

Local Market Update – February 2019

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



Cedar County

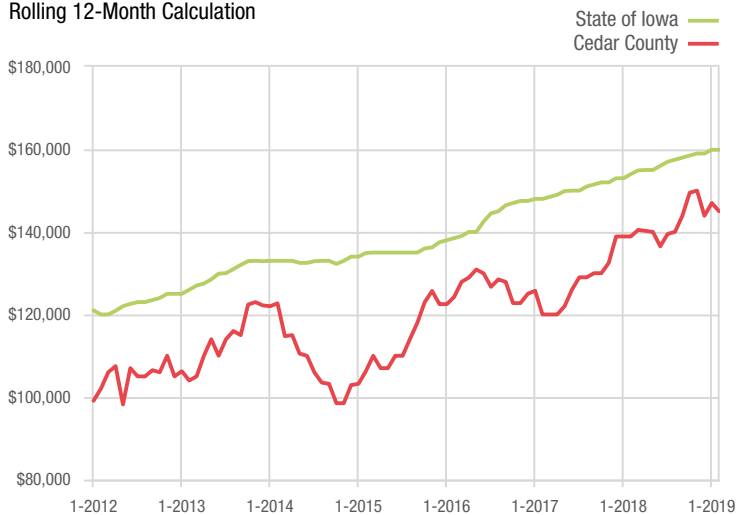
Single-Family Detached	February			Year to Date		
	2018	2019	% Change	Thru 2-2018	Thru 2-2019	% Change
New Listings	15	15	0.0%	31	34	+ 9.7%
Pending Sales	10	14	+ 40.0%	23	26	+ 13.0%
Closed Sales	9	11	+ 22.2%	17	19	+ 11.8%
Days on Market Until Sale	65	69	+ 6.2%	80	90	+ 12.5%
Median Sales Price*	\$133,900	\$117,000	- 12.6%	\$133,900	\$138,900	+ 3.7%
Average Sales Price*	\$132,811	\$136,125	+ 2.5%	\$146,643	\$151,120	+ 3.1%
Percent of List Price Received*	94.9%	94.2%	- 0.7%	93.3%	94.1%	+ 0.9%
Inventory of Homes for Sale	59	75	+ 27.1%	—	—	—
Months Supply of Inventory	3.0	4.3	+ 43.3%	—	—	—

Townhouse-Condo	February			Year to Date		
	2018	2019	% Change	Thru 2-2018	Thru 2-2019	% Change
New Listings	0	4	—	5	7	+ 40.0%
Pending Sales	2	1	- 50.0%	3	2	- 33.3%
Closed Sales	2	0	- 100.0%	2	1	- 50.0%
Days on Market Until Sale	151	—	—	151	22	- 85.4%
Median Sales Price*	\$153,450	—	—	\$153,450	\$148,500	- 3.2%
Average Sales Price*	\$153,450	—	—	\$153,450	\$148,500	- 3.2%
Percent of List Price Received*	95.8%	—	—	95.8%	95.9%	+ 0.1%
Inventory of Homes for Sale	4	11	+ 175.0%	—	—	—
Months Supply of Inventory	1.6	4.5	+ 181.3%	—	—	—

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

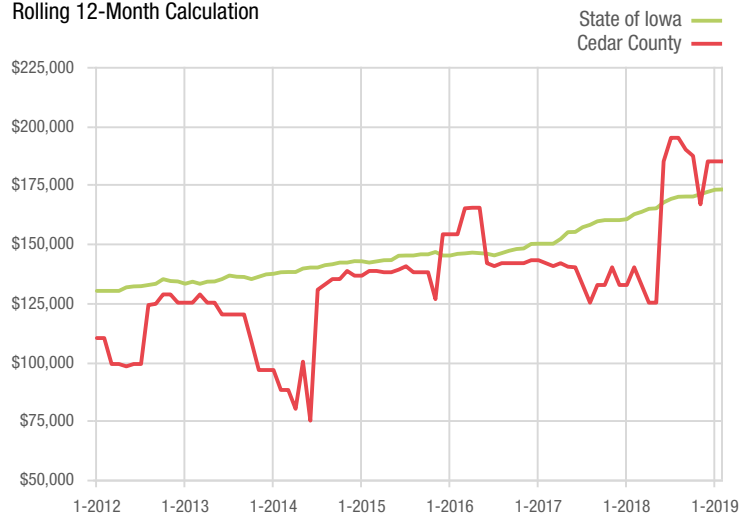
Median Sales Price - Single-Family Detached

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.