

# Local Market Update – October 2020

A Research Tool Provided by Iowa Association of REALTORS®



## Cedar County

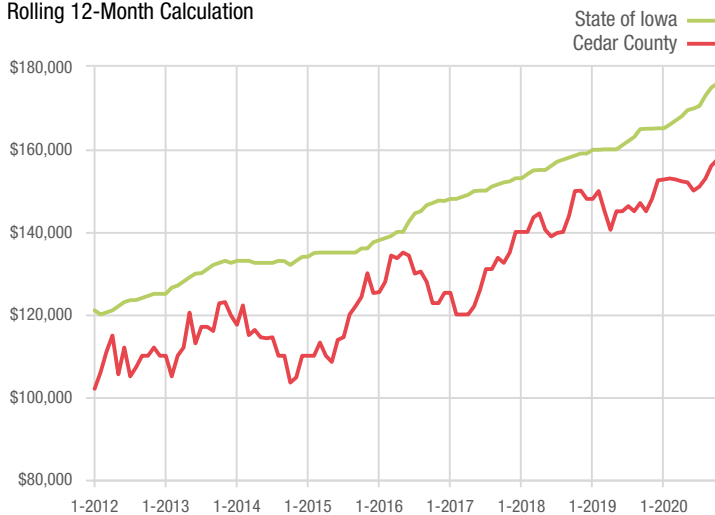
| Single-Family Detached          | October   |           |          | Year to Date |              |          |
|---------------------------------|-----------|-----------|----------|--------------|--------------|----------|
|                                 | 2019      | 2020      | % Change | Thru 10-2019 | Thru 10-2020 | % Change |
| New Listings                    | 33        | 20        | - 39.4%  | 271          | 231          | - 14.8%  |
| Pending Sales                   | 14        | 19        | + 35.7%  | 201          | 200          | - 0.5%   |
| Closed Sales                    | 15        | 23        | + 53.3%  | 169          | 165          | - 2.4%   |
| Days on Market Until Sale       | 36        | 55        | + 52.8%  | 59           | 74           | + 25.4%  |
| Median Sales Price*             | \$140,000 | \$166,500 | + 18.9%  | \$146,000    | \$150,000    | + 2.7%   |
| Average Sales Price*            | \$155,993 | \$205,778 | + 31.9%  | \$168,716    | \$179,224    | + 6.2%   |
| Percent of List Price Received* | 95.0%     | 97.0%     | + 2.1%   | 95.6%        | 96.0%        | + 0.4%   |
| Inventory of Homes for Sale     | 76        | 44        | - 42.1%  | —            | —            | —        |
| Months Supply of Inventory      | 4.1       | 2.3       | - 43.9%  | —            | —            | —        |

| Townhouse-Condo                 | October |           |          | Year to Date |              |          |
|---------------------------------|---------|-----------|----------|--------------|--------------|----------|
|                                 | 2019    | 2020      | % Change | Thru 10-2019 | Thru 10-2020 | % Change |
| New Listings                    | 4       | 1         | - 75.0%  | 34           | 31           | - 8.8%   |
| Pending Sales                   | 1       | 2         | + 100.0% | 14           | 24           | + 71.4%  |
| Closed Sales                    | 0       | 4         | —        | 13           | 25           | + 92.3%  |
| Days on Market Until Sale       | —       | 177       | —        | 71           | 108          | + 52.1%  |
| Median Sales Price*             | —       | \$239,900 | —        | \$112,000    | \$219,900    | + 96.3%  |
| Average Sales Price*            | —       | \$214,675 | —        | \$151,377    | \$196,826    | + 30.0%  |
| Percent of List Price Received* | —       | 99.8%     | —        | 98.6%        | 99.3%        | + 0.7%   |
| Inventory of Homes for Sale     | 17      | 4         | - 76.5%  | —            | —            | —        |
| Months Supply of Inventory      | 8.5     | 1.4       | - 83.5%  | —            | —            | —        |

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

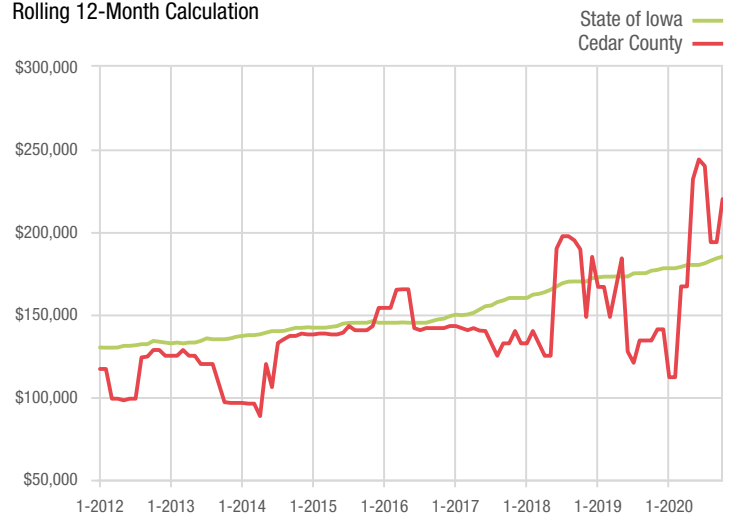
### Median Sales Price - Single-Family Detached

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.