

Local Market Update – April 2023

A Research Tool Provided by Iowa Association of REALTORS®



Johnson County

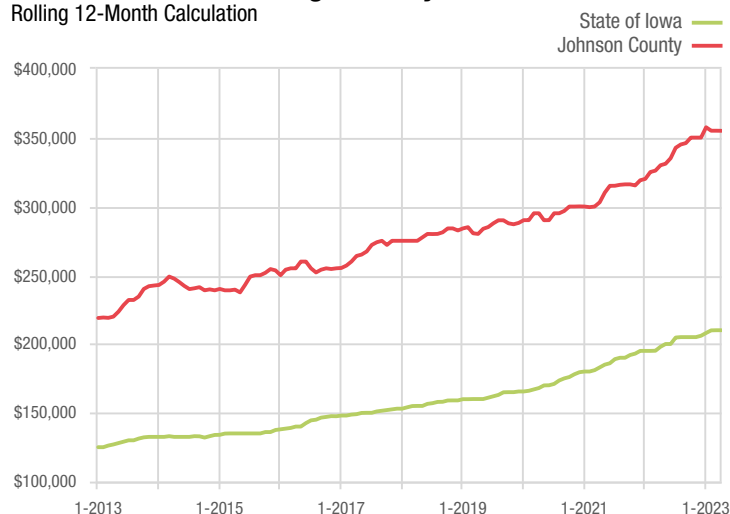
Single-Family Detached	April			Year to Date		
Key Metrics	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	212	183	- 13.7%	706	633	- 10.3%
Pending Sales	185	142	- 23.2%	563	413	- 26.6%
Closed Sales	143	115	- 19.6%	391	309	- 21.0%
Days on Market Until Sale	36	51	+ 41.7%	46	58	+ 26.1%
Median Sales Price*	\$389,950	\$365,000	- 6.4%	\$356,450	\$359,950	+ 1.0%
Average Sales Price*	\$389,326	\$393,311	+ 1.0%	\$383,015	\$393,437	+ 2.7%
Percent of List Price Received*	100.8%	99.0%	- 1.8%	100.2%	98.5%	- 1.7%
Inventory of Homes for Sale	270	327	+ 21.1%	—	—	—
Months Supply of Inventory	1.9	3.0	+ 57.9%	—	—	—

Townhouse-Condo	April			Year to Date		
Key Metrics	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	139	103	- 25.9%	574	515	- 10.3%
Pending Sales	132	100	- 24.2%	432	297	- 31.3%
Closed Sales	98	76	- 22.4%	289	198	- 31.5%
Days on Market Until Sale	42	51	+ 21.4%	55	58	+ 5.5%
Median Sales Price*	\$238,050	\$257,500	+ 8.2%	\$235,000	\$257,500	+ 9.6%
Average Sales Price*	\$245,642	\$277,438	+ 12.9%	\$240,163	\$270,029	+ 12.4%
Percent of List Price Received*	102.1%	99.3%	- 2.7%	100.2%	99.1%	- 1.1%
Inventory of Homes for Sale	299	272	- 9.0%	—	—	—
Months Supply of Inventory	2.9	3.5	+ 20.7%	—	—	—

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

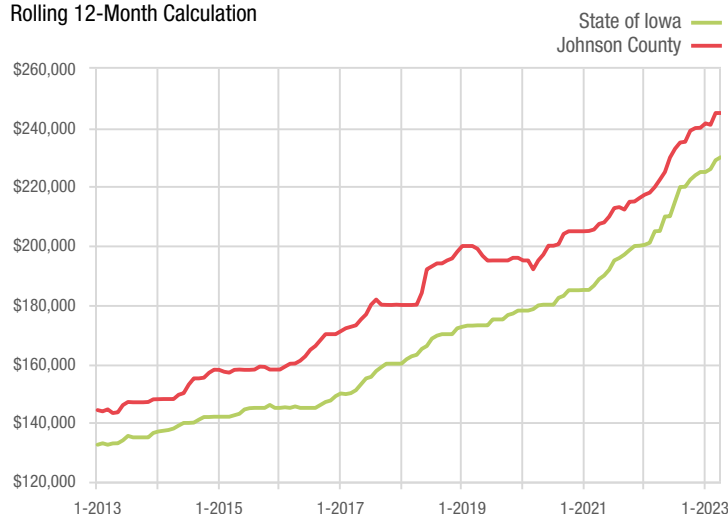
Median Sales Price - Single-Family Detached

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.