

Local Market Update – June 2023

A Research Tool Provided by Iowa Association of REALTORS®



Cedar County

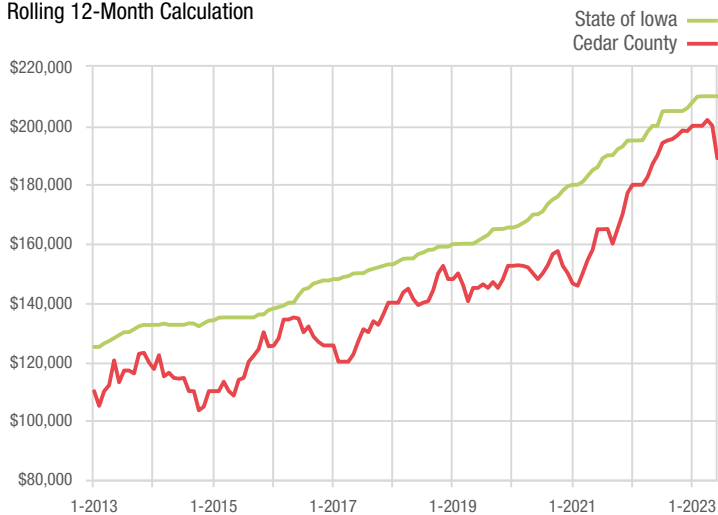
Single-Family Detached	June			Year to Date		
	2022	2023	% Change	Thru 6-2022	Thru 6-2023	% Change
New Listings	32	20	- 37.5%	141	113	- 19.9%
Pending Sales	25	26	+ 4.0%	117	99	- 15.4%
Closed Sales	27	20	- 25.9%	96	75	- 21.9%
Days on Market Until Sale	56	52	- 7.1%	50	55	+ 10.0%
Median Sales Price*	\$295,575	\$170,500	- 42.3%	\$198,200	\$186,000	- 6.2%
Average Sales Price*	\$271,981	\$205,887	- 24.3%	\$238,005	\$215,407	- 9.5%
Percent of List Price Received*	99.9%	98.9%	- 1.0%	99.5%	97.0%	- 2.5%
Inventory of Homes for Sale	37	32	- 13.5%	—	—	—
Months Supply of Inventory	2.1	2.1	0.0%	—	—	—

Townhouse-Condo	June			Year to Date		
	2022	2023	% Change	Thru 6-2022	Thru 6-2023	% Change
New Listings	3	2	- 33.3%	22	35	+ 59.1%
Pending Sales	2	3	+ 50.0%	18	23	+ 27.8%
Closed Sales	2	3	+ 50.0%	15	21	+ 40.0%
Days on Market Until Sale	26	27	+ 3.8%	119	76	- 36.1%
Median Sales Price*	\$256,450	\$240,000	- 6.4%	\$278,900	\$295,900	+ 6.1%
Average Sales Price*	\$256,450	\$228,633	- 10.8%	\$258,387	\$257,529	- 0.3%
Percent of List Price Received*	96.7%	98.6%	+ 2.0%	99.5%	99.5%	0.0%
Inventory of Homes for Sale	9	14	+ 55.6%	—	—	—
Months Supply of Inventory	2.4	4.8	+ 100.0%	—	—	—

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

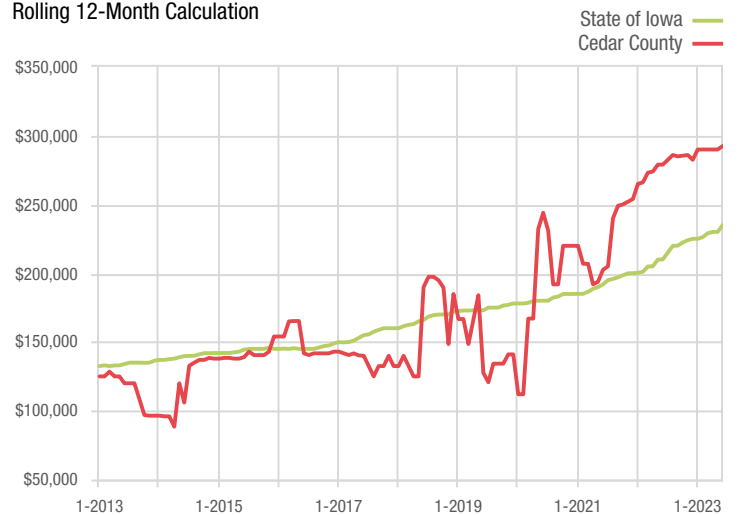
Median Sales Price - Single-Family Detached

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.