

Local Market Update – May 2021

A Research Tool Provided by Iowa Association of REALTORS®



Cass County

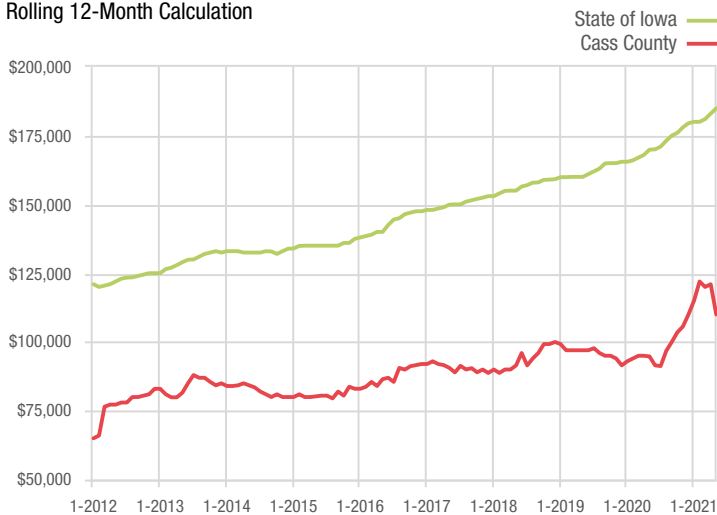
Single-Family Detached	May			Year to Date		
	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
New Listings	15	16	+ 6.7%	70	66	- 5.7%
Pending Sales	11	14	+ 27.3%	61	63	+ 3.3%
Closed Sales	8	14	+ 75.0%	55	53	- 3.6%
Days on Market Until Sale	80	53	- 33.8%	131	69	- 47.3%
Median Sales Price*	\$109,250	\$81,250	- 25.6%	\$104,000	\$98,000	- 5.8%
Average Sales Price*	\$112,719	\$106,679	- 5.4%	\$108,874	\$123,810	+ 13.7%
Percent of List Price Received*	97.1%	92.1%	- 5.1%	93.0%	93.4%	+ 0.4%
Inventory of Homes for Sale	56	27	- 51.8%	—	—	—
Months Supply of Inventory	4.8	2.1	- 56.3%	—	—	—

Townhouse-Condo	May			Year to Date		
	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
New Listings	0	0	0.0%	1	2	+ 100.0%
Pending Sales	0	0	0.0%	3	2	- 33.3%
Closed Sales	1	0	- 100.0%	4	1	- 75.0%
Days on Market Until Sale	53	—	—	211	70	- 66.8%
Median Sales Price*	\$155,000	—	—	\$105,250	\$260,000	+ 147.0%
Average Sales Price*	\$155,000	—	—	\$114,500	\$260,000	+ 127.1%
Percent of List Price Received*	96.9%	—	—	92.1%	94.5%	+ 2.6%
Inventory of Homes for Sale	1	2	+ 100.0%	—	—	—
Months Supply of Inventory	1.0	1.3	+ 30.0%	—	—	—

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

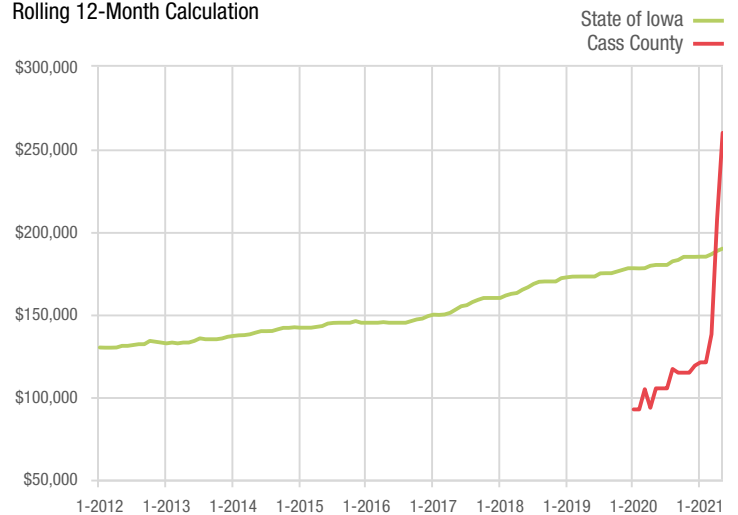
Median Sales Price - Single-Family Detached

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.