

Local Market Update – February 2023

A Research Tool Provided by Iowa Association of REALTORS®



Cedar County

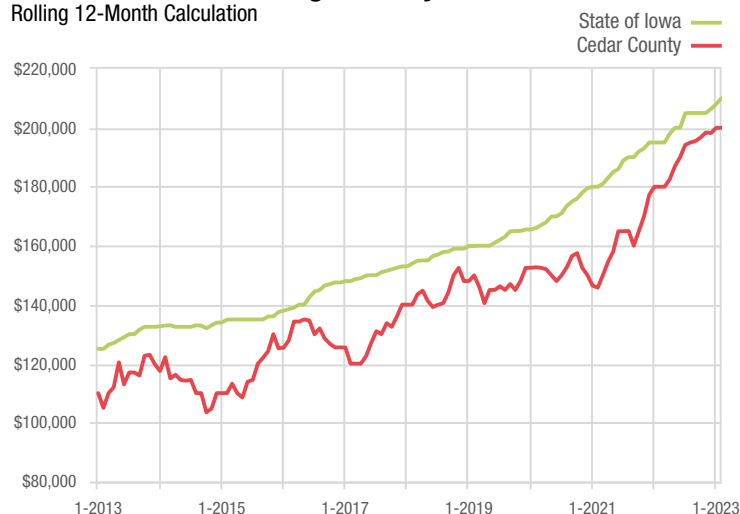
Single-Family Detached	February			Year to Date		
Key Metrics	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	32	17	- 46.9%	54	30	- 44.4%
Pending Sales	11	11	0.0%	23	20	- 13.0%
Closed Sales	6	8	+ 33.3%	17	17	0.0%
Days on Market Until Sale	61	69	+ 13.1%	59	74	+ 25.4%
Median Sales Price*	\$175,000	\$170,000	- 2.9%	\$195,000	\$217,000	+ 11.3%
Average Sales Price*	\$198,832	\$180,499	- 9.2%	\$215,411	\$234,734	+ 9.0%
Percent of List Price Received*	96.6%	94.3%	- 2.4%	97.4%	96.8%	- 0.6%
Inventory of Homes for Sale	53	40	- 24.5%	—	—	—
Months Supply of Inventory	3.1	2.4	- 22.6%	—	—	—

Townhouse-Condo	February			Year to Date		
Key Metrics	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	5	7	+ 40.0%	11	12	+ 9.1%
Pending Sales	5	1	- 80.0%	12	5	- 58.3%
Closed Sales	1	3	+ 200.0%	8	7	- 12.5%
Days on Market Until Sale	0	12	—	180	96	- 46.7%
Median Sales Price*	\$278,900	\$187,000	- 33.0%	\$278,900	\$265,000	- 5.0%
Average Sales Price*	\$278,900	\$190,667	- 31.6%	\$261,413	\$253,814	- 2.9%
Percent of List Price Received*	100.0%	99.9%	- 0.1%	100.0%	100.0%	0.0%
Inventory of Homes for Sale	7	15	+ 114.3%	—	—	—
Months Supply of Inventory	1.4	7.2	+ 414.3%	—	—	—

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

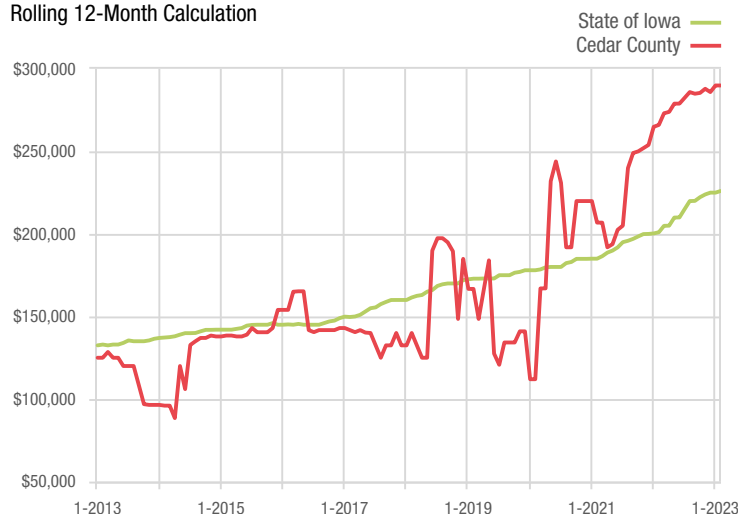
Median Sales Price - Single-Family Detached

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.