

Local Market Update – June 2021

A Research Tool Provided by Iowa Association of REALTORS®



Cass County

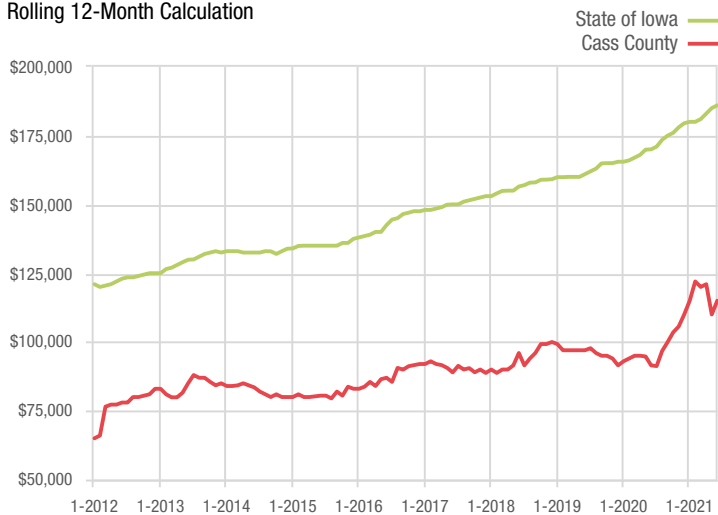
Single-Family Detached	June			Year to Date		
	2020	2021	% Change	Thru 6-2020	Thru 6-2021	% Change
New Listings	11	14	+ 27.3%	81	80	- 1.2%
Pending Sales	16	14	- 12.5%	77	75	- 2.6%
Closed Sales	16	20	+ 25.0%	71	73	+ 2.8%
Days on Market Until Sale	117	76	- 35.0%	128	71	- 44.5%
Median Sales Price*	\$83,250	\$98,750	+ 18.6%	\$103,000	\$98,000	- 4.9%
Average Sales Price*	\$94,547	\$111,020	+ 17.4%	\$105,645	\$120,306	+ 13.9%
Percent of List Price Received*	93.3%	95.4%	+ 2.3%	93.0%	94.0%	+ 1.1%
Inventory of Homes for Sale	47	26	- 44.7%	—	—	—
Months Supply of Inventory	3.9	2.1	- 46.2%	—	—	—

Townhouse-Condo	June			Year to Date		
	2020	2021	% Change	Thru 6-2020	Thru 6-2021	% Change
New Listings	1	2	+ 100.0%	2	4	+ 100.0%
Pending Sales	0	0	0.0%	3	2	- 33.3%
Closed Sales	0	1	—	4	2	- 50.0%
Days on Market Until Sale	—	54	—	211	62	- 70.6%
Median Sales Price*	—	\$121,000	—	\$105,250	\$190,500	+ 81.0%
Average Sales Price*	—	\$121,000	—	\$114,500	\$190,500	+ 66.4%
Percent of List Price Received*	—	96.8%	—	92.1%	95.7%	+ 3.9%
Inventory of Homes for Sale	1	4	+ 300.0%	—	—	—
Months Supply of Inventory	1.0	2.7	+ 170.0%	—	—	—

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

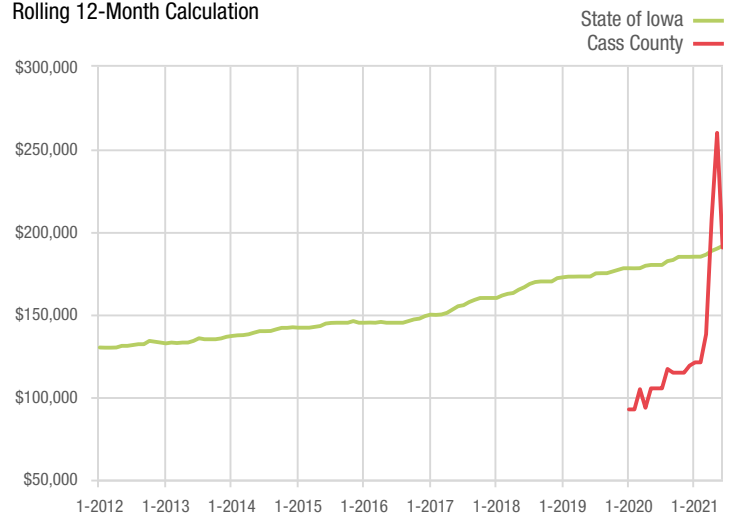
Median Sales Price - Single-Family Detached

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.