

Local Market Update – January 2019

This is a research tool provided by Iowa Association of REALTORS®.



Cedar County

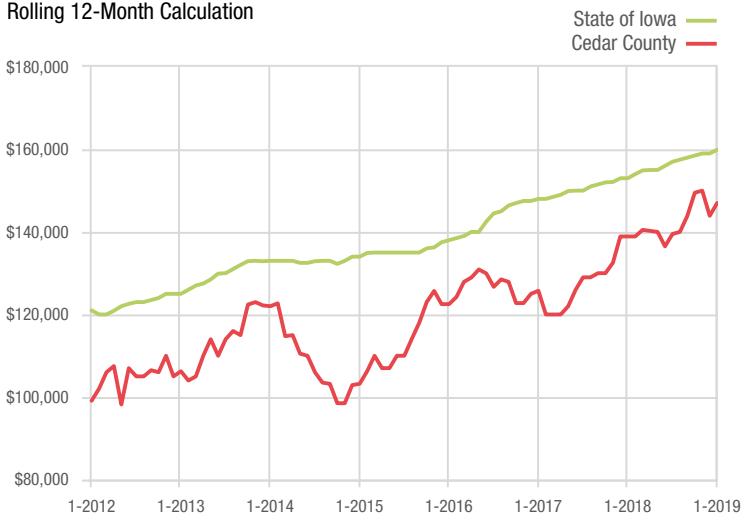
Single-Family Detached	January			Year to Date		
	2018	2019	% Change	Thru 1-2018	Thru 1-2019	% Change
New Listings	16	19	+ 18.8%	16	19	+ 18.8%
Pending Sales	13	11	- 15.4%	13	11	- 15.4%
Closed Sales	8	8	0.0%	8	8	0.0%
Days on Market Until Sale	96	120	+ 25.0%	96	120	+ 25.0%
Median Sales Price*	\$126,500	\$157,450	+ 24.5%	\$126,500	\$157,450	+ 24.5%
Average Sales Price*	\$162,203	\$171,738	+ 5.9%	\$162,203	\$171,738	+ 5.9%
Percent of List Price Received*	91.5%	93.9%	+ 2.6%	91.5%	93.9%	+ 2.6%
Inventory of Homes for Sale	61	81	+ 32.8%	—	—	—
Months Supply of Inventory	3.0	4.8	+ 60.0%	—	—	—

Townhouse-Condo	January			Year to Date		
	2018	2019	% Change	Thru 1-2018	Thru 1-2019	% Change
New Listings	5	3	- 40.0%	5	3	- 40.0%
Pending Sales	1	0	- 100.0%	1	0	- 100.0%
Closed Sales	0	1	—	0	1	—
Days on Market Until Sale	—	22	—	—	22	—
Median Sales Price*	—	\$148,500	—	—	\$148,500	—
Average Sales Price*	—	\$148,500	—	—	\$148,500	—
Percent of List Price Received*	—	95.9%	—	—	95.9%	—
Inventory of Homes for Sale	6	9	+ 50.0%	—	—	—
Months Supply of Inventory	2.3	3.3	+ 43.5%	—	—	—

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

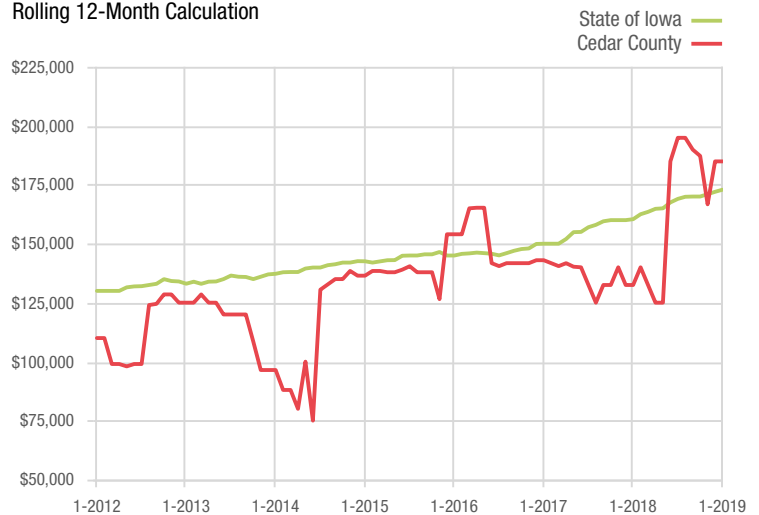
Median Sales Price - Single-Family Detached

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.