

Local Market Update – February 2022

A Research Tool Provided by Iowa Association of REALTORS®



Cass County

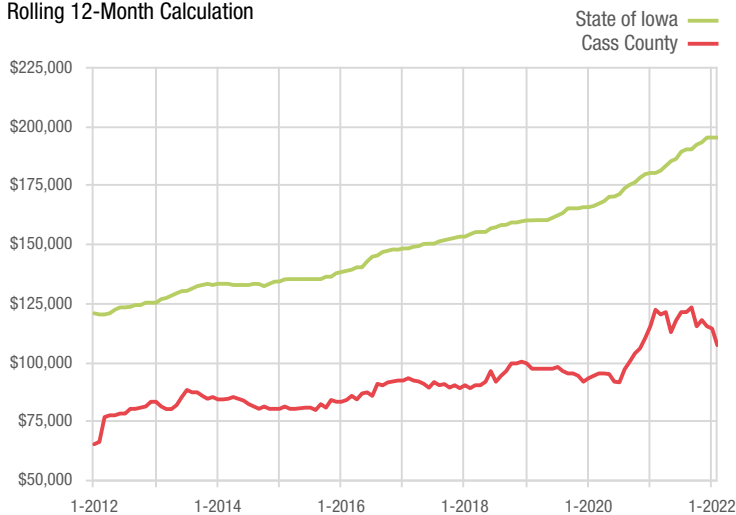
Single-Family Detached	February			Year to Date		
	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% Change
New Listings	9	6	- 33.3%	19	15	- 21.1%
Pending Sales	8	5	- 37.5%	18	12	- 33.3%
Closed Sales	8	8	0.0%	22	22	0.0%
Days on Market Until Sale	49	81	+ 65.3%	82	65	- 20.7%
Median Sales Price*	\$138,500	\$73,250	- 47.1%	\$140,500	\$78,950	- 43.8%
Average Sales Price*	\$179,177	\$95,963	- 46.4%	\$149,901	\$104,777	- 30.1%
Percent of List Price Received*	96.3%	92.7%	- 3.7%	94.3%	91.9%	- 2.5%
Inventory of Homes for Sale	28	23	- 17.9%	—	—	—
Months Supply of Inventory	2.3	1.9	- 17.4%	—	—	—

Townhouse-Condo	February			Year to Date		
	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% Change
New Listings	0	0	0.0%	1	0	- 100.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	1	—	0	1	—
Days on Market Until Sale	—	117	—	—	117	—
Median Sales Price*	—	\$287,000	—	—	\$287,000	—
Average Sales Price*	—	\$287,000	—	—	\$287,000	—
Percent of List Price Received*	—	182.9%	—	—	182.9%	—
Inventory of Homes for Sale	3	0	- 100.0%	—	—	—
Months Supply of Inventory	2.5	—	—	—	—	—

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

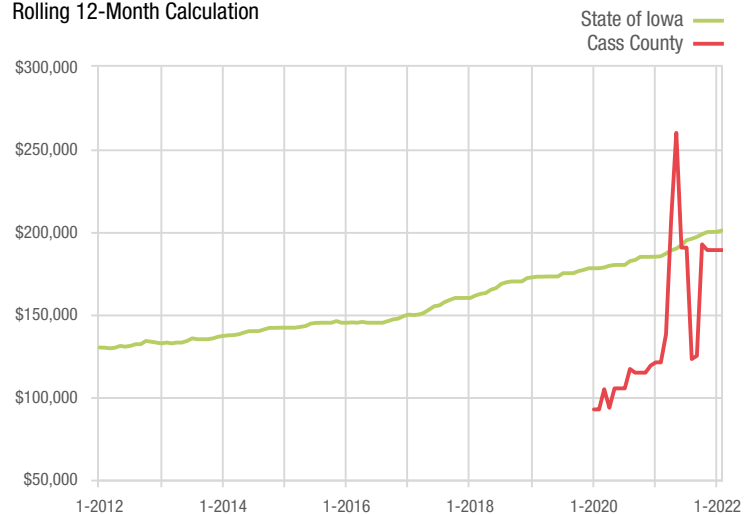
Median Sales Price - Single-Family Detached

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.