

Local Market Update – August 2022

A Research Tool Provided by Iowa Association of REALTORS®



Cedar County

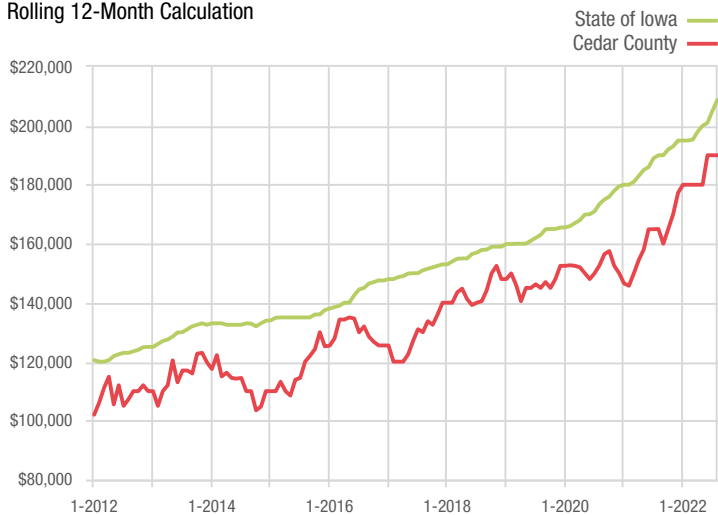
Single-Family Detached	August			Year to Date		
	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	30	16	- 46.7%	170	178	+ 4.7%
Pending Sales	20	16	- 20.0%	148	158	+ 6.8%
Closed Sales	24	18	- 25.0%	126	122	- 3.2%
Days on Market Until Sale	33	51	+ 54.5%	43	49	+ 14.0%
Median Sales Price*	\$188,050	\$194,000	+ 3.2%	\$165,000	\$190,000	+ 15.2%
Average Sales Price*	\$209,225	\$243,843	+ 16.5%	\$184,825	\$229,089	+ 23.9%
Percent of List Price Received*	98.4%	97.6%	- 0.8%	98.1%	99.0%	+ 0.9%
Inventory of Homes for Sale	34	31	- 8.8%	—	—	—
Months Supply of Inventory	1.8	1.7	- 5.6%	—	—	—

Townhouse-Condo	August			Year to Date		
	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	4	5	+ 25.0%	39	31	- 20.5%
Pending Sales	4	2	- 50.0%	31	22	- 29.0%
Closed Sales	5	6	+ 20.0%	25	24	- 4.0%
Days on Market Until Sale	28	41	+ 46.4%	89	90	+ 1.1%
Median Sales Price*	\$250,000	\$294,900	+ 18.0%	\$225,000	\$289,900	+ 28.8%
Average Sales Price*	\$236,520	\$295,400	+ 24.9%	\$221,830	\$277,911	+ 25.3%
Percent of List Price Received*	100.9%	100.0%	- 0.9%	99.7%	99.8%	+ 0.1%
Inventory of Homes for Sale	10	13	+ 30.0%	—	—	—
Months Supply of Inventory	2.7	3.9	+ 44.4%	—	—	—

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

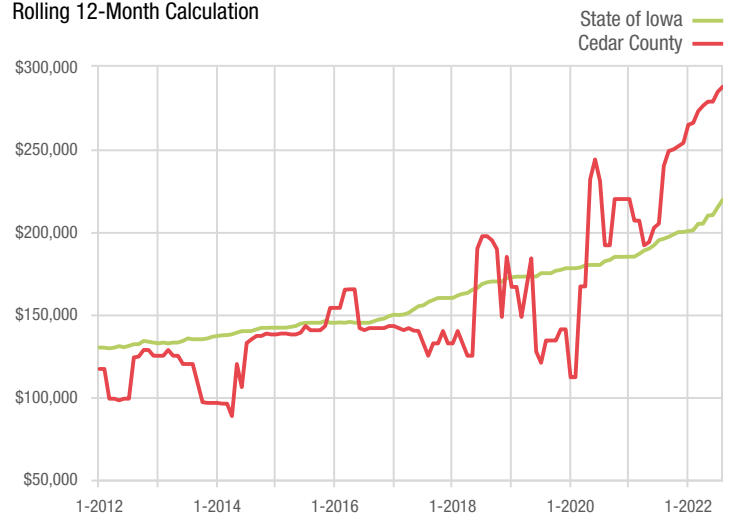
Median Sales Price - Single-Family Detached

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.