

Local Market Update – July 2020

A Research Tool Provided by Iowa Association of REALTORS®



Cedar County

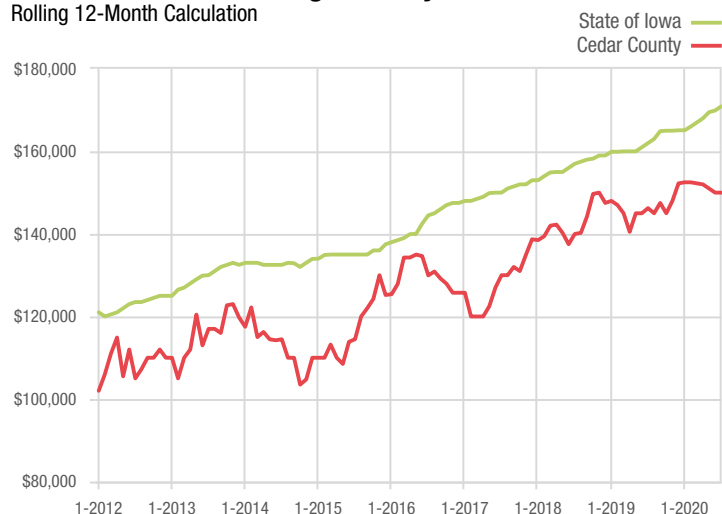
Single-Family Detached	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	36	19	- 47.2%	193	162	- 16.1%
Pending Sales	25	23	- 8.0%	142	135	- 4.9%
Closed Sales	15	22	+ 46.7%	108	108	0.0%
Days on Market Until Sale	49	75	+ 53.1%	67	76	+ 13.4%
Median Sales Price*	\$148,000	\$159,500	+ 7.8%	\$138,450	\$135,000	- 2.5%
Average Sales Price*	\$173,280	\$182,425	+ 5.3%	\$161,905	\$161,895	- 0.0%
Percent of List Price Received*	95.3%	95.9%	+ 0.6%	95.6%	95.7%	+ 0.1%
Inventory of Homes for Sale	80	59	- 26.3%	—	—	—
Months Supply of Inventory	4.5	3.2	- 28.9%	—	—	—

Townhouse-Condo	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	5	5	0.0%	23	30	+ 30.4%
Pending Sales	0	3	—	11	18	+ 63.6%
Closed Sales	0	6	—	11	17	+ 54.5%
Days on Market Until Sale	—	47	—	69	106	+ 53.6%
Median Sales Price*	—	\$144,950	—	\$111,000	\$239,900	+ 116.1%
Average Sales Price*	—	\$166,227	—	\$133,718	\$200,333	+ 49.8%
Percent of List Price Received*	—	101.2%	—	98.3%	100.9%	+ 2.6%
Inventory of Homes for Sale	15	14	- 6.7%	—	—	—
Months Supply of Inventory	6.3	5.0	- 20.6%	—	—	—

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

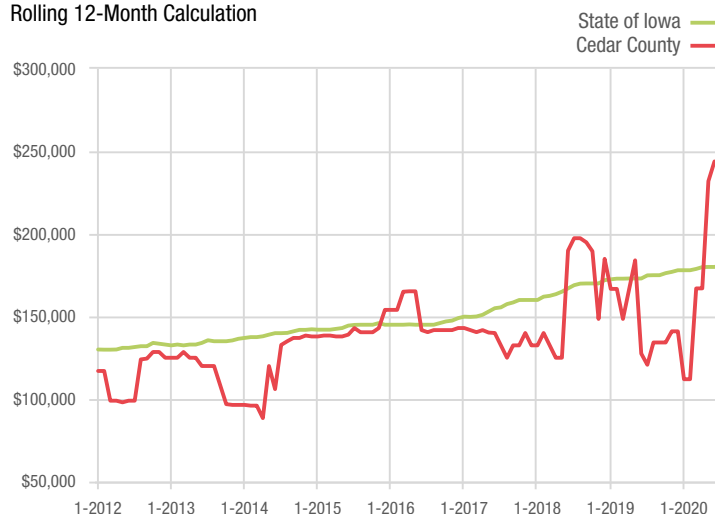
Median Sales Price - Single-Family Detached

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.