

Local Market Update – February 2021

A Research Tool Provided by Iowa Association of REALTORS®



Cedar County

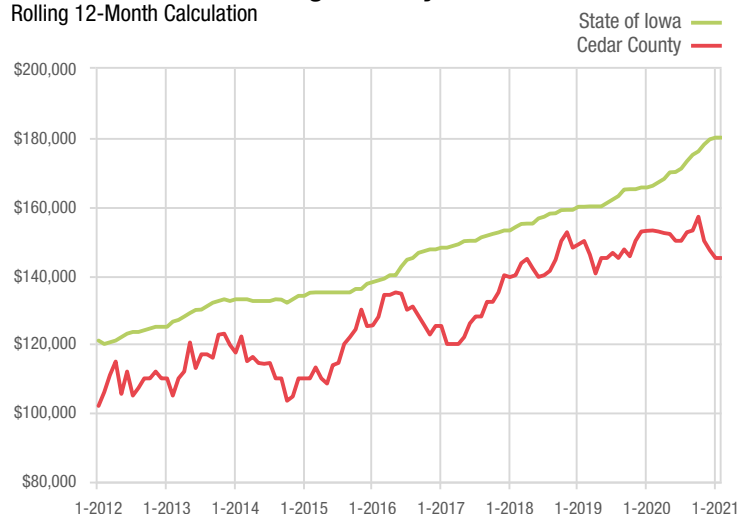
Single-Family Detached	February			Year to Date		
Key Metrics	2020	2021	% Change	Thru 2-2020	Thru 2-2021	% Change
New Listings	17	12	- 29.4%	35	21	- 40.0%
Pending Sales	17	11	- 35.3%	32	23	- 28.1%
Closed Sales	10	12	+ 20.0%	14	23	+ 64.3%
Days on Market Until Sale	83	46	- 44.6%	80	56	- 30.0%
Median Sales Price*	\$149,750	\$138,250	- 7.7%	\$153,500	\$127,950	- 16.6%
Average Sales Price*	\$177,819	\$137,988	- 22.4%	\$174,442	\$147,080	- 15.7%
Percent of List Price Received*	96.3%	99.3%	+ 3.1%	93.9%	97.9%	+ 4.3%
Inventory of Homes for Sale	55	26	- 52.7%	—	—	—
Months Supply of Inventory	2.8	1.4	- 50.0%	—	—	—

Townhouse-Condo	February			Year to Date		
Key Metrics	2020	2021	% Change	Thru 2-2020	Thru 2-2021	% Change
New Listings	6	8	+ 33.3%	14	15	+ 7.1%
Pending Sales	2	4	+ 100.0%	2	8	+ 300.0%
Closed Sales	0	1	—	1	2	+ 100.0%
Days on Market Until Sale	—	259	—	32	243	+ 659.4%
Median Sales Price*	—	\$185,000	—	\$105,000	\$185,000	+ 76.2%
Average Sales Price*	—	\$185,000	—	\$105,000	\$185,000	+ 76.2%
Percent of List Price Received*	—	100.0%	—	97.2%	100.0%	+ 2.9%
Inventory of Homes for Sale	19	13	- 31.6%	—	—	—
Months Supply of Inventory	8.4	4.5	- 46.4%	—	—	—

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

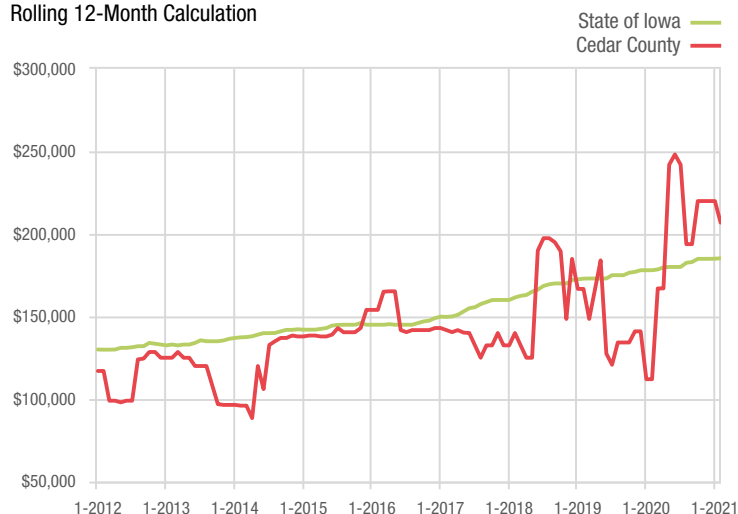
Median Sales Price - Single-Family Detached

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.