

Local Market Update – May 2022

A Research Tool Provided by Iowa Association of REALTORS®



Cass County

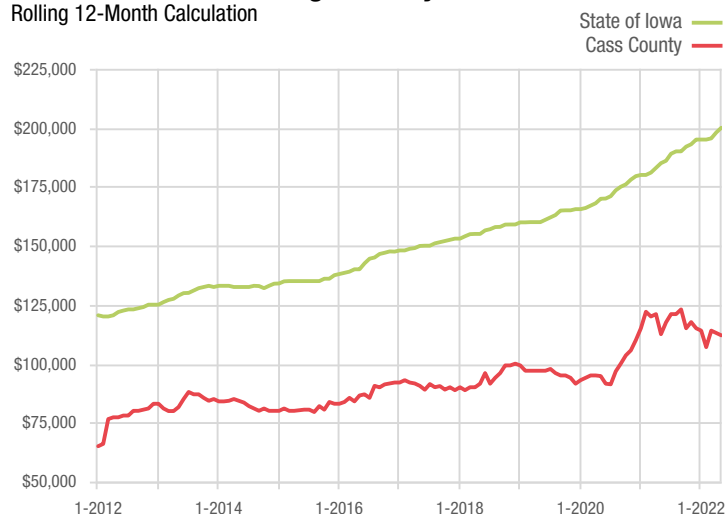
Single-Family Detached	May			Year to Date		
Key Metrics	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
New Listings	16	9	- 43.8%	66	44	- 33.3%
Pending Sales	12	8	- 33.3%	61	43	- 29.5%
Closed Sales	15	11	- 26.7%	54	45	- 16.7%
Days on Market Until Sale	49	40	- 18.4%	67	74	+ 10.4%
Median Sales Price*	\$87,500	\$85,000	- 2.9%	\$99,500	\$85,000	- 14.6%
Average Sales Price*	\$117,233	\$91,064	- 22.3%	\$126,424	\$104,307	- 17.5%
Percent of List Price Received*	92.6%	94.5%	+ 2.1%	93.6%	92.7%	- 1.0%
Inventory of Homes for Sale	29	17	- 41.4%	—	—	—
Months Supply of Inventory	2.3	1.5	- 34.8%	—	—	—

Townhouse-Condo	May			Year to Date		
Key Metrics	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
New Listings	0	0	0.0%	2	0	- 100.0%
Pending Sales	0	0	0.0%	2	0	- 100.0%
Closed Sales	0	0	0.0%	1	1	0.0%
Days on Market Until Sale	—	—	—	70	117	+ 67.1%
Median Sales Price*	—	—	—	\$260,000	\$287,000	+ 10.4%
Average Sales Price*	—	—	—	\$260,000	\$287,000	+ 10.4%
Percent of List Price Received*	—	—	—	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.

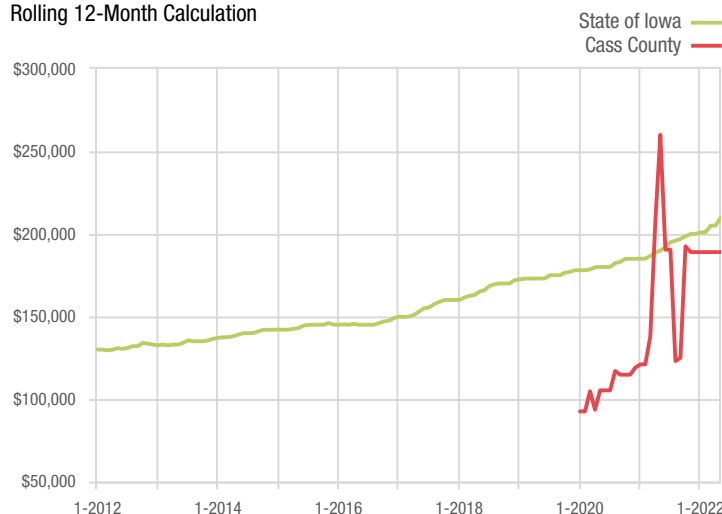
Median Sales Price - Single-Family Detached

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.