



**To:** Subscribers, Johnson County Indicators  
**From:** Doug Davidson, CERI Inc.  
**Date:** November 15, 2023  
**Subject:** Selected Data Analysis, November 2023 Edition of the Johnson County Indicators

**LABOR FORCE AND EMPLOYMENT**

<b><i>Johnson County Labor Force, September 2023</i></b> .....	<b>356,884</b>
Average Labor Force same month previous 5 years.....	342,565
Largest number same month previous 5 years .....	349,458 (2022)
Smallest number same month previous 5 years .....	336,210 (2018)
<b><i>Johnson County Residents Employed, September 2023</i></b> .....	<b>347,583</b>
Average number of Residents Employed same month previous 5 years.....	332,861
Largest number same period previous 5 years .....	341,580 (2022)
Smallest number same period previous 5 years .....	327,201 (2018)
<b><i>Unemployment rate, September 2023</i></b> .....	<b>2.6%</b>
Average unemployment rate same month previous 5 years .....	2.8%
Highest unemployment rate same month previous 5 years .....	4.3% (2020)
Lowest unemployment rate same month previous 5 years.....	2.3% (2022)

**RESIDENTIAL REAL ESTATE**

<b><i>Number of Johnson County homes sold by realtors, September 2023</i></b> .....	<b>687</b>
Average number of homes sold same month previous 5 years .....	982
Largest number same month previous 5 years .....	1,170 (2020)
Smallest number same month previous 5 years .....	832 (2018)
<b><i>Number of Johnson County homes sold by realtors, year-to-date, 2023</i></b> .....	<b>6,469</b>
Average number of homes sold same period previous 5 years .....	8,672
Largest number same period previous 5 years .....	9,116 (2021)
Smallest number same period previous 5 years .....	8,112 (2022)
<b><i>Average Price of Homes Sold, September 2023</i></b> .....	<b>\$511,963</b>
Real (inflation-adjusted) change in price of homes sold from one year ago .....	+3.7%
Average real annual change in price of homes sold same period previous 5 years.....	+6.5%

**SINGLE-FAMILY RESIDENTIAL BUILDING PERMITS**

<b><i>Number of single-family building permits issued, September 2023</i></b> .....	<b>116</b>
Average number of single-family building permits issued same month previous 5 years .....	149
Largest number same month previous 5 years .....	174 (2020)
Smallest number same month previous 5 years .....	115 (2018)
<b><i>Number of single-family building permits issued year-to-date, 2023</i></b> .....	<b>1,067</b>
Average number of single-family building permits issued same period previous 5 years .....	1,424
Largest number same period previous 5 years .....	1,747 (2021)
Smallest number same period previous 5 years .....	1,232 (2019)

**MULTI-FAMILY RESIDENTIAL BUILDING PERMITS**

<b>Number of multi-family building permits issued, September 2023</b> .....	<b>32</b>
Average number of multi-family building permits issued same month previous 5 years .....	191
Largest number same month previous 5 years .....	272 (2020)
Smallest number same month previous 5 years .....	0 (2021)
<b>Number of multi-family building permits issued year-to-date, 2023</b> .....	<b>881</b>
Average number of multi-family building permits issued same period previous 5 years .....	776
Largest number same period previous 5 years .....	1,228 (2018)
Smallest number same period previous 5 years .....	154 (2021)

**VALUE OF CONSTRUCTION**

<b>Total value of construction contracts let year-to-date through Sept. 2023</b> .....	<b>\$5,720,410,000</b>
Average real (inflation-adjusted) value of construction contracts same period previous 5 years .....	\$2,206,056,000
Largest real (inflation-adjusted) value same period previous 5 years .....	\$2,891,505,000 (2018)
Lowest real (inflation-adjusted) value same period previous 5 years .....	\$1,702,745,000 (2019)

<b>Value of Non-Residential construction contracts let year-to-date</b> .....	<b>\$4,094,292,000</b>
Average real (inflation-adjusted) value of construction contracts same period previous 5 years .....	\$869,764,000
Largest real (inflation-adjusted) value same period previous 5 years .....	\$1,315,949,000 (2018)
Lowest real (inflation-adjusted) value same period previous 5 years .....	\$680,732,000 (2019)

<b>Value of Residential construction contracts let year-to-date</b> .....	<b>\$823,691,000</b>
Average real (inflation-adjusted) value of construction contracts same period previous 5 years .....	\$1,034,487,000
Largest real (inflation-adjusted) value same period previous 5 years .....	\$1,267,396,000 (2021)
Lowest real (inflation-adjusted) value same period previous 5 years .....	\$810,130,000 (2019)

<b>Value of Non-Building construction contracts let year-to-date</b> .....	<b>\$802,427,000</b>
Average real (inflation-adjusted) value of construction contracts same period previous 5 years .....	\$301,732,000
Largest real (inflation-adjusted) value same period previous 5 years .....	\$538,189,000 (2018)
Lowest real (inflation-adjusted) value same period previous 5 years .....	\$211,883,000 (2019)

**TAXABLE RETAIL SALES**

<b>Total taxable retail sales year-to-date through August 2023</b> .....	<b>\$13,191,199,000</b>
Real (inflation-adjusted) change in retail sales YTD 2022 to YTD 2023 .....	+1.1%
Average real (inflation-adjusted) retail sales same period previous 5 years .....	\$12,066,634,000
Average real (inflation-adjusted) annual change retail sales same period previous 5 years .....	+2.7%