

Local Market Update – February 2019

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



Cedar Rapids Area Association of REALTORS®

Includes Linn County

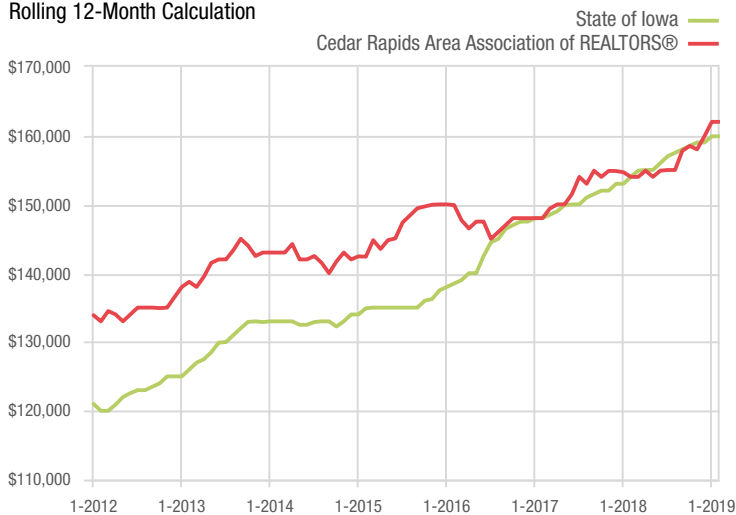
Single-Family Detached	February			Year to Date		
	2018	2019	% Change	Thru 2-2018	Thru 2-2019	% Change
New Listings	205	201	- 2.0%	460	470	+ 2.2%
Pending Sales	249	188	- 24.5%	461	413	- 10.4%
Closed Sales	174	169	- 2.9%	340	310	- 8.8%
Days on Market Until Sale	70	55	- 21.4%	58	55	- 5.2%
Median Sales Price*	\$143,000	\$148,000	+ 3.5%	\$143,000	\$158,000	+ 10.5%
Average Sales Price*	\$174,877	\$175,467	+ 0.3%	\$174,574	\$185,947	+ 6.5%
Percent of List Price Received*	97.3%	98.8%	+ 1.5%	97.3%	98.6%	+ 1.3%
Inventory of Homes for Sale	444	473	+ 6.5%	—	—	—
Months Supply of Inventory	1.7	1.9	+ 11.8%	—	—	—

Townhouse-Condo	February			Year to Date		
	2018	2019	% Change	Thru 2-2018	Thru 2-2019	% Change
New Listings	33	35	+ 6.1%	68	86	+ 26.5%
Pending Sales	40	25	- 37.5%	80	62	- 22.5%
Closed Sales	34	29	- 14.7%	59	53	- 10.2%
Days on Market Until Sale	79	57	- 27.8%	70	48	- 31.4%
Median Sales Price*	\$123,500	\$175,000	+ 41.7%	\$122,000	\$163,000	+ 33.6%
Average Sales Price*	\$137,167	\$167,119	+ 21.8%	\$144,881	\$156,257	+ 7.9%
Percent of List Price Received*	100.0%	99.3%	- 0.7%	99.5%	98.9%	- 0.6%
Inventory of Homes for Sale	96	129	+ 34.4%	—	—	—
Months Supply of Inventory	1.7	2.5	+ 47.1%	—	—	—

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

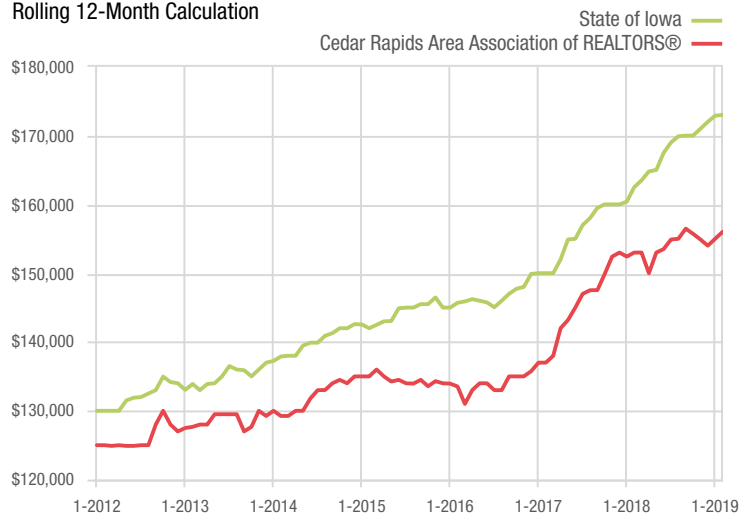
Median Sales Price - Single-Family Detached

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.