

Local Market Update – February 2023

A Research Tool Provided by Iowa Association of REALTORS®



Johnson County

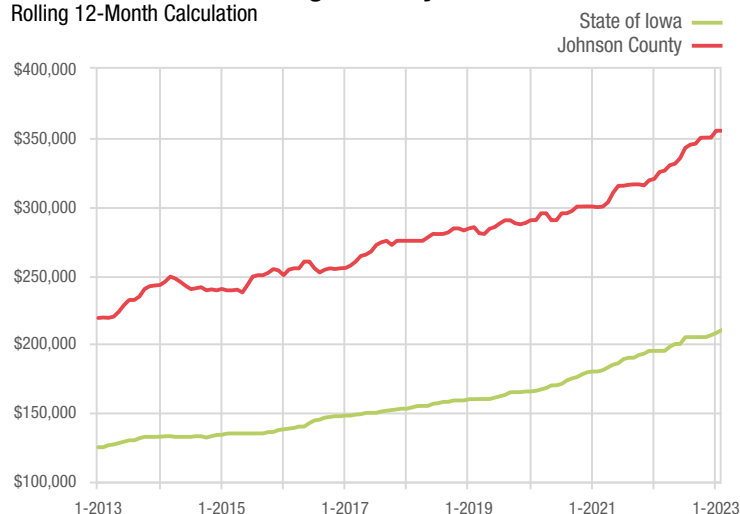
Single-Family Detached	February			Year to Date		
Key Metrics	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	129	80	- 38.0%	266	239	- 10.2%
Pending Sales	105	77	- 26.7%	202	137	- 32.2%
Closed Sales	62	54	- 12.9%	144	107	- 25.7%
Days on Market Until Sale	69	74	+ 7.2%	64	67	+ 4.7%
Median Sales Price*	\$387,500	\$363,990	- 6.1%	\$325,000	\$357,500	+ 10.0%
Average Sales Price*	\$404,470	\$376,749	- 6.9%	\$374,375	\$388,371	+ 3.7%
Percent of List Price Received*	99.2%	97.7%	- 1.5%	99.0%	97.3%	- 1.7%
Inventory of Homes for Sale	212	274	+ 29.2%	—	—	—
Months Supply of Inventory	1.5	2.3	+ 53.3%	—	—	—

Townhouse-Condo	February			Year to Date		
Key Metrics	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	82	101	+ 23.2%	217	282	+ 30.0%
Pending Sales	82	74	- 9.8%	159	109	- 31.4%
Closed Sales	52	44	- 15.4%	110	66	- 40.0%
Days on Market Until Sale	70	55	- 21.4%	64	60	- 6.3%
Median Sales Price*	\$248,250	\$239,450	- 3.5%	\$227,750	\$238,000	+ 4.5%
Average Sales Price*	\$246,838	\$247,308	+ 0.2%	\$241,297	\$258,103	+ 7.0%
Percent of List Price Received*	99.5%	98.6%	- 0.9%	98.9%	98.7%	- 0.2%
Inventory of Homes for Sale	258	258	0.0%	—	—	—
Months Supply of Inventory	2.5	3.1	+ 24.0%	—	—	—

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

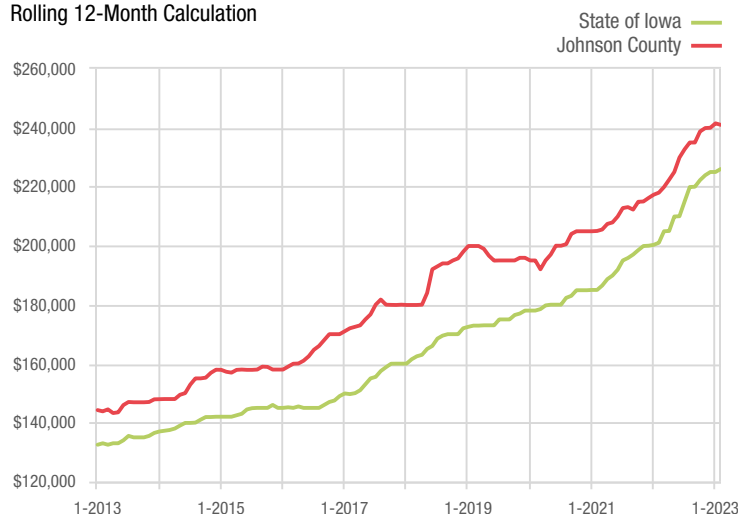
Median Sales Price - Single-Family Detached

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.