

Local Market Update – December 2023

A Research Tool Provided by Iowa Association of REALTORS®



Cedar County

Single-Family Detached

Key Metrics	December			Year to Date		
	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
New Listings	16	21	+ 31.3%	237	243	+ 2.5%
Pending Sales	12	15	+ 25.0%	201	202	+ 0.5%
Closed Sales	12	12	0.0%	187	171	- 8.6%
Days on Market Until Sale	95	27	- 71.6%	55	46	- 16.4%
Median Sales Price*	\$205,000	\$177,000	- 13.7%	\$198,000	\$185,000	- 6.6%
Average Sales Price*	\$231,398	\$182,666	- 21.1%	\$233,238	\$222,578	- 4.6%
Percent of List Price Received*	104.7%	98.8%	- 5.6%	98.8%	97.5%	- 1.3%
Inventory of Homes for Sale	36	35	- 2.8%	—	—	—
Months Supply of Inventory	2.1	2.1	0.0%	—	—	—

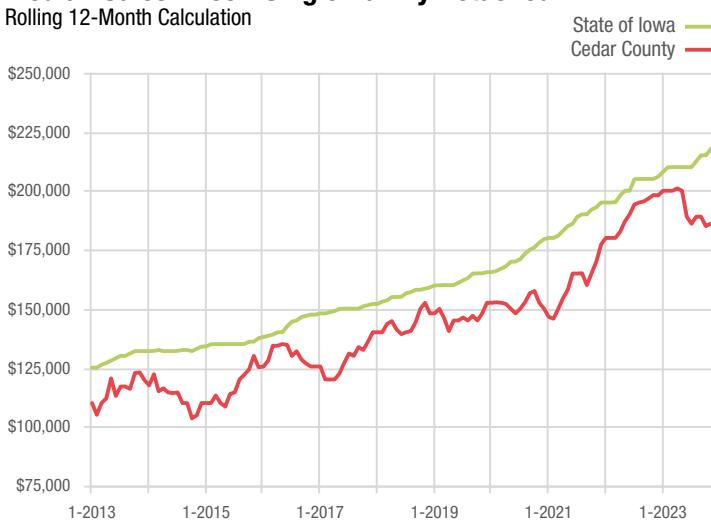
Townhouse-Condo

Key Metrics	December			Year to Date		
	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
New Listings	2	0	- 100.0%	44	52	+ 18.2%
Pending Sales	4	1	- 75.0%	31	37	+ 19.4%
Closed Sales	3	2	- 33.3%	39	38	- 2.6%
Days on Market Until Sale	106	70	- 34.0%	81	80	- 1.2%
Median Sales Price*	\$175,000	\$232,450	+ 32.8%	\$278,900	\$297,900	+ 6.8%
Average Sales Price*	\$180,000	\$232,450	+ 29.1%	\$262,148	\$266,471	+ 1.6%
Percent of List Price Received*	97.5%	98.1%	+ 0.6%	99.3%	99.7%	+ 0.4%
Inventory of Homes for Sale	14	10	- 28.6%	—	—	—
Months Supply of Inventory	5.4	3.2	- 40.7%	—	—	—

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

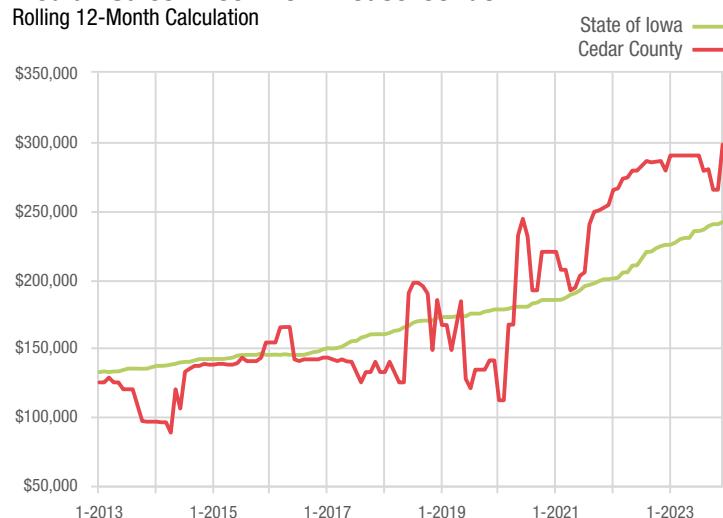
Median Sales Price - Single-Family Detached

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.