

# Local Market Update – November 2022

A Research Tool Provided by Iowa Association of REALTORS®



## Cass County

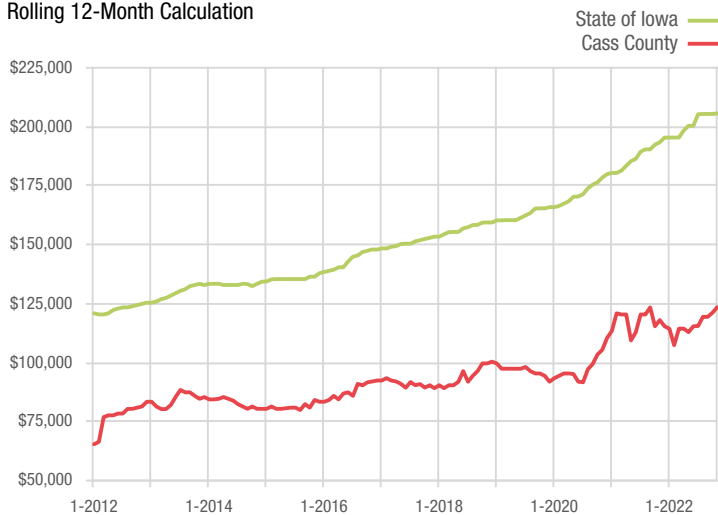
Single-Family Detached	November			Year to Date		
	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% Change
New Listings	9	6	- 33.3%	157	105	- 33.1%
Pending Sales	8	5	- 37.5%	144	104	- 27.8%
Closed Sales	15	5	- 66.7%	151	111	- 26.5%
Days on Market Until Sale	42	52	+ 23.8%	54	51	- 5.6%
Median Sales Price*	\$115,250	<b>\$157,500</b>	+ 36.7%	\$115,000	<b>\$124,375</b>	+ 8.2%
Average Sales Price*	\$129,177	<b>\$241,500</b>	+ 87.0%	\$131,650	<b>\$142,723</b>	+ 8.4%
Percent of List Price Received*	98.3%	<b>100.0%</b>	+ 1.7%	95.5%	<b>94.6%</b>	- 0.9%
Inventory of Homes for Sale	25	15	- 40.0%	—	—	—
Months Supply of Inventory	1.9	1.6	- 15.8%	—	—	—

Townhouse-Condo	November			Year to Date		
	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% Change
New Listings	0	0	0.0%	7	1	- 85.7%
Pending Sales	2	0	- 100.0%	8	0	- 100.0%
Closed Sales	3	0	- 100.0%	7	1	- 85.7%
Days on Market Until Sale	162	—	—	88	117	+ 33.0%
Median Sales Price*	\$189,000	—	—	\$189,000	<b>\$287,000</b>	+ 51.9%
Average Sales Price*	\$189,000	—	—	\$201,143	<b>\$287,000</b>	+ 42.7%
Percent of List Price Received*	100.0%	—	—	98.8%	<b>182.9%</b>	+ 85.1%
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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

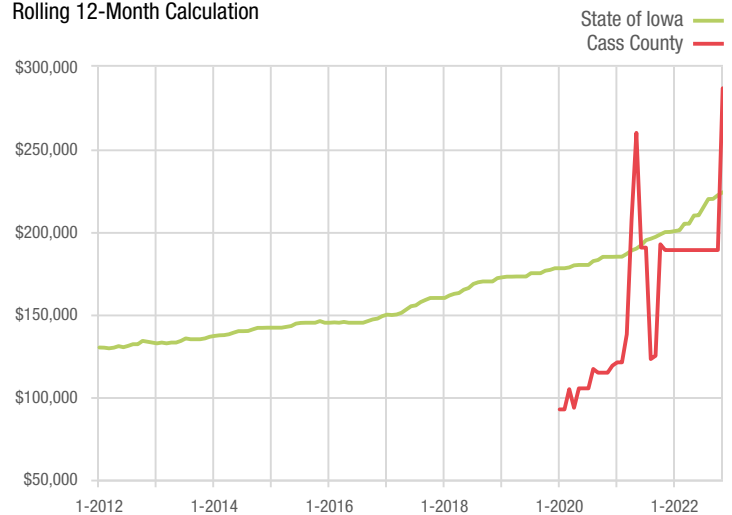
### Median Sales Price - Single-Family Detached

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.