

Cedar City 84721

ZIP code · UT · Utah · Iron County · Cedar City

SELLER'S MARKET

\$358K

MEDIAN SALE PRICE

158

SALES (12 MO)

\$384K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 72 / 100

Buyer's market

Balanced

Seller's market

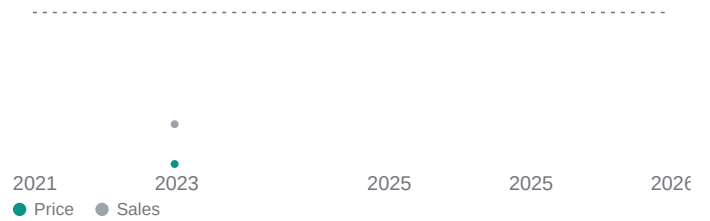
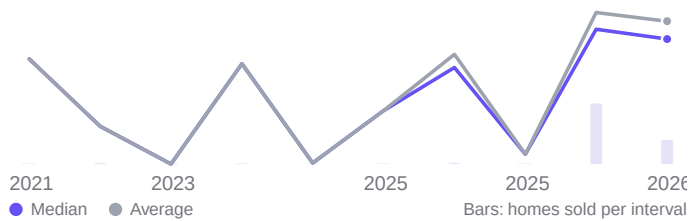
MARKET TRENDS (5 YEARS)

Sale prices

Median \$337K · Average \$384K

Growth (year over year)

Price -90.4% · Sales -66.7%

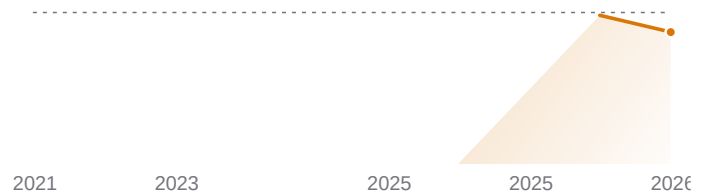
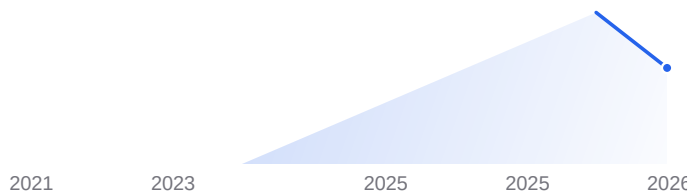


Price per square foot

\$252/ft²

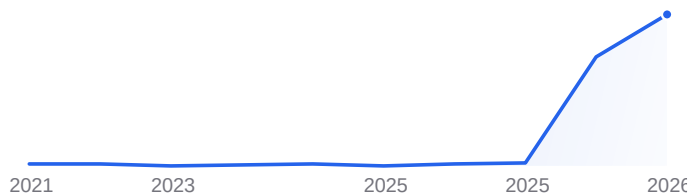
Sale premium vs estimated value

-6.2%



Annual turnover (share of homes sold)

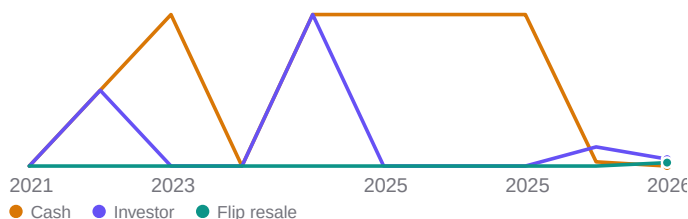
1.5%



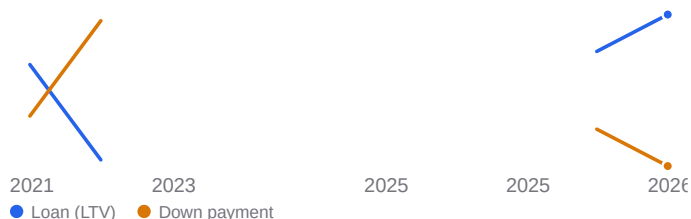
BUYERS & OUTCOMES

Buyer mix

Cash 0% · Investor 4.5% · Flip resale 2.3%

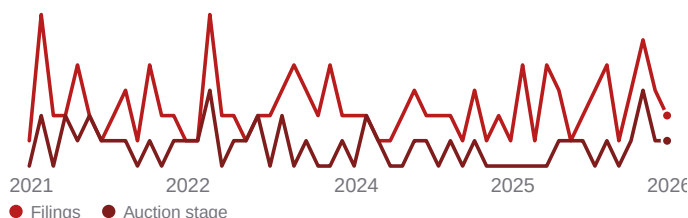


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	10,333
Median value (AVM)	\$384K
Median size	1,401 ft²
Median year built	1996
Single family	99%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	1.9%
Owner occupied	54%
Company owned	34%
Median loan-to-value	43%
Typical ownership tenure	6.3 yrs

COMMUNITY

Population	29,437
Density	98 / mi²
Median household income	\$67K
Average household income	\$82K

Crime index (US avg 100)	81
Air pollution index (US avg 100)	85
Earthquake index (US avg 100)	141
Homes occupied	95%
Bachelor's or higher	23%
Poverty rate	11.0%
Unemployment	1.1%
Average temp	48°F
Annual precip	14 in
Sunshine	66%

Market metrics are derived from recorded arms-length deeds through July 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.