

Local Market Update – November 2022

A Research Tool Provided by Iowa Association of REALTORS®



Cedar County

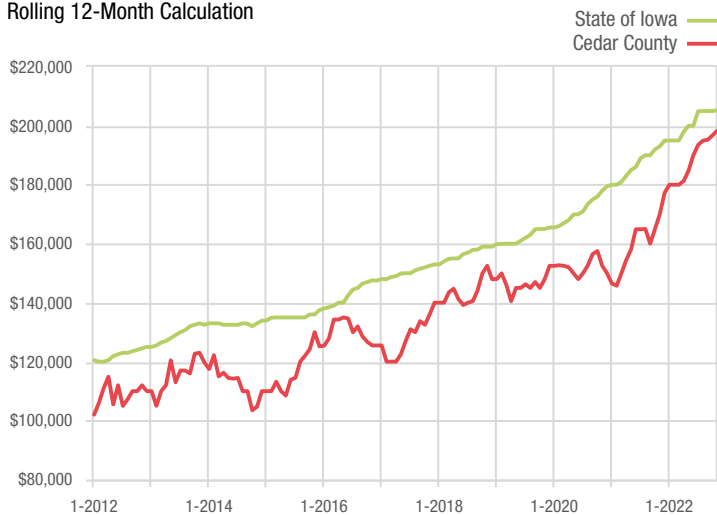
Single-Family Detached	November			Year to Date		
	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% Change
Key Metrics						
New Listings	20	11	- 45.0%	235	222	- 5.5%
Pending Sales	13	9	- 30.8%	189	191	+ 1.1%
Closed Sales	10	11	+ 10.0%	174	174	0.0%
Days on Market Until Sale	28	64	+ 128.6%	38	52	+ 36.8%
Median Sales Price*	\$182,500	\$190,000	+ 4.1%	\$175,000	\$198,200	+ 13.3%
Average Sales Price*	\$189,950	\$238,589	+ 25.6%	\$191,049	\$233,817	+ 22.4%
Percent of List Price Received*	98.9%	94.6%	- 4.3%	97.9%	98.4%	+ 0.5%
Inventory of Homes for Sale	47	34	- 27.7%	—	—	—
Months Supply of Inventory	2.7	2.0	- 25.9%	—	—	—

Townhouse-Condo	November			Year to Date		
	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% Change
Key Metrics						
New Listings	3	2	- 33.3%	46	40	- 13.0%
Pending Sales	5	2	- 60.0%	41	29	- 29.3%
Closed Sales	1	5	+ 400.0%	32	37	+ 15.6%
Days on Market Until Sale	154	64	- 58.4%	79	77	- 2.5%
Median Sales Price*	\$284,900	\$294,900	+ 3.5%	\$251,950	\$289,900	+ 15.1%
Average Sales Price*	\$284,900	\$250,840	- 12.0%	\$230,055	\$275,475	+ 19.7%
Percent of List Price Received*	100.0%	99.6%	- 0.4%	99.7%	99.4%	- 0.3%
Inventory of Homes for Sale	7	12	+ 71.4%	—	—	—
Months Supply of Inventory	1.7	4.2	+ 147.1%	—	—	—

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

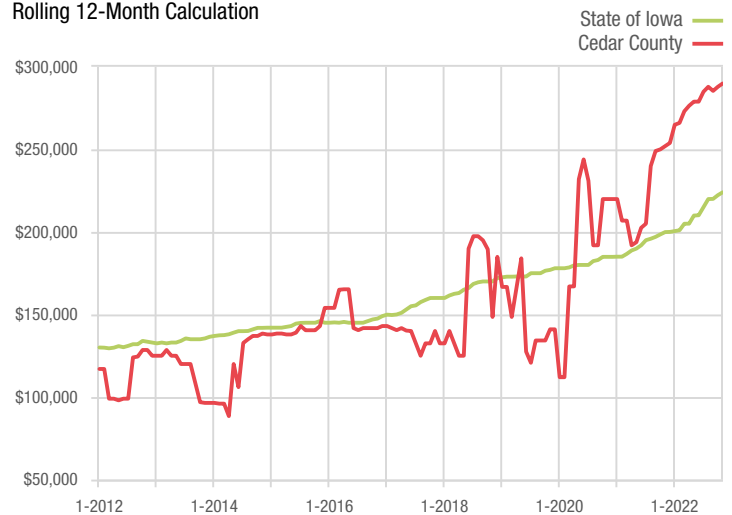
Median Sales Price - Single-Family Detached

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.