

# Local Market Update – January 2019

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



## Cedar Rapids Area Association of REALTORS®

Includes Linn County

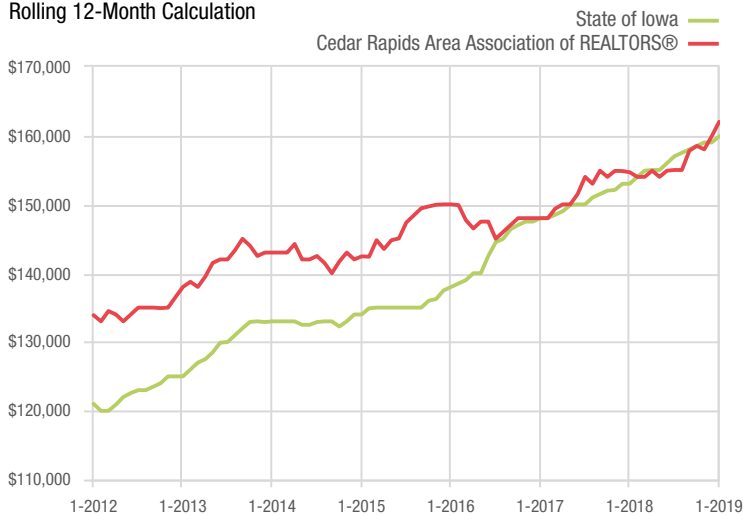
Single-Family Detached	January			Year to Date		
	2018	2019	% Change	Thru 1-2018	Thru 1-2019	% Change
<b>Key Metrics</b>						
New Listings	255	<b>268</b>	+ 5.1%	255	<b>268</b>	+ 5.1%
Pending Sales	213	<b>222</b>	+ 4.2%	213	<b>222</b>	+ 4.2%
Closed Sales	166	<b>136</b>	- 18.1%	166	<b>136</b>	- 18.1%
Days on Market Until Sale	44	<b>55</b>	+ 25.0%	44	<b>55</b>	+ 25.0%
Median Sales Price*	\$142,750	<b>\$177,000</b>	+ 24.0%	\$142,750	<b>\$177,000</b>	+ 24.0%
Average Sales Price*	\$174,258	<b>\$199,424</b>	+ 14.4%	\$174,258	<b>\$199,424</b>	+ 14.4%
Percent of List Price Received*	97.3%	<b>98.4%</b>	+ 1.1%	97.3%	<b>98.4%</b>	+ 1.1%
Inventory of Homes for Sale	532	<b>492</b>	- 7.5%	—	—	—
Months Supply of Inventory	2.1	<b>1.9</b>	- 9.5%	—	—	—

Townhouse-Condo	January			Year to Date		
	2018	2019	% Change	Thru 1-2018	Thru 1-2019	% Change
<b>Key Metrics</b>						
New Listings	35	<b>51</b>	+ 45.7%	35	<b>51</b>	+ 45.7%
Pending Sales	40	<b>37</b>	- 7.5%	40	<b>37</b>	- 7.5%
Closed Sales	25	<b>22</b>	- 12.0%	25	<b>22</b>	- 12.0%
Days on Market Until Sale	58	<b>38</b>	- 34.5%	58	<b>38</b>	- 34.5%
Median Sales Price*	\$122,000	<b>\$151,250</b>	+ 24.0%	\$122,000	<b>\$151,250</b>	+ 24.0%
Average Sales Price*	\$155,371	<b>\$146,575</b>	- 5.7%	\$155,371	<b>\$146,575</b>	- 5.7%
Percent of List Price Received*	98.9%	<b>98.6%</b>	- 0.3%	98.9%	<b>98.6%</b>	- 0.3%
Inventory of Homes for Sale	104	<b>122</b>	+ 17.3%	—	—	—
Months Supply of Inventory	1.8	<b>2.3</b>	+ 27.8%	—	—	—

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

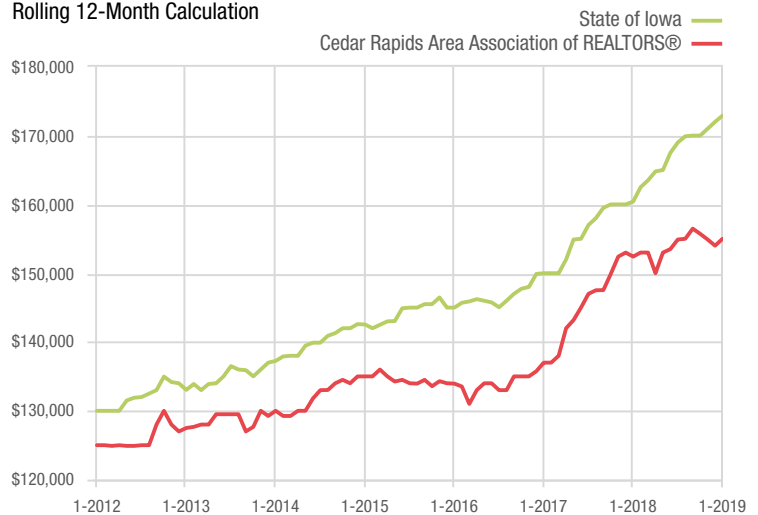
### Median Sales Price - Single-Family Detached

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.