

Local Market Update – September 2021

A Research Tool Provided by Iowa Association of REALTORS®



Cedar County

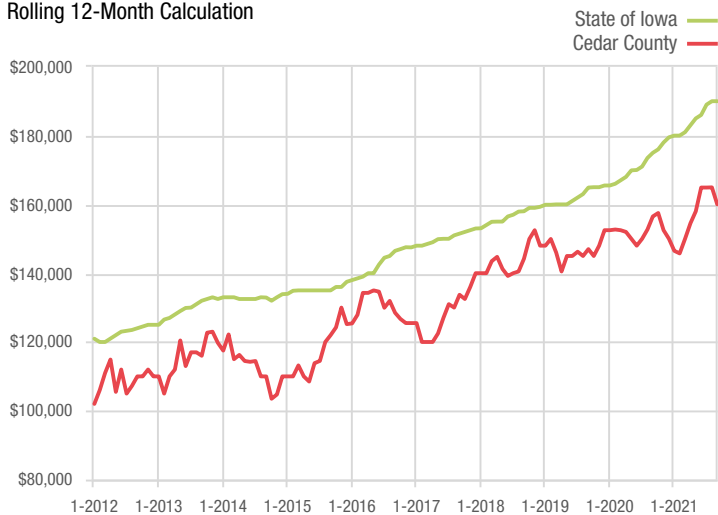
Single-Family Detached	September			Year to Date		
	2020	2021	% Change	Thru 9-2020	Thru 9-2021	% Change
Key Metrics						
New Listings	22	23	+ 4.5%	212	193	- 9.0%
Pending Sales	28	20	- 28.6%	180	171	- 5.0%
Closed Sales	20	17	- 15.0%	141	142	+ 0.7%
Days on Market Until Sale	92	36	- 60.9%	76	42	- 44.7%
Median Sales Price*	\$181,500	\$170,400	- 6.1%	\$146,500	\$165,000	+ 12.6%
Average Sales Price*	\$220,285	\$183,300	- 16.8%	\$174,714	\$182,690	+ 4.6%
Percent of List Price Received*	95.4%	95.8%	+ 0.4%	95.7%	97.8%	+ 2.2%
Inventory of Homes for Sale	51	36	- 29.4%	—	—	—
Months Supply of Inventory	2.7	1.9	- 29.6%	—	—	—

Townhouse-Condo	September			Year to Date		
	2020	2021	% Change	Thru 9-2020	Thru 9-2021	% Change
Key Metrics						
New Listings	0	0	0.0%	32	38	+ 18.8%
Pending Sales	2	0	- 100.0%	23	30	+ 30.4%
Closed Sales	0	6	—	22	30	+ 36.4%
Days on Market Until Sale	—	24	—	97	79	- 18.6%
Median Sales Price*	—	\$282,400	—	\$191,895	\$251,950	+ 31.3%
Average Sales Price*	—	\$255,185	—	\$190,771	\$229,062	+ 20.1%
Percent of List Price Received*	—	99.8%	—	99.2%	99.7%	+ 0.5%
Inventory of Homes for Sale	7	10	+ 42.9%	—	—	—
Months Supply of Inventory	2.5	2.6	+ 4.0%	—	—	—

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

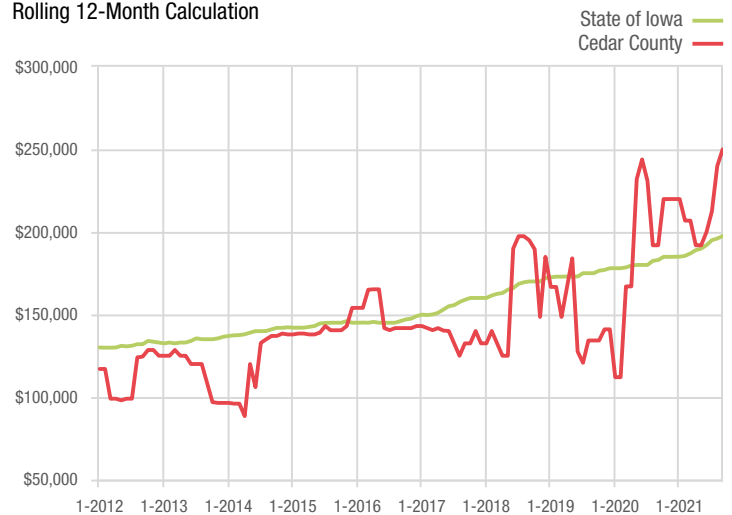
Median Sales Price - Single-Family Detached

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.