

Local Market Update – October 2022

A Research Tool Provided by Iowa Association of REALTORS®



Johnson County

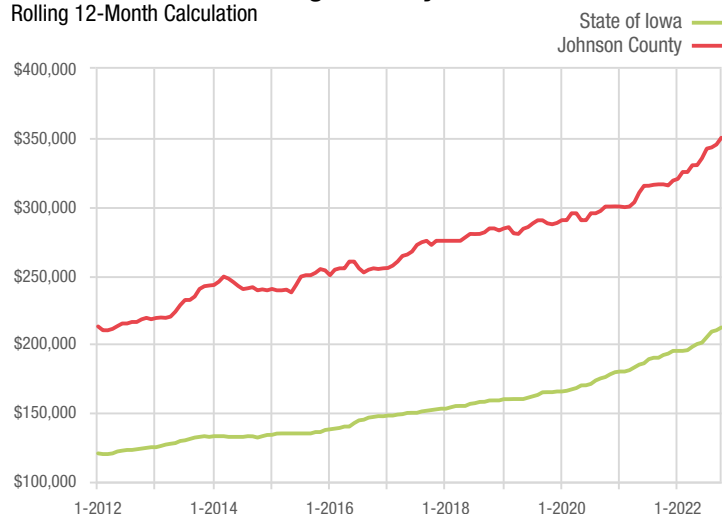
Single-Family Detached	October			Year to Date		
Key Metrics	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
New Listings	144	96	- 33.3%	1,781	1,667	- 6.4%
Pending Sales	120	75	- 37.5%	1,529	1,349	- 11.8%
Closed Sales	151	107	- 29.1%	1,487	1,353	- 9.0%
Days on Market Until Sale	48	44	- 8.3%	48	40	- 16.7%
Median Sales Price*	\$314,500	\$354,900	+ 12.8%	\$319,950	\$354,950	+ 10.9%
Average Sales Price*	\$345,795	\$379,800	+ 9.8%	\$351,265	\$386,737	+ 10.1%
Percent of List Price Received*	99.0%	98.7%	- 0.3%	99.6%	100.3%	+ 0.7%
Inventory of Homes for Sale	275	320	+ 16.4%	—	—	—
Months Supply of Inventory	1.9	2.4	+ 26.3%	—	—	—

Townhouse-Condo	October			Year to Date		
Key Metrics	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
New Listings	109	73	- 33.0%	1,381	1,146	- 17.0%
Pending Sales	76	60	- 21.1%	1,099	984	- 10.5%
Closed Sales	81	62	- 23.5%	1,079	987	- 8.5%
Days on Market Until Sale	79	52	- 34.2%	58	50	- 13.8%
Median Sales Price*	\$225,000	\$245,000	+ 8.9%	\$215,000	\$240,000	+ 11.6%
Average Sales Price*	\$242,034	\$237,777	- 1.8%	\$222,731	\$244,529	+ 9.8%
Percent of List Price Received*	99.4%	99.0%	- 0.4%	99.8%	100.2%	+ 0.4%
Inventory of Homes for Sale	262	256	- 2.3%	—	—	—
Months Supply of Inventory	2.5	2.7	+ 8.0%	—	—	—

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

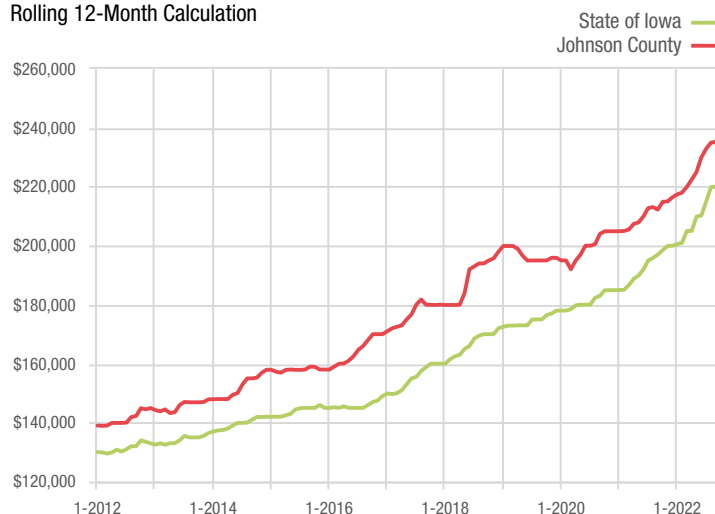
Median Sales Price - Single-Family Detached

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.