

# Local Market Update – December 2020

A Research Tool Provided by Iowa Association of REALTORS®



## Johnson County

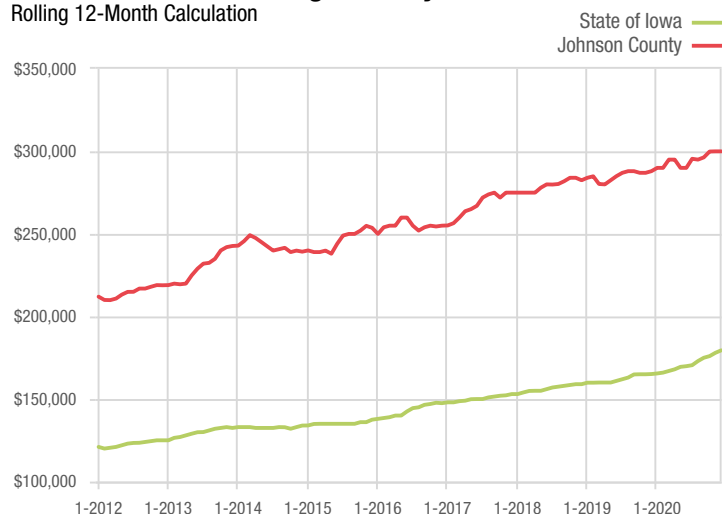
Single-Family Detached	December			Year to Date		
Key Metrics	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	55	57	+ 3.6%	2,195	2,135	- 2.7%
Pending Sales	83	114	+ 37.3%	1,529	1,672	+ 9.4%
Closed Sales	88	122	+ 38.6%	1,504	1,641	+ 9.1%
Days on Market Until Sale	77	68	- 11.7%	66	66	0.0%
Median Sales Price*	\$290,000	\$300,500	+ 3.6%	\$288,000	\$300,000	+ 4.2%
Average Sales Price*	\$307,891	\$348,893	+ 13.3%	\$311,951	\$332,470	+ 6.6%
Percent of List Price Received*	97.8%	98.2%	+ 0.4%	98.1%	98.3%	+ 0.2%
Inventory of Homes for Sale	360	247	- 31.4%	—	—	—
Months Supply of Inventory	2.8	1.8	- 35.7%	—	—	—

Townhouse-Condo	December			Year to Date		
Key Metrics	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	48	44	- 8.3%	1,245	1,426	+ 14.5%
Pending Sales	46	71	+ 54.3%	866	1,031	+ 19.1%
Closed Sales	59	85	+ 44.1%	872	1,008	+ 15.6%
Days on Market Until Sale	101	86	- 14.9%	73	72	- 1.4%
Median Sales Price*	\$200,000	\$200,000	0.0%	\$195,000	\$204,000	+ 4.6%
Average Sales Price*	\$207,515	\$200,555	- 3.4%	\$200,737	\$209,490	+ 4.4%
Percent of List Price Received*	98.6%	98.4%	- 0.2%	98.9%	98.9%	0.0%
Inventory of Homes for Sale	263	296	+ 12.5%	—	—	—
Months Supply of Inventory	3.6	3.4	- 5.6%	—	—	—

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

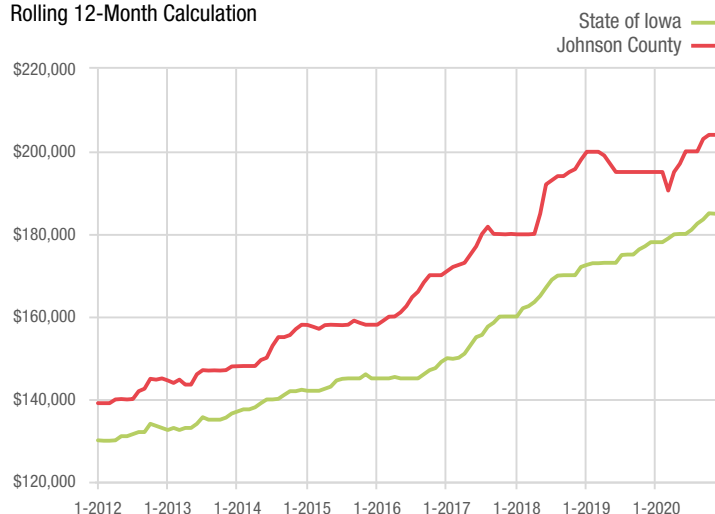
### Median Sales Price - Single-Family Detached

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.