

Local Market Update – March 2023

A Research Tool Provided by Iowa Association of REALTORS®



Cedar County

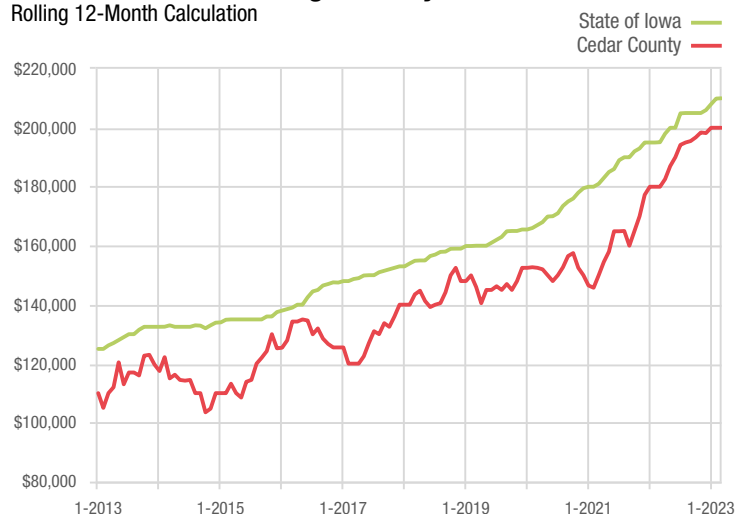
Single-Family Detached	March			Year to Date		
Key Metrics	2022	2023	% Change	Thru 3-2022	Thru 3-2023	% Change
New Listings	19	19	0.0%	73	50	- 31.5%
Pending Sales	23	16	- 30.4%	46	38	- 17.4%
Closed Sales	14	8	- 42.9%	31	27	- 12.9%
Days on Market Until Sale	45	80	+ 77.8%	52	74	+ 42.3%
Median Sales Price*	\$168,250	\$230,000	+ 36.7%	\$171,500	\$217,000	+ 26.5%
Average Sales Price*	\$217,277	\$220,313	+ 1.4%	\$216,254	\$222,906	+ 3.1%
Percent of List Price Received*	99.4%	91.9%	- 7.5%	98.3%	95.2%	- 3.2%
Inventory of Homes for Sale	47	41	- 12.8%	—	—	—
Months Supply of Inventory	2.7	2.5	- 7.4%	—	—	—

Townhouse-Condo	March			Year to Date		
Key Metrics	2022	2023	% Change	Thru 3-2022	Thru 3-2023	% Change
New Listings	1	10	+ 900.0%	12	22	+ 83.3%
Pending Sales	1	5	+ 400.0%	13	12	- 7.7%
Closed Sales	3	4	+ 33.3%	11	11	0.0%
Days on Market Until Sale	57	112	+ 96.5%	146	102	- 30.1%
Median Sales Price*	\$289,900	\$312,400	+ 7.8%	\$278,900	\$309,900	+ 11.1%
Average Sales Price*	\$286,233	\$301,200	+ 5.2%	\$268,182	\$271,045	+ 1.1%
Percent of List Price Received*	100.0%	99.5%	- 0.5%	100.0%	99.8%	- 0.2%
Inventory of Homes for Sale	4	17	+ 325.0%	—	—	—
Months Supply of Inventory	0.9	6.8	+ 655.6%	—	—	—

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

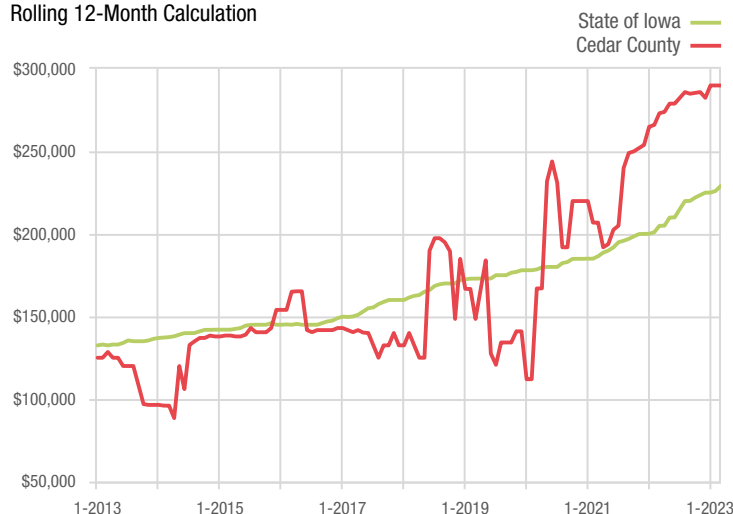
Median Sales Price - Single-Family Detached

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.