

Local Market Update – May 2021

A Research Tool Provided by Iowa Association of REALTORS®



Cedar County

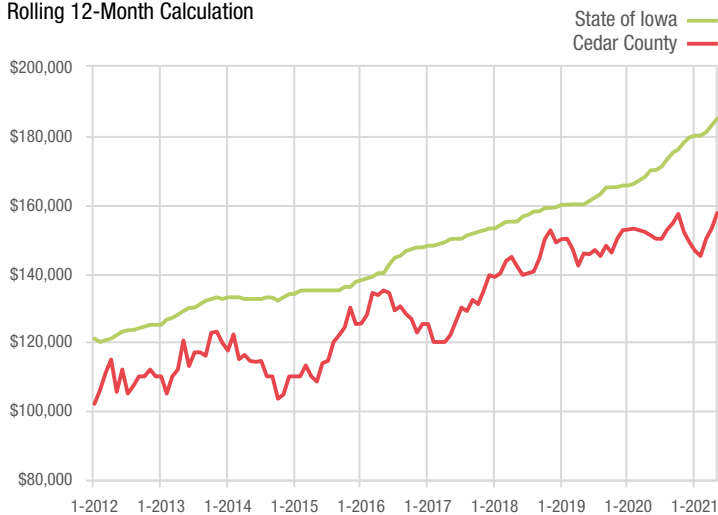
Single-Family Detached	May			Year to Date		
	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
Key Metrics						
New Listings	26	21	- 19.2%	114	89	- 21.9%
Pending Sales	24	20	- 16.7%	87	83	- 4.6%
Closed Sales	18	11	- 38.9%	64	60	- 6.3%
Days on Market Until Sale	86	32	- 62.8%	82	53	- 35.4%
Median Sales Price*	\$126,750	\$188,000	+ 48.3%	\$125,000	\$151,500	+ 21.2%
Average Sales Price*	\$166,147	\$174,764	+ 5.2%	\$152,393	\$173,892	+ 14.1%
Percent of List Price Received*	97.7%	97.5%	- 0.2%	95.3%	98.3%	+ 3.1%
Inventory of Homes for Sale	65	29	- 55.4%	—	—	—
Months Supply of Inventory	3.5	1.5	- 57.1%	—	—	—

Townhouse-Condo	May			Year to Date		
	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
Key Metrics						
New Listings	9	5	- 44.4%	25	26	+ 4.0%
Pending Sales	5	4	- 20.0%	12	14	+ 16.7%
Closed Sales	5	4	- 20.0%	9	9	0.0%
Days on Market Until Sale	172	95	- 44.8%	146	102	- 30.1%
Median Sales Price*	\$252,400	\$234,950	- 6.9%	\$252,400	\$205,000	- 18.8%
Average Sales Price*	\$235,420	\$205,700	- 12.6%	\$224,767	\$203,956	- 9.3%
Percent of List Price Received*	101.0%	98.9%	- 2.1%	101.5%	99.3%	- 2.2%
Inventory of Homes for Sale	15	15	0.0%	—	—	—
Months Supply of Inventory	6.0	5.4	- 10.0%	—	—	—

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

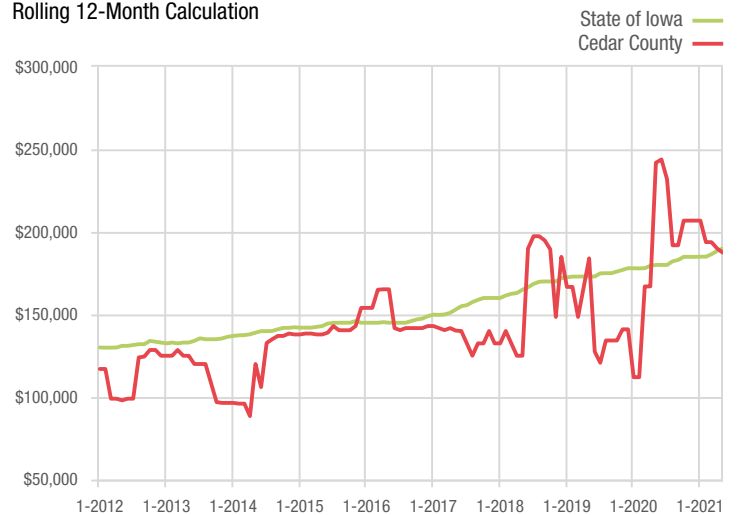
Median Sales Price - Single-Family Detached

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.