

# Local Market Update – February 2022

A Research Tool Provided by Iowa Association of REALTORS®



## Cedar County

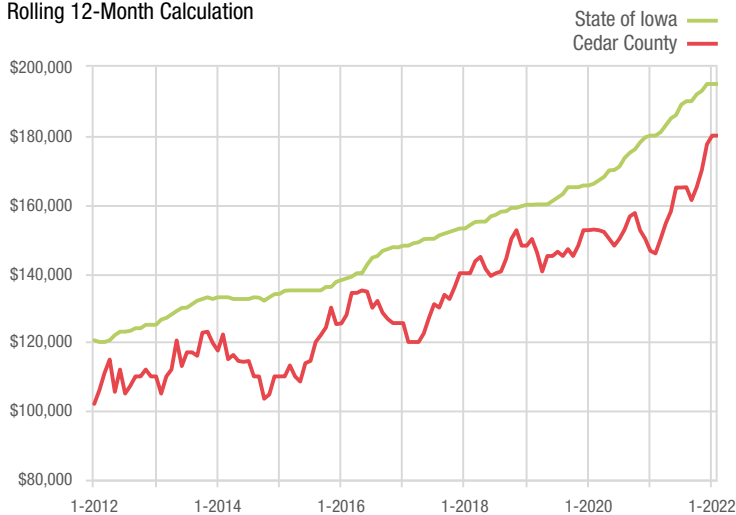
Single-Family Detached	February			Year to Date		
	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% Change
<b>Key Metrics</b>						
New Listings	13	<b>33</b>	+ 153.8%	22	<b>55</b>	+ 150.0%
Pending Sales	13	<b>13</b>	0.0%	25	<b>26</b>	+ 4.0%
Closed Sales	12	<b>6</b>	- 50.0%	23	<b>17</b>	- 26.1%
Days on Market Until Sale	46	<b>61</b>	+ 32.6%	56	<b>59</b>	+ 5.4%
Median Sales Price*	\$138,250	<b>\$175,000</b>	+ 26.6%	\$127,950	<b>\$195,000</b>	+ 52.4%
Average Sales Price*	\$137,529	<b>\$198,832</b>	+ 44.6%	\$146,841	<b>\$215,411</b>	+ 46.7%
Percent of List Price Received*	98.6%	<b>96.6%</b>	- 2.0%	97.5%	<b>97.4%</b>	- 0.1%
Inventory of Homes for Sale	25	<b>52</b>	+ 108.0%	—	—	—
Months Supply of Inventory	1.3	<b>3.0</b>	+ 130.8%	—	—	—

Townhouse-Condo	February			Year to Date		
	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% Change
<b>Key Metrics</b>						
New Listings	8	<b>4</b>	- 50.0%	15	<b>10</b>	- 33.3%
Pending Sales	5	<b>4</b>	- 20.0%	8	<b>11</b>	+ 37.5%
Closed Sales	1	<b>1</b>	0.0%	2	<b>8</b>	+ 300.0%
Days on Market Until Sale	259	<b>0</b>	- 100.0%	243	<b>180</b>	- 25.9%
Median Sales Price*	\$185,000	<b>\$278,900</b>	+ 50.8%	\$185,000	<b>\$278,900</b>	+ 50.8%
Average Sales Price*	\$185,000	<b>\$278,900</b>	+ 50.8%	\$185,000	<b>\$261,413</b>	+ 41.3%
Percent of List Price Received*	100.0%	<b>100.0%</b>	0.0%	100.0%	<b>100.0%</b>	0.0%
Inventory of Homes for Sale	14	<b>7</b>	- 50.0%	—	—	—
Months Supply of Inventory	4.5	<b>1.4</b>	- 68.9%	—	—	—

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

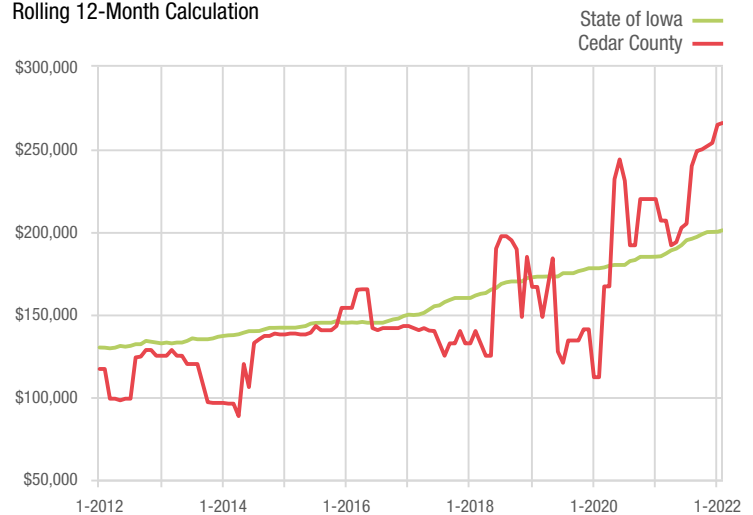
### Median Sales Price - Single-Family Detached

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.