

# Local Market Update – December 2023

A Research Tool Provided by Iowa Association of REALTORS®



## Johnson County

### Single-Family Detached

Key Metrics	December			Year to Date		
	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	<b>\$341,000</b>	+ 3.3%	\$350,500	<b>\$365,000</b>	+ 4.1%
Average Sales Price*	\$360,021	<b>\$394,548</b>	+ 9.6%	\$386,145	<b>\$402,668</b>	+ 4.3%
Percent of List Price Received*	97.9%	<b>97.5%</b>	- 0.4%	100.1%	<b>99.0%</b>	- 1.1%
Inventory of Homes for Sale	247	<b>275</b>	+ 11.3%	—	—	—
Months Supply of Inventory	2.0	<b>2.6</b>	+ 30.0%	—	—	—

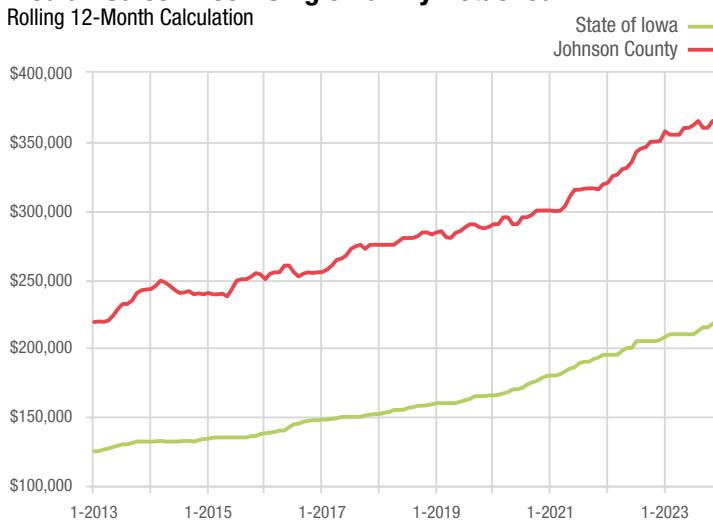
### Townhouse-Condo

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

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

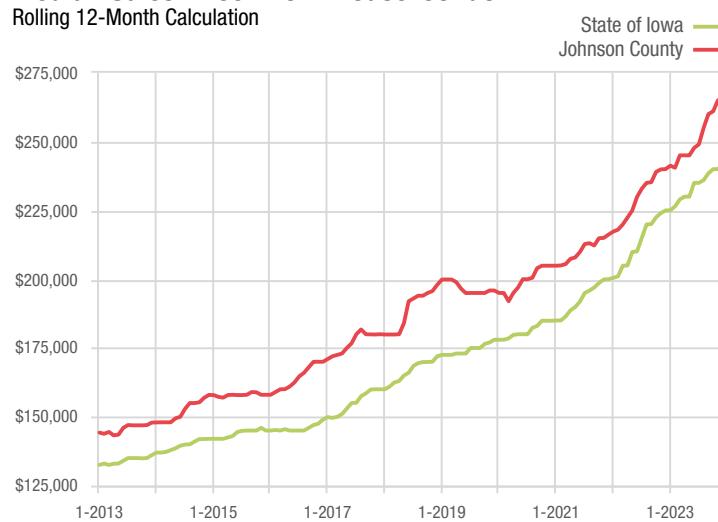
### Median Sales Price - Single-Family Detached

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.