

Local Market Update – October 2024

A Research Tool Provided by Iowa Association of REALTORS®



Johnson County

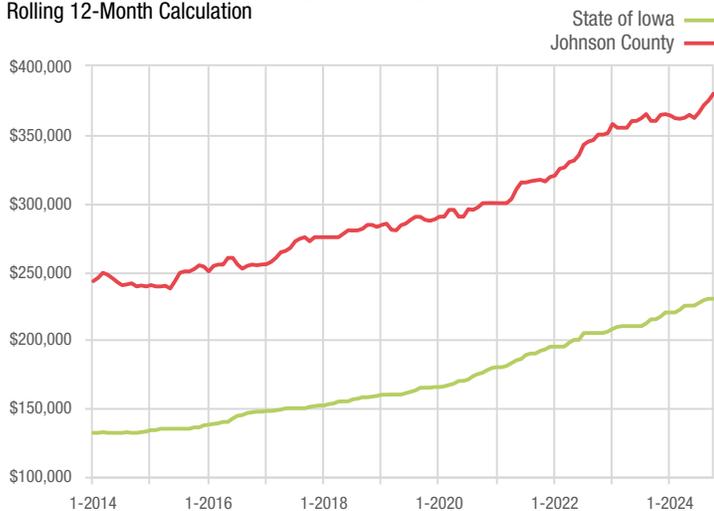
Single-Family Detached	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
New Listings	132	140	+ 6.1%	1,605	1,696	+ 5.7%
Pending Sales	84	98	+ 16.7%	1,135	1,162	+ 2.4%
Closed Sales	117	94	- 19.7%	1,111	1,131	+ 1.8%
Days on Market Until Sale	56	52	- 7.1%	47	52	+ 10.6%
Median Sales Price*	\$348,000	\$406,750	+ 16.9%	\$365,000	\$380,000	+ 4.1%
Average Sales Price*	\$386,704	\$419,305	+ 8.4%	\$400,767	\$424,633	+ 6.0%
Percent of List Price Received*	98.0%	98.1%	+ 0.1%	99.1%	98.5%	- 0.6%
Inventory of Homes for Sale	360	389	+ 8.1%	—	—	—
Months Supply of Inventory	3.4	3.5	+ 2.9%	—	—	—

Townhouse-Condo	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
New Listings	59	75	+ 27.1%	1,066	1,027	- 3.7%
Pending Sales	53	58	+ 9.4%	815	752	- 7.7%
Closed Sales	64	76	+ 18.8%	793	733	- 7.6%
Days on Market Until Sale	57	83	+ 45.6%	53	64	+ 20.8%
Median Sales Price*	\$248,500	\$281,500	+ 13.3%	\$265,000	\$260,000	- 1.9%
Average Sales Price*	\$260,559	\$315,446	+ 21.1%	\$266,234	\$278,881	+ 4.8%
Percent of List Price Received*	98.9%	98.7%	- 0.2%	99.2%	99.2%	0.0%
Inventory of Homes for Sale	217	262	+ 20.7%	—	—	—
Months Supply of Inventory	2.9	3.8	+ 31.0%	—	—	—

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

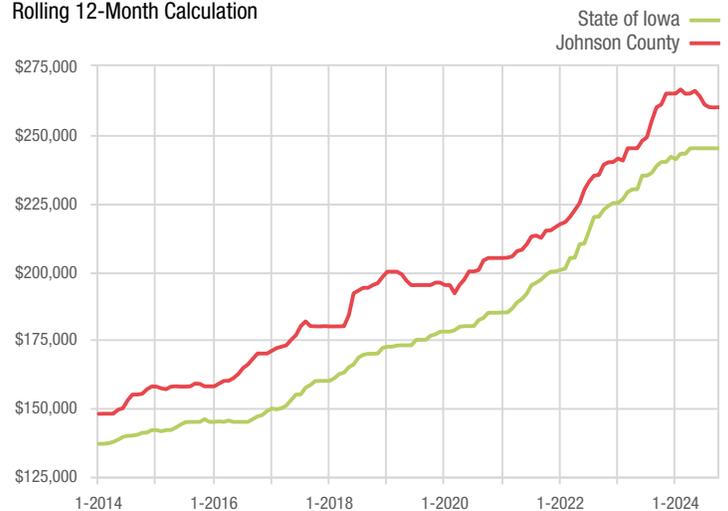
Median Sales Price - Single-Family Detached

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.