

Local Market Update – April 2020

A Research Tool Provided by Iowa Association of REALTORS®



Cedar Rapids Area Association of REALTORS®

Includes Linn County

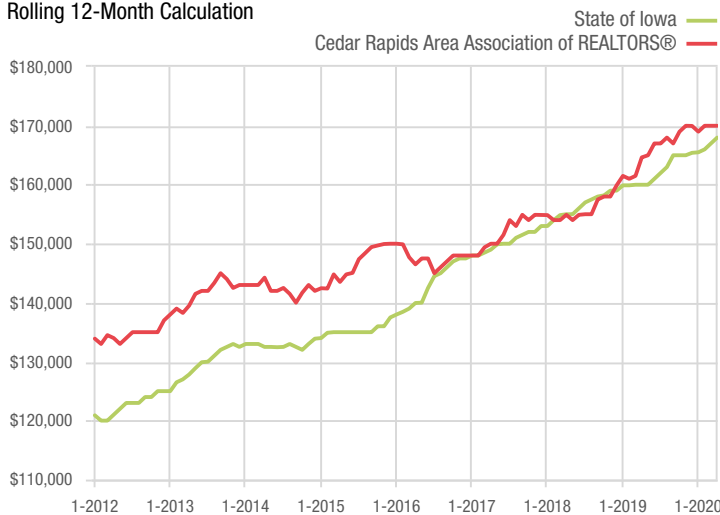
Single-Family Detached	April			Year to Date		
	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
New Listings	458	285	- 37.8%	1,232	1,159	- 5.9%
Pending Sales	359	268	- 25.3%	1,062	1,065	+ 0.3%
Closed Sales	246	276	+ 12.2%	795	860	+ 8.2%
Days on Market Until Sale	45	44	- 2.2%	51	52	+ 2.0%
Median Sales Price*	\$175,750	\$175,000	- 0.4%	\$162,000	\$167,450	+ 3.4%
Average Sales Price*	\$203,994	\$217,326	+ 6.5%	\$193,539	\$203,507	+ 5.2%
Percent of List Price Received*	98.5%	99.0%	+ 0.5%	98.4%	98.2%	- 0.2%
Inventory of Homes for Sale	502	422	- 15.9%	—	—	—
Months Supply of Inventory	2.0	1.6	- 20.0%	—	—	—

Townhouse-Condo	April			Year to Date		
	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
New Listings	86	72	- 16.3%	244	297	+ 21.7%
Pending Sales	68	47	- 30.9%	191	201	+ 5.2%
Closed Sales	50	52	+ 4.0%	136	155	+ 14.0%
Days on Market Until Sale	66	68	+ 3.0%	53	60	+ 13.2%
Median Sales Price*	\$159,250	\$154,500	- 3.0%	\$152,000	\$153,500	+ 1.0%
Average Sales Price*	\$162,295	\$171,811	+ 5.9%	\$159,383	\$162,794	+ 2.1%
Percent of List Price Received*	99.1%	101.1%	+ 2.0%	99.3%	99.7%	+ 0.4%
Inventory of Homes for Sale	144	183	+ 27.1%	—	—	—
Months Supply of Inventory	2.8	3.4	+ 21.4%	—	—	—

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

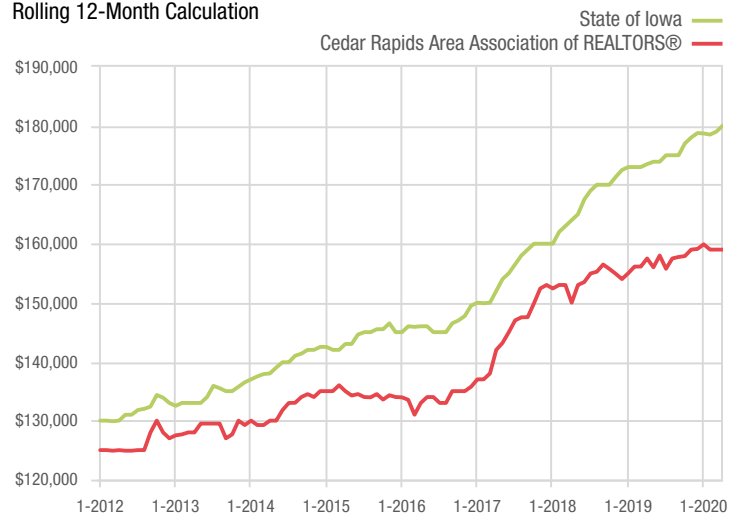
Median Sales Price - Single-Family Detached

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.