

Local Market Update – April 2022

A Research Tool Provided by Iowa Association of REALTORS®



Cedar County

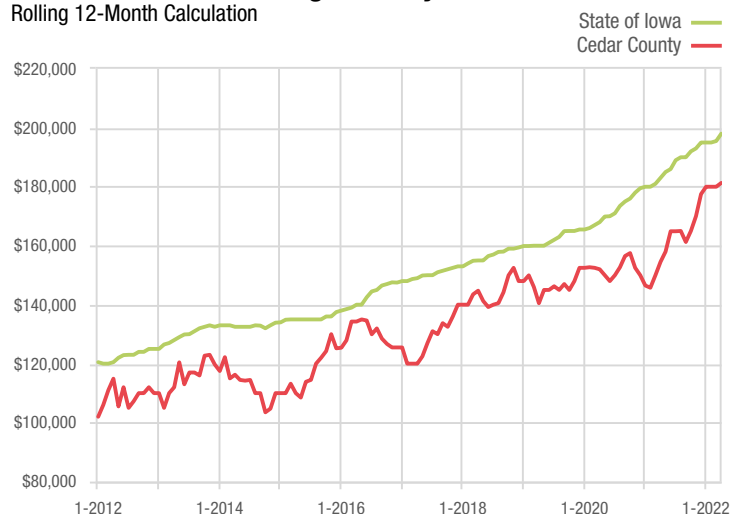
Single-Family Detached	April			Year to Date		
Key Metrics	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	34	20	- 41.2%	70	94	+ 34.3%
Pending Sales	21	25	+ 19.0%	65	71	+ 9.2%
Closed Sales	18	17	- 5.6%	51	48	- 5.9%
Days on Market Until Sale	53	44	- 17.0%	57	50	- 12.3%
Median Sales Price*	\$167,000	\$174,500	+ 4.5%	\$150,000	\$173,000	+ 15.3%
Average Sales Price*	\$196,665	\$189,806	- 3.5%	\$174,434	\$206,887	+ 18.6%
Percent of List Price Received*	99.9%	99.6%	- 0.3%	98.4%	98.8%	+ 0.4%
Inventory of Homes for Sale	31	41	+ 32.3%	—	—	—
Months Supply of Inventory	1.6	2.3	+ 43.8%	—	—	—

Townhouse-Condo	April			Year to Date		
Key Metrics	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	3	4	+ 33.3%	21	15	- 28.6%
Pending Sales	2	2	0.0%	10	14	+ 40.0%
Closed Sales	1	1	0.0%	5	12	+ 140.0%
Days on Market Until Sale	4	122	+ 2,950.0%	107	144	+ 34.6%
Median Sales Price*	\$113,000	\$294,900	+ 161.0%	\$185,000	\$278,900	+ 50.8%
Average Sales Price*	\$113,000	\$294,900	+ 161.0%	\$202,560	\$270,408	+ 33.5%
Percent of List Price Received*	98.3%	100.0%	+ 1.7%	99.7%	100.0%	+ 0.3%
Inventory of Homes for Sale	15	6	- 60.0%	—	—	—
Months Supply of Inventory	5.0	1.3	- 74.0%	—	—	—

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

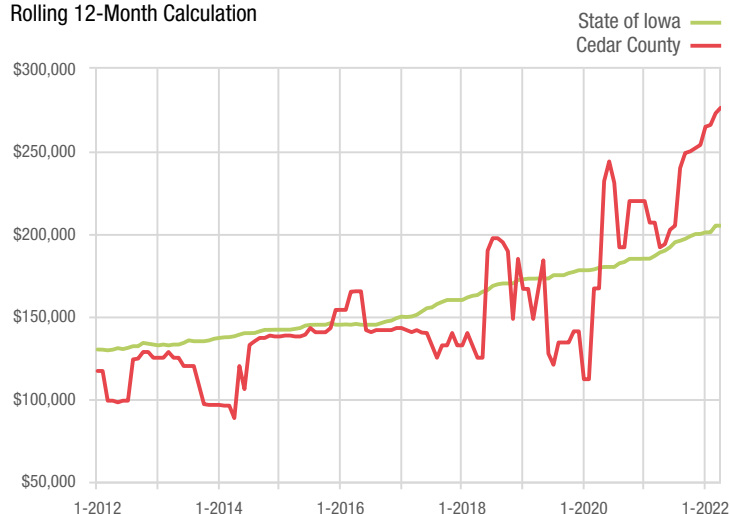
Median Sales Price - Single-Family Detached

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.