

Local Market Update – April 2022

A Research Tool Provided by Iowa Association of REALTORS®



Cass County

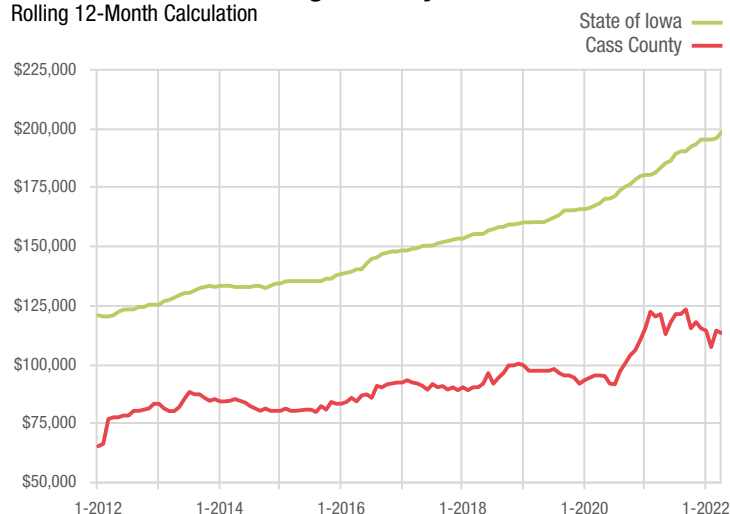
Single-Family Detached	April			Year to Date		
Key Metrics	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	14	7	- 50.0%	50	35	- 30.0%
Pending Sales	19	11	- 42.1%	49	35	- 28.6%
Closed Sales	10	5	- 50.0%	39	34	- 12.8%
Days on Market Until Sale	48	77	+ 60.4%	74	86	+ 16.2%
Median Sales Price*	\$97,750	\$64,000	- 34.5%	\$103,500	\$82,000	- 20.8%
Average Sales Price*	\$129,960	\$99,400	- 23.5%	\$129,959	\$108,591	- 16.4%
Percent of List Price Received*	94.0%	91.6%	- 2.6%	93.9%	92.1%	- 1.9%
Inventory of Homes for Sale	25	18	- 28.0%	—	—	—
Months Supply of Inventory	2.0	1.5	- 25.0%	—	—	—

Townhouse-Condo	April			Year to Date		
Key Metrics	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	0	0	0.0%	2	0	- 100.0%
Pending Sales	2	0	- 100.0%	2	0	- 100.0%
Closed Sales	1	0	- 100.0%	1	1	0.0%
Days on Market Until Sale	70	—	—	70	117	+ 67.1%
Median Sales Price*	\$260,000	—	—	\$260,000	\$287,000	+ 10.4%
Average Sales Price*	\$260,000	—	—	\$260,000	\$287,000	+ 10.4%
Percent of List Price Received*	94.5%	—	—	94.5%	182.9%	+ 93.5%
Inventory of Homes for Sale	2	0	- 100.0%	—	—	—
Months Supply of Inventory	1.3	—	—	—	—	—

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

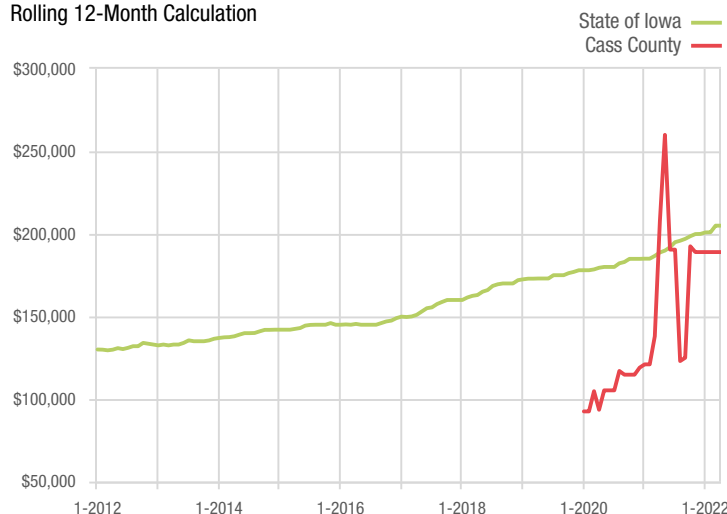
Median Sales Price - Single-Family Detached

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.