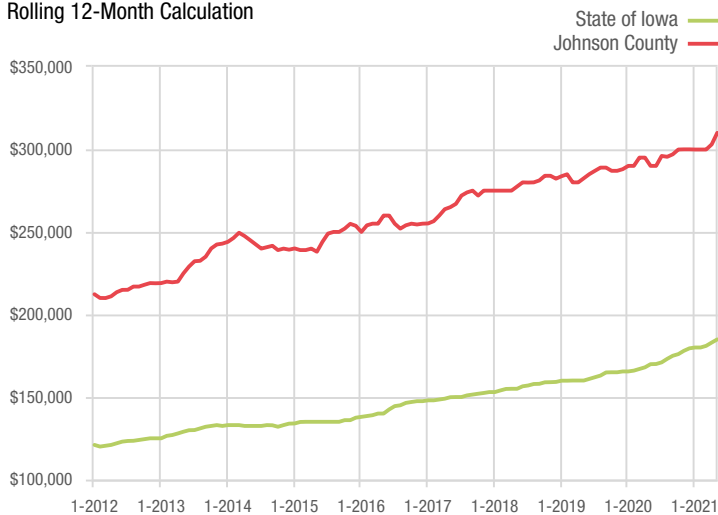
Single-Family Detached	May			Year to Date		
	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
Key Metrics						
New Listings	219	206	- 5.9%	1,086	959	- 11.7%
Pending Sales	178	163	- 8.4%	642	734	+ 14.3%
Closed Sales	159	168	+ 5.7%	529	559	+ 5.7%
Days on Market Until Sale	69	52	- 24.6%	67	56	- 16.4%
Median Sales Price*	\$275,000	\$326,047	+ 18.6%	\$284,500	\$310,000	+ 9.0%
Average Sales Price*	\$312,417	\$340,331	+ 8.9%	\$317,238	\$337,375	+ 6.3%
Percent of List Price Received*	98.5%	100.2%	+ 1.7%	98.4%	99.2%	+ 0.8%
Inventory of Homes for Sale	546	358	- 34.4%	—	—	—
Months Supply of Inventory	4.3	2.4	- 44.2%	—	—	—

Townhouse-Condo	May			Year to Date		
	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
Key Metrics						
New Listings	131	125	- 4.6%	785	837	+ 6.6%
Pending Sales	103	157	+ 52.4%	414	583	+ 40.8%
Closed Sales	99	134	+ 35.4%	305	411	+ 34.8%
Days on Market Until Sale	63	54	- 14.3%	65	65	0.0%
Median Sales Price*	\$214,900	\$222,400	+ 3.5%	\$200,000	\$214,000	+ 7.0%
Average Sales Price*	\$229,822	\$227,275	- 1.1%	\$210,656	\$218,295	+ 3.6%
Percent of List Price Received*	99.3%	100.2%	+ 0.9%	98.7%	99.6%	+ 0.9%
Inventory of Homes for Sale	442	328	- 25.8%	—	—	—
Months Supply of Inventory	6.1	3.3	- 45.9%	—	—	—

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

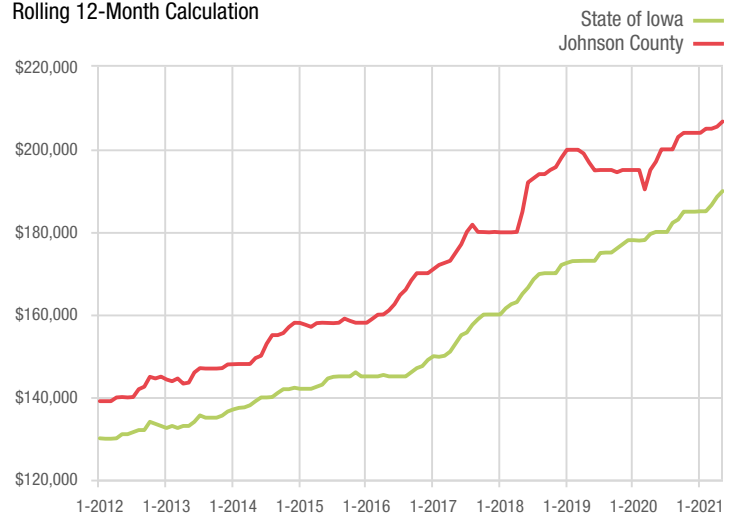
Median Sales Price - Single-Family Detached

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.