

# Local Market Update – December 2023

A Research Tool Provided by Iowa Association of REALTORS®

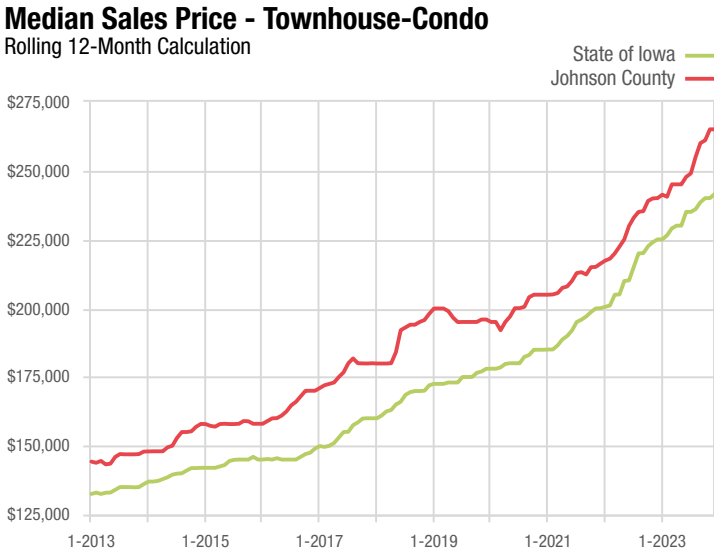
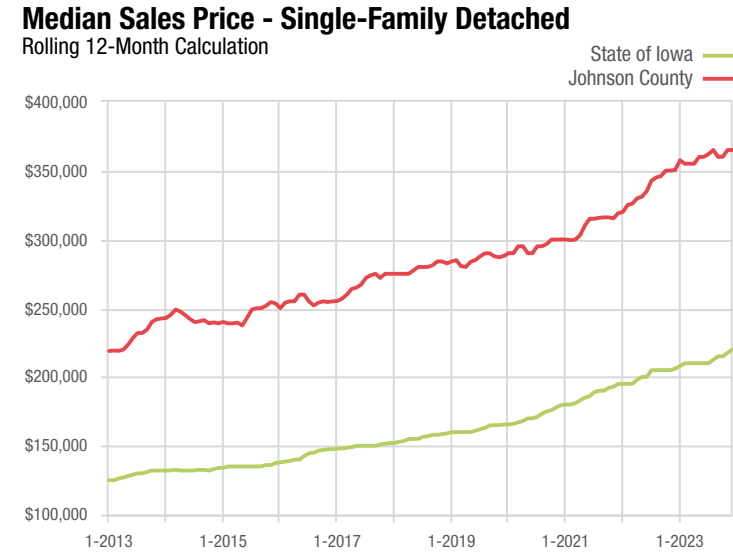


## Johnson County

Single-Family Detached	December			Year to Date		
Key Metrics	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
New Listings	57	58	+ 1.8%	1,803	1,749	- 3.0%
Pending Sales	57	66	+ 15.8%	1,473	1,290	- 12.4%
Closed Sales	54	79	+ 46.3%	1,495	1,262	- 15.6%
Days on Market Until Sale	52	55	+ 5.8%	41	48	+ 17.1%
Median Sales Price*	\$330,000	\$341,000	+ 3.3%	\$350,500	\$365,000	+ 4.1%
Average Sales Price*	\$360,021	\$394,548	+ 9.6%	\$386,145	\$402,668	+ 4.3%
Percent of List Price Received*	97.9%	97.5%	- 0.4%	100.1%	99.0%	- 1.1%
Inventory of Homes for Sale	247	275	+ 11.3%	—	—	—
Months Supply of Inventory	2.0	2.6	+ 30.0%	—	—	—

Townhouse-Condo	December			Year to Date		
Key Metrics	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
New Listings	36	44	+ 22.2%	1,235	1,189	- 3.7%
Pending Sales	25	41	+ 64.0%	1,061	903	- 14.9%
Closed Sales	38	48	+ 26.3%	1,099	890	- 19.0%
Days on Market Until Sale	83	67	- 19.3%	52	54	+ 3.8%
Median Sales Price*	\$255,657	\$254,950	- 0.3%	\$240,000	\$265,000	+ 10.4%
Average Sales Price*	\$269,483	\$263,437	- 2.2%	\$244,588	\$266,840	+ 9.1%
Percent of List Price Received*	98.7%	98.6%	- 0.1%	100.0%	99.1%	- 0.9%
Inventory of Homes for Sale	209	227	+ 8.6%	—	—	—
Months Supply of Inventory	2.4	3.0	+ 25.0%	—	—	—

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



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.