

Local Market Update – April 2020

A Research Tool Provided by Iowa Association of REALTORS®



Cedar County

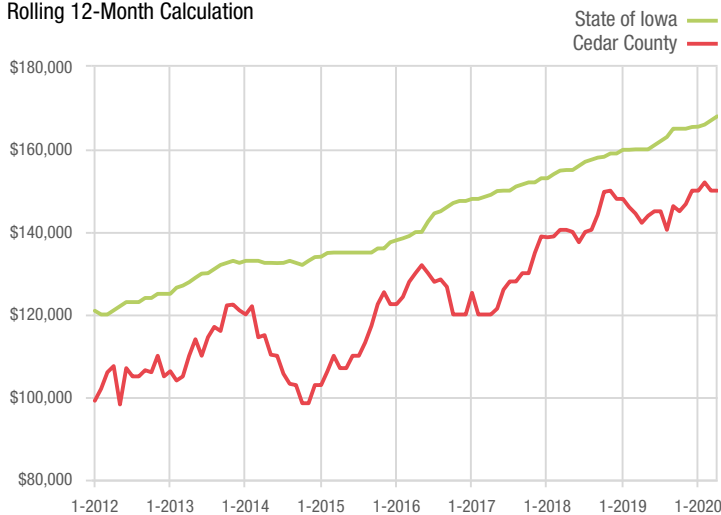
Single-Family Detached	April			Year to Date		
	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
New Listings	30	21	- 30.0%	109	94	- 13.8%
Pending Sales	24	20	- 16.7%	81	75	- 7.4%
Closed Sales	30	12	- 60.0%	57	52	- 8.8%
Days on Market Until Sale	80	78	- 2.5%	79	77	- 2.5%
Median Sales Price*	\$131,000	\$125,000	- 4.6%	\$125,000	\$122,500	- 2.0%
Average Sales Price*	\$171,793	\$118,292	- 31.1%	\$154,086	\$145,558	- 5.5%
Percent of List Price Received*	94.9%	95.3%	+ 0.4%	94.5%	94.1%	- 0.4%
Inventory of Homes for Sale	80	72	- 10.0%	—	—	—
Months Supply of Inventory	4.2	3.5	- 16.7%	—	—	—

Townhouse-Condo	April			Year to Date		
	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
New Listings	5	3	- 40.0%	15	20	+ 33.3%
Pending Sales	1	2	+ 100.0%	5	7	+ 40.0%
Closed Sales	1	1	0.0%	4	4	0.0%
Days on Market Until Sale	35	78	+ 122.9%	49	115	+ 134.7%
Median Sales Price*	\$184,000	\$253,000	+ 37.5%	\$126,750	\$243,900	+ 92.4%
Average Sales Price*	\$184,000	\$253,000	+ 37.5%	\$129,850	\$211,450	+ 62.8%
Percent of List Price Received*	92.0%	98.9%	+ 7.5%	97.0%	102.1%	+ 5.3%
Inventory of Homes for Sale	14	18	+ 28.6%	—	—	—
Months Supply of Inventory	5.8	6.9	+ 19.0%	—	—	—

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

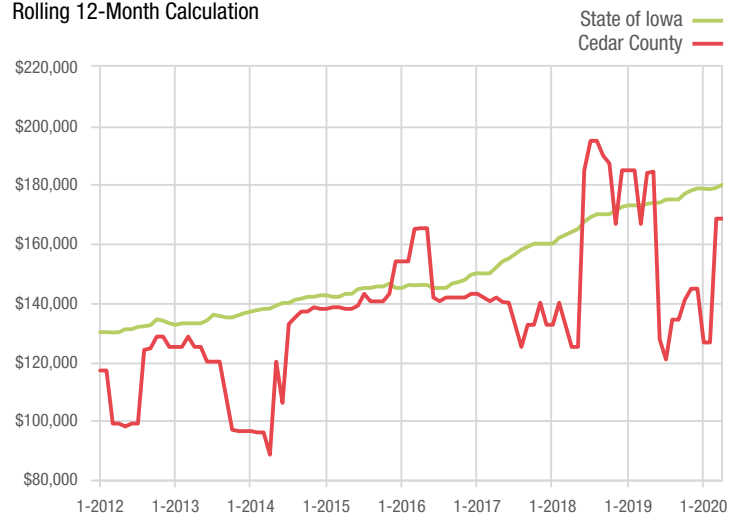
Median Sales Price - Single-Family Detached

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.