

Local Market Update – April 2023

A Research Tool Provided by Iowa Association of REALTORS®



Cedar County

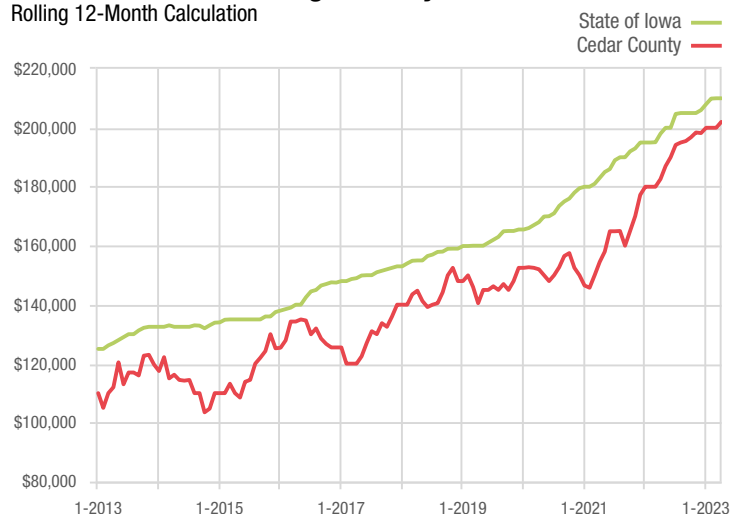
Single-Family Detached	April			Year to Date		
Key Metrics	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	21	20	- 4.8%	94	70	- 25.5%
Pending Sales	25	18	- 28.0%	71	55	- 22.5%
Closed Sales	19	8	- 57.9%	50	35	- 30.0%
Days on Market Until Sale	50	40	- 20.0%	51	66	+ 29.4%
Median Sales Price*	\$190,000	\$187,500	- 1.3%	\$182,250	\$200,000	+ 9.7%
Average Sales Price*	\$204,867	\$245,813	+ 20.0%	\$211,927	\$228,142	+ 7.7%
Percent of List Price Received*	99.9%	97.7%	- 2.2%	98.9%	95.8%	- 3.1%
Inventory of Homes for Sale	42	40	- 4.8%	—	—	—
Months Supply of Inventory	2.4	2.6	+ 8.3%	—	—	—

Townhouse-Condo	April			Year to Date		
Key Metrics	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	4	5	+ 25.0%	16	27	+ 68.8%
Pending Sales	2	4	+ 100.0%	15	17	+ 13.3%
Closed Sales	2	4	+ 100.0%	13	14	+ 7.7%
Days on Market Until Sale	66	51	- 22.7%	134	80	- 40.3%
Median Sales Price*	\$206,450	\$314,900	+ 52.5%	\$278,900	\$312,400	+ 12.0%
Average Sales Price*	\$206,450	\$274,700	+ 33.1%	\$258,685	\$269,314	+ 4.1%
Percent of List Price Received*	99.6%	99.6%	0.0%	99.9%	99.7%	- 0.2%
Inventory of Homes for Sale	6	17	+ 183.3%	—	—	—
Months Supply of Inventory	1.3	6.4	+ 392.3%	—	—	—

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

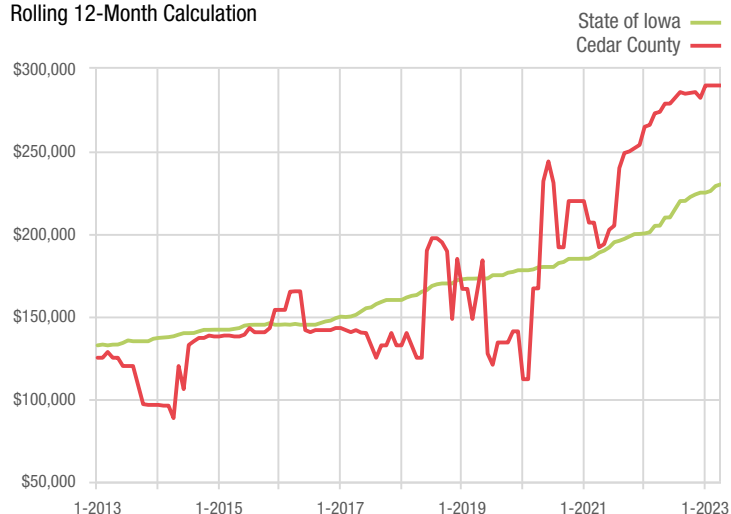
Median Sales Price - Single-Family Detached

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.