

Local Market Update – February 2020

A Research Tool Provided by Iowa Association of REALTORS®



Cedar County

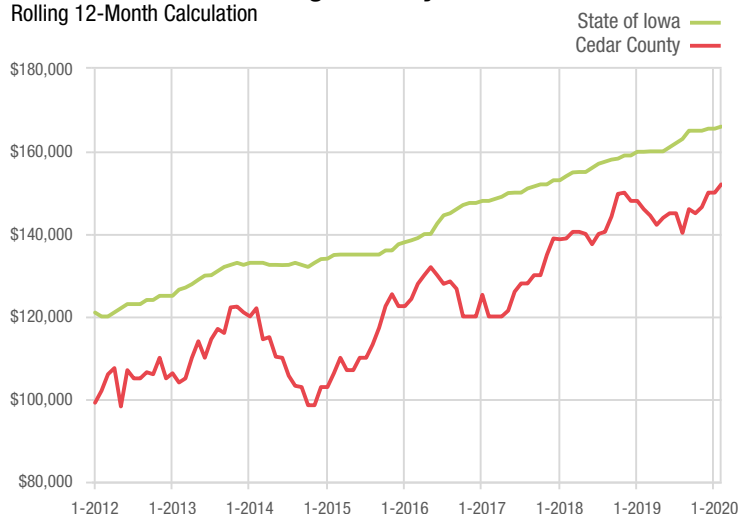
| Single-Family Detached | February | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------|--------------|------------------|----------|
| Key Metrics | 2019 | 2020 | % Change | Thru 2-2019 | Thru 2-2020 | % Change |
| New Listings | 15 | 17 | + 13.3% | 34 | 39 | + 14.7% |
| Pending Sales | 14 | 19 | + 35.7% | 27 | 39 | + 44.4% |
| Closed Sales | 10 | 10 | 0.0% | 17 | 15 | - 11.8% |
| Days on Market Until Sale | 73 | 39 | - 46.6% | 88 | 51 | - 42.0% |
| Median Sales Price* | \$116,200 | \$149,750 | + 28.9% | \$138,900 | \$150,000 | + 8.0% |
| Average Sales Price* | \$138,038 | \$183,919 | + 33.2% | \$149,193 | \$171,680 | + 15.1% |
| Percent of List Price Received* | 95.0% | 97.0% | + 2.1% | 94.6% | 93.9% | - 0.7% |
| Inventory of Homes for Sale | 75 | 60 | - 20.0% | — | — | — |
| Months Supply of Inventory | 4.3 | 2.7 | - 37.2% | — | — | — |

| Townhouse-Condo | February | | | Year to Date | | |
|---------------------------------|----------|------|----------|--------------|------------------|----------|
| Key Metrics | 2019 | 2020 | % Change | Thru 2-2019 | Thru 2-2020 | % Change |
| New Listings | 4 | 6 | + 50.0% | 7 | 15 | + 114.3% |
| Pending Sales | 1 | 1 | 0.0% | 2 | 1 | - 50.0% |
| Closed Sales | 0 | 0 | 0.0% | 1 | 1 | 0.0% |
| Days on Market Until Sale | — | — | — | 22 | 32 | + 45.5% |
| Median Sales Price* | — | — | — | \$148,500 | \$105,000 | - 29.3% |
| Average Sales Price* | — | — | — | \$148,500 | \$105,000 | - 29.3% |
| Percent of List Price Received* | — | — | — | 95.9% | 97.2% | + 1.4% |
| Inventory of Homes for Sale | 11 | 20 | + 81.8% | — | — | — |
| Months Supply of Inventory | 4.5 | 8.4 | + 86.7% | — | — | — |

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

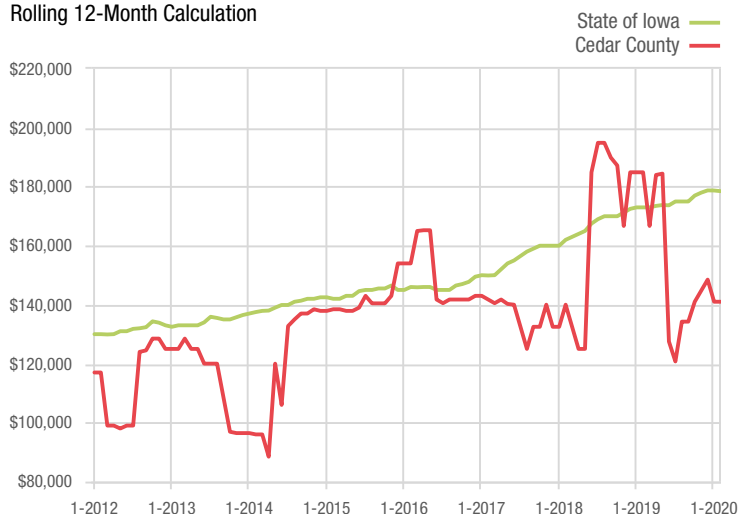
Median Sales Price - Single-Family Detached

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.