

Local Market Update – December 2020

A Research Tool Provided by Iowa Association of REALTORS®



Cedar County

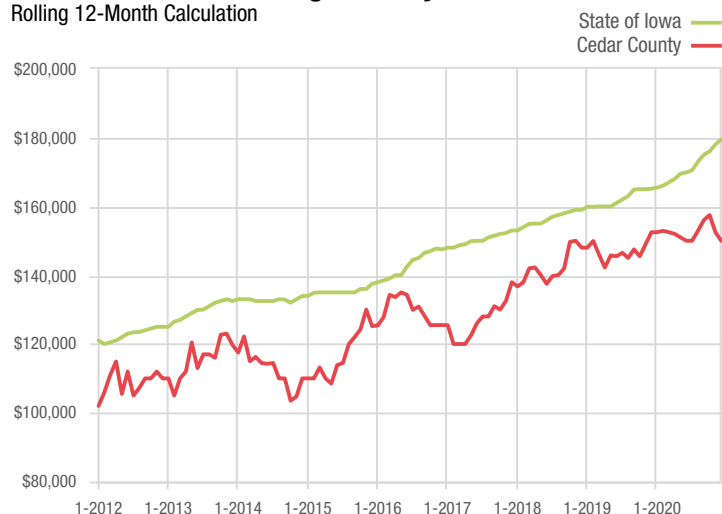
Single-Family Detached	December			Year to Date		
Key Metrics	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	12	16	+ 33.3%	306	261	- 14.7%
Pending Sales	13	18	+ 38.5%	230	228	- 0.9%
Closed Sales	16	16	0.0%	204	202	- 1.0%
Days on Market Until Sale	72	77	+ 6.9%	62	71	+ 14.5%
Median Sales Price*	\$194,500	\$144,250	- 25.8%	\$152,500	\$150,000	- 1.6%
Average Sales Price*	\$195,038	\$151,544	- 22.3%	\$176,368	\$175,563	- 0.5%
Percent of List Price Received*	95.8%	94.9%	- 0.9%	95.7%	95.9%	+ 0.2%
Inventory of Homes for Sale	60	33	- 45.0%	—	—	—
Months Supply of Inventory	3.1	1.7	- 45.2%	—	—	—

Townhouse-Condo	December			Year to Date		
Key Metrics	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	4	2	- 50.0%	40	36	- 10.0%
Pending Sales	4	2	- 50.0%	18	27	+ 50.0%
Closed Sales	4	0	- 100.0%	17	26	+ 52.9%
Days on Market Until Sale	63	—	—	69	109	+ 58.0%
Median Sales Price*	\$204,450	—	—	\$141,000	\$206,845	+ 46.7%
Average Sales Price*	\$192,225	—	—	\$160,988	\$194,448	+ 20.8%
Percent of List Price Received*	99.9%	—	—	98.9%	99.3%	+ 0.4%
Inventory of Homes for Sale	18	7	- 61.1%	—	—	—
Months Supply of Inventory	9.0	2.6	- 71.1%	—	—	—

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

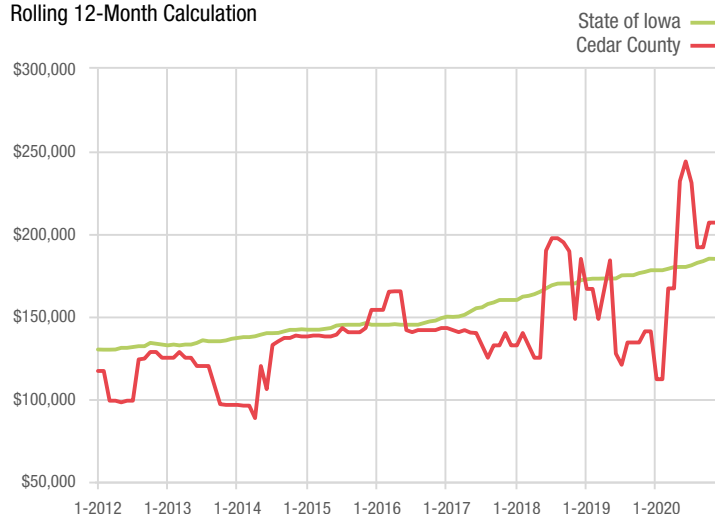
Median Sales Price - Single-Family Detached

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.