

Local Market Update – December 2019

A Research Tool Provided by Iowa Association of REALTORS®



Cedar County

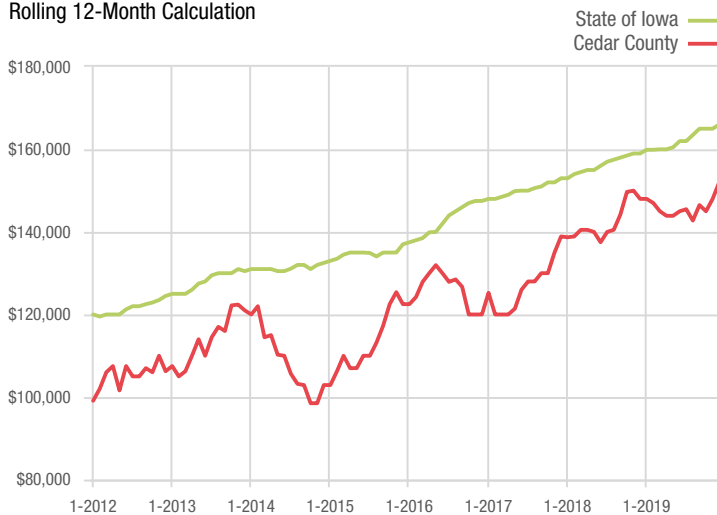
Single-Family Detached	December			Year to Date		
	2018	2019	% Change	Thru 12-2018	Thru 12-2019	% Change
New Listings	12	16	+ 33.3%	306	341	+ 11.4%
Pending Sales	13	15	+ 15.4%	207	254	+ 22.7%
Closed Sales	12	18	+ 50.0%	171	223	+ 30.4%
Days on Market Until Sale	55	78	+ 41.8%	74	66	- 10.8%
Median Sales Price*	\$134,250	\$180,500	+ 34.5%	\$148,000	\$152,000	+ 2.7%
Average Sales Price*	\$186,440	\$186,256	- 0.1%	\$166,055	\$171,409	+ 3.2%
Percent of List Price Received*	95.2%	96.2%	+ 1.1%	95.8%	95.9%	+ 0.1%
Inventory of Homes for Sale	86	71	- 17.4%	—	—	—
Months Supply of Inventory	5.0	3.4	- 32.0%	—	—	—

Townhouse-Condo	December			Year to Date		
	2018	2019	% Change	Thru 12-2018	Thru 12-2019	% Change
New Listings	1	5	+ 400.0%	42	44	+ 4.8%
Pending Sales	2	4	+ 100.0%	28	19	- 32.1%
Closed Sales	4	4	0.0%	26	18	- 30.8%
Days on Market Until Sale	101	63	- 37.6%	91	67	- 26.4%
Median Sales Price*	\$219,000	\$204,450	- 6.6%	\$184,900	\$144,750	- 21.7%
Average Sales Price*	\$211,723	\$192,225	- 9.2%	\$174,506	\$161,489	- 7.5%
Percent of List Price Received*	101.5%	99.9%	- 1.6%	99.2%	99.0%	- 0.2%
Inventory of Homes for Sale	10	18	+ 80.0%	—	—	—
Months Supply of Inventory	3.9	8.5	+ 117.9%	—	—	—

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

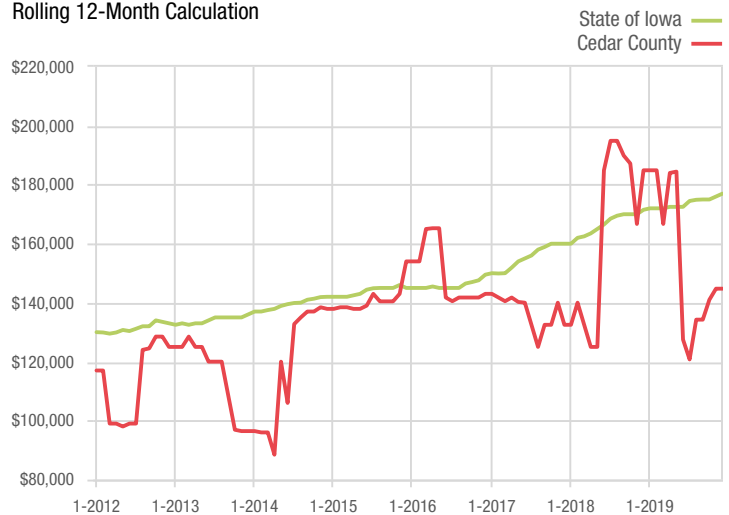
Median Sales Price - Single-Family Detached

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.