

Local Market Update – September 2024

A Research Tool Provided by Iowa Association of REALTORS®



Cedar County

Single-Family Detached

Key Metrics	September			Year to Date		
	2023	2024	% Change	Thru 9-2023	Thru 9-2024	% Change
New Listings	10	27	+ 170.0%	184	222	+ 20.7%
Pending Sales	21	18	- 14.3%	157	151	- 3.8%
Closed Sales	18	15	- 16.7%	131	130	- 0.8%
Days on Market Until Sale	31	40	+ 29.0%	48	39	- 18.8%
Median Sales Price*	\$169,500	\$228,000	+ 34.5%	\$186,000	\$187,500	+ 0.8%
Average Sales Price*	\$236,571	\$236,660	+ 0.0%	\$223,709	\$231,399	+ 3.4%
Percent of List Price Received*	97.0%	94.8%	- 2.3%	97.6%	95.7%	- 1.9%
Inventory of Homes for Sale	27	58	+ 114.8%	—	—	—
Months Supply of Inventory	1.7	3.6	+ 111.8%	—	—	—

Townhouse-Condo

Key Metrics	September			Year to Date		
	2023	2024	% Change	Thru 9-2023	Thru 9-2024	% Change
New Listings	1	5	+ 400.0%	44	38	- 13.6%
Pending Sales	4	4	0.0%	33	19	- 42.4%
Closed Sales	2	0	- 100.0%	32	16	- 50.0%
Days on Market Until Sale	127	—	—	76	68	- 10.5%
Median Sales Price*	\$284,950	—	—	\$297,900	\$282,000	- 5.3%
Average Sales Price*	\$284,950	—	—	\$266,604	\$275,888	+ 3.5%
Percent of List Price Received*	100.0%	—	—	99.7%	99.2%	- 0.5%
Inventory of Homes for Sale	8	13	+ 62.5%	—	—	—
Months Supply of Inventory	2.3	6.0	+ 160.9%	—	—	—

* 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.