

Local Market Update – February 2023

A Research Tool Provided by Iowa Association of REALTORS®



Cass County

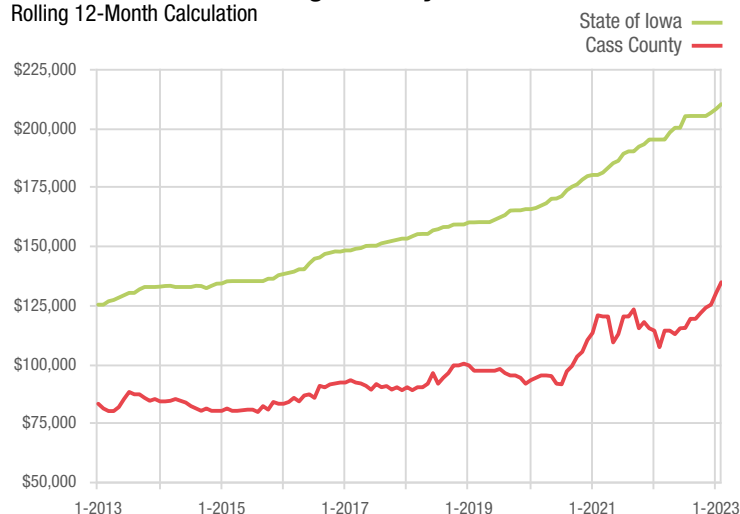
Single-Family Detached	February			Year to Date		
Key Metrics	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	5	9	+ 80.0%	14	17	+ 21.4%
Pending Sales	5	9	+ 80.0%	12	12	0.0%
Closed Sales	8	5	- 37.5%	22	9	- 59.1%
Days on Market Until Sale	81	96	+ 18.5%	65	68	+ 4.6%
Median Sales Price*	\$73,250	\$170,000	+ 132.1%	\$78,950	\$205,000	+ 159.7%
Average Sales Price*	\$95,963	\$145,200	+ 51.3%	\$104,777	\$240,889	+ 129.9%
Percent of List Price Received*	92.7%	98.2%	+ 5.9%	91.9%	97.7%	+ 6.3%
Inventory of Homes for Sale	22	18	- 18.2%	—	—	—
Months Supply of Inventory	1.8	1.9	+ 5.6%	—	—	—

Townhouse-Condo	February			Year to Date		
Key Metrics	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	1	0	- 100.0%	1	0	- 100.0%
Days on Market Until Sale	117	—	—	117	—	—
Median Sales Price*	\$287,000	—	—	\$287,000	—	—
Average Sales Price*	\$287,000	—	—	\$287,000	—	—
Percent of List Price Received*	182.9%	—	—	182.9%	—	—
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.

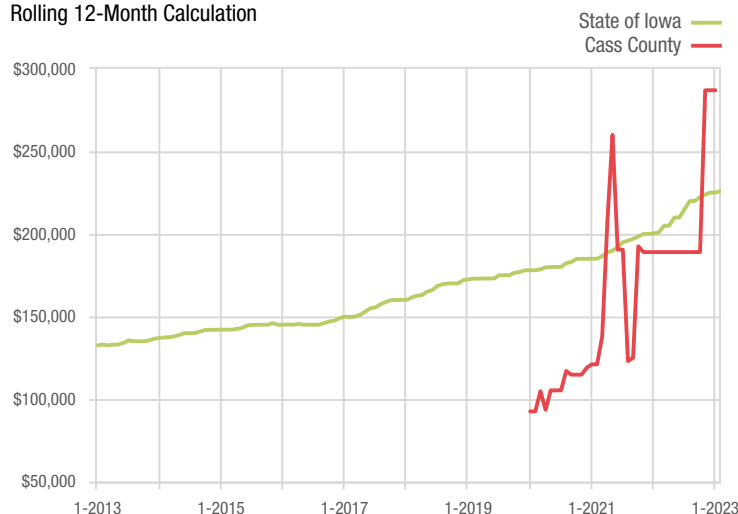
Median Sales Price - Single-Family Detached

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.