

# Local Market Update – July 2022

A Research Tool Provided by Iowa Association of REALTORS®



## Cass County

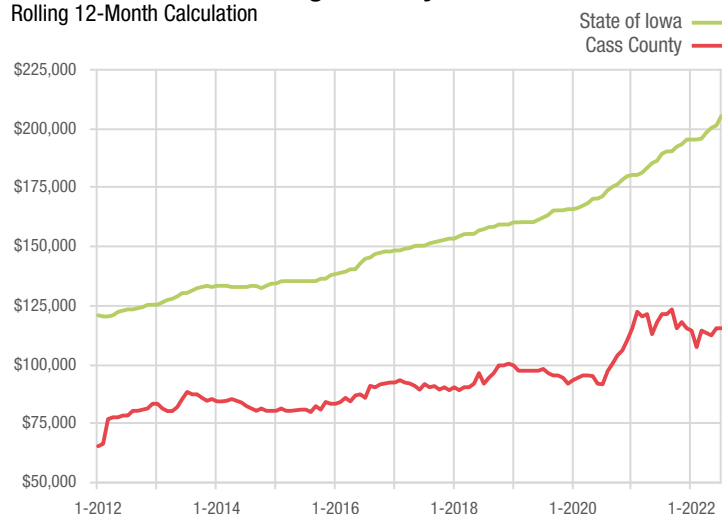
Single-Family Detached	July			Year to Date		
Key Metrics	2021	2022	% Change	Thru 7-2021	Thru 7-2022	% Change
New Listings	24	0	- 100.0%	104	52	- 50.0%
Pending Sales	12	0	- 100.0%	88	51	- 42.0%
Closed Sales	10	1	- 90.0%	84	53	- 36.9%
Days on Market Until Sale	29	50	+ 72.4%	65	69	+ 6.2%
Median Sales Price*	\$125,000	<b>\$29,000</b>	- 76.8%	\$100,000	<b>\$87,500</b>	- 12.5%
Average Sales Price*	\$132,550	<b>\$29,000</b>	- 78.1%	\$123,486	<b>\$108,047</b>	- 12.5%
Percent of List Price Received*	97.1%	<b>60.4%</b>	- 37.8%	94.4%	<b>92.5%</b>	- 2.0%
Inventory of Homes for Sale	35	17	- 51.4%	—	—	—
Months Supply of Inventory	2.7	1.6	- 40.7%	—	—	—

Townhouse-Condo	July			Year to Date		
Key Metrics	2021	2022	% Change	Thru 7-2021	Thru 7-2022	% Change
New Listings	1	1	0.0%	5	1	- 80.0%
Pending Sales	0	0	0.0%	3	0	- 100.0%
Closed Sales	0	0	0.0%	2	1	- 50.0%
Days on Market Until Sale	—	—	—	62	117	+ 88.7%
Median Sales Price*	—	—	—	\$190,500	<b>\$287,000</b>	+ 50.7%
Average Sales Price*	—	—	—	\$190,500	<b>\$287,000</b>	+ 50.7%
Percent of List Price Received*	—	—	—	95.7%	<b>182.9%</b>	+ 91.1%
Inventory of Homes for Sale	3	1	- 66.7%	—	—	—
Months Supply of Inventory	2.1	0.6	- 71.4%	—	—	—

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

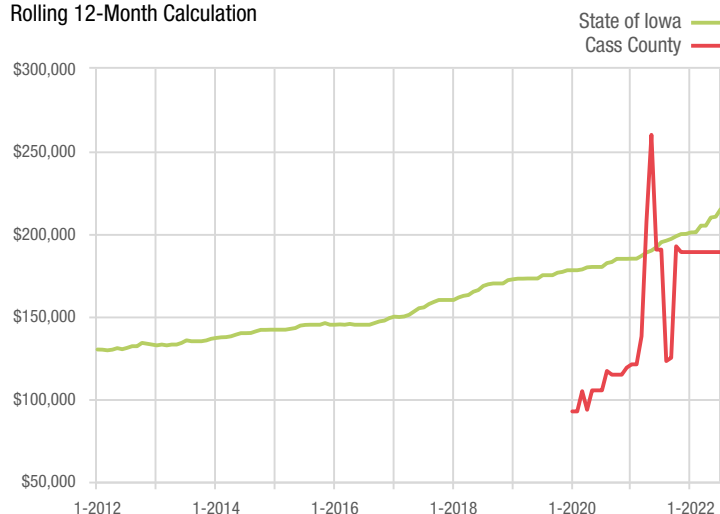
### Median Sales Price - Single-Family Detached

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.