

Local Market Update – February 2022

A Research Tool Provided by Iowa Association of REALTORS®



Johnson County

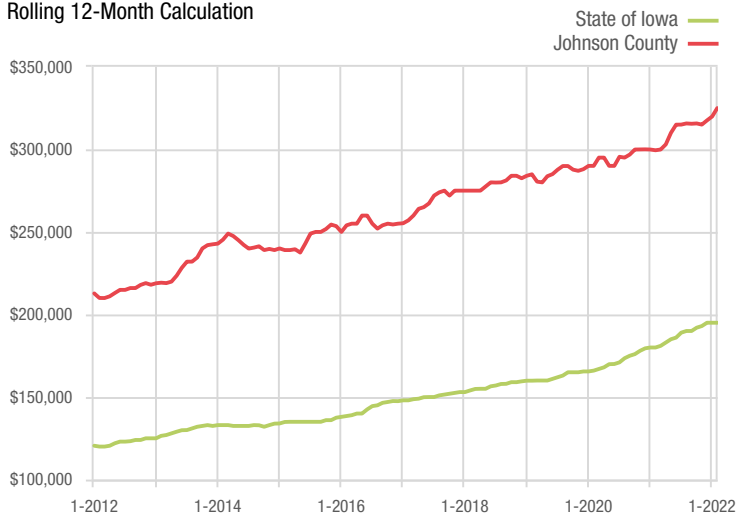
Single-Family Detached	February			Year to Date		
	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% Change
New Listings	137	129	- 5.8%	320	264	- 17.5%
Pending Sales	114	94	- 17.5%	205	188	- 8.3%
Closed Sales	72	63	- 12.5%	151	144	- 4.6%
Days on Market Until Sale	59	70	+ 18.6%	67	65	- 3.0%
Median Sales Price*	\$269,490	\$375,000	+ 39.2%	\$274,000	\$325,000	+ 18.6%
Average Sales Price*	\$293,219	\$390,557	+ 33.2%	\$315,861	\$368,875	+ 16.8%
Percent of List Price Received*	98.1%	99.2%	+ 1.1%	97.8%	99.0%	+ 1.2%
Inventory of Homes for Sale	297	237	- 20.2%	—	—	—
Months Supply of Inventory	2.1	1.6	- 23.8%	—	—	—

Townhouse-Condo	February			Year to Date		
	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% Change
New Listings	151	87	- 42.4%	366	219	- 40.2%
Pending Sales	70	76	+ 8.6%	149	155	+ 4.0%
Closed Sales	50	50	0.0%	108	107	- 0.9%
Days on Market Until Sale	92	69	- 25.0%	94	64	- 31.9%
Median Sales Price*	\$217,500	\$241,000	+ 10.8%	\$214,450	\$227,500	+ 6.1%
Average Sales Price*	\$225,736	\$243,056	+ 7.7%	\$221,123	\$239,392	+ 8.3%
Percent of List Price Received*	98.8%	99.6%	+ 0.8%	98.8%	98.9%	+ 0.1%
Inventory of Homes for Sale	354	282	- 20.3%	—	—	—
Months Supply of Inventory	3.9	2.7	- 30.8%	—	—	—

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

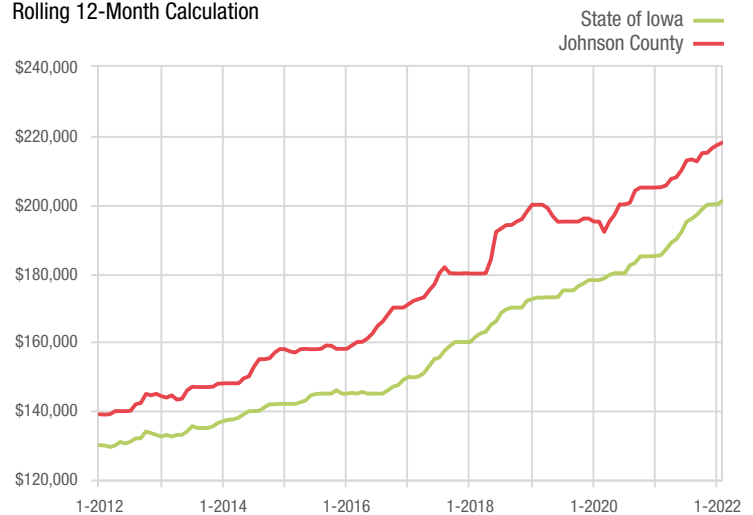
Median Sales Price - Single-Family Detached

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.