

Local Market Update – August 2022

A Research Tool Provided by Iowa Association of REALTORS®



Cass County

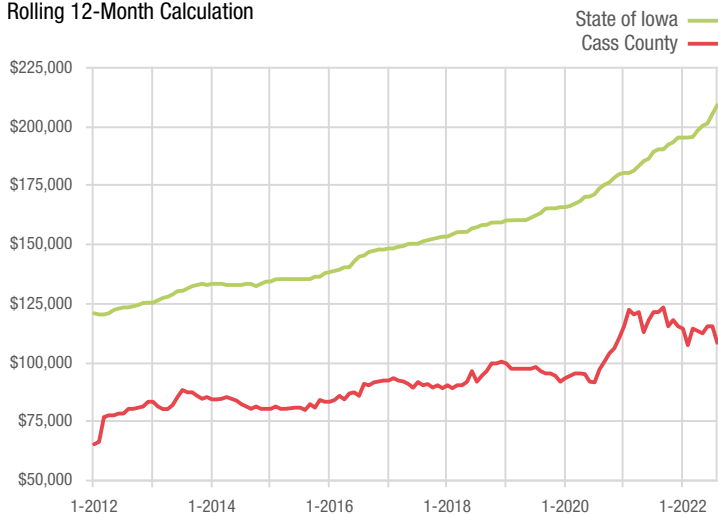
Single-Family Detached	August			Year to Date		
	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	15	3	- 80.0%	119	55	- 53.8%
Pending Sales	18	0	- 100.0%	106	51	- 51.9%
Closed Sales	21	2	- 90.5%	105	55	- 47.6%
Days on Market Until Sale	35	12	- 65.7%	59	67	+ 13.6%
Median Sales Price*	\$135,000	\$195,000	+ 44.4%	\$108,000	\$87,500	- 19.0%
Average Sales Price*	\$152,090	\$195,000	+ 28.2%	\$129,207	\$111,209	- 13.9%
Percent of List Price Received*	97.6%	91.0%	- 6.8%	95.1%	92.5%	- 2.7%
Inventory of Homes for Sale	31	20	- 35.5%	—	—	—
Months Supply of Inventory	2.4	2.0	- 16.7%	—	—	—

Townhouse-Condo	August			Year to Date		
	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	1	0	- 100.0%	6	1	- 83.3%
Pending Sales	1	0	- 100.0%	4	0	- 100.0%
Closed Sales	1	0	- 100.0%	3	1	- 66.7%
Days on Market Until Sale	1	—	—	42	117	+ 178.6%
Median Sales Price*	\$125,000	—	—	\$125,000	\$287,000	+ 129.6%
Average Sales Price*	\$125,000	—	—	\$168,667	\$287,000	+ 70.2%
Percent of List Price Received*	100.0%	—	—	97.1%	182.9%	+ 88.4%
Inventory of Homes for Sale	3	1	- 66.7%	—	—	—
Months Supply of Inventory	2.5	0.5	- 80.0%	—	—	—

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

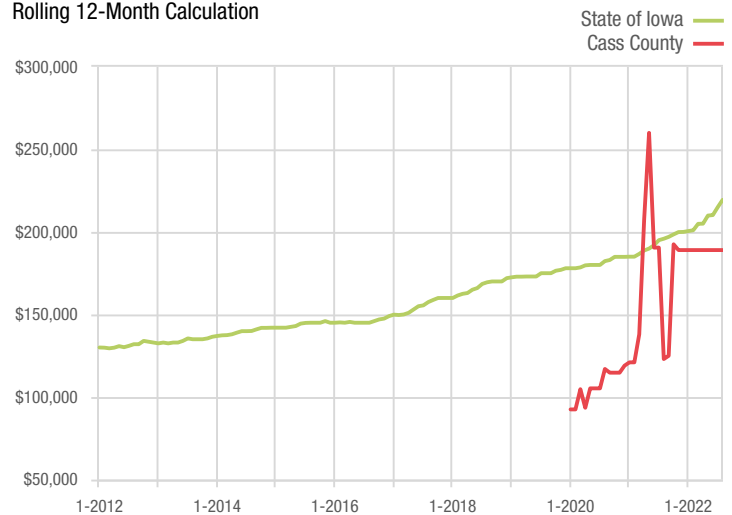
Median Sales Price - Single-Family Detached

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.