

Local Market Update – April 2023

A Research Tool Provided by Iowa Association of REALTORS®



Cass County

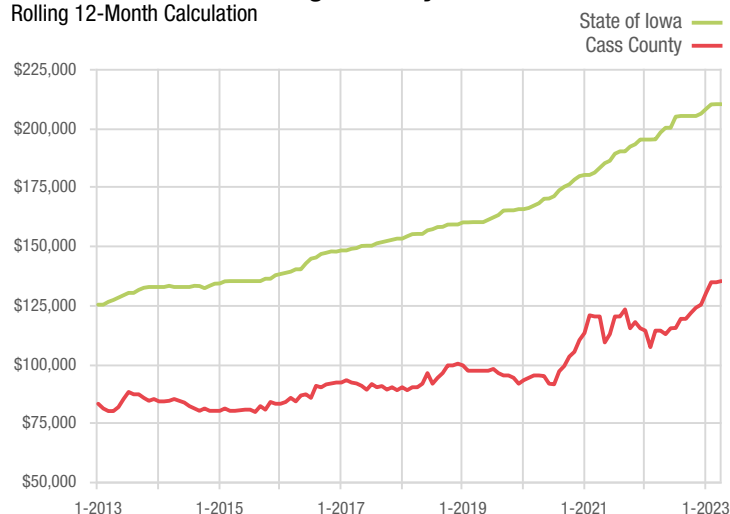
Single-Family Detached	April			Year to Date		
Key Metrics	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	7	7	0.0%	34	36	+ 5.9%
Pending Sales	15	12	- 20.0%	39	35	- 10.3%
Closed Sales	9	9	0.0%	38	29	- 23.7%
Days on Market Until Sale	43	51	+ 18.6%	77	52	- 32.5%
Median Sales Price*	\$75,750	\$104,000	+ 37.3%	\$85,000	\$155,000	+ 82.4%
Average Sales Price*	\$113,667	\$137,711	+ 21.2%	\$110,774	\$175,807	+ 58.7%
Percent of List Price Received*	93.0%	96.0%	+ 3.2%	92.3%	96.0%	+ 4.0%
Inventory of Homes for Sale	16	10	- 37.5%	—	—	—
Months Supply of Inventory	1.3	1.1	- 15.4%	—	—	—

Townhouse-Condo	April			Year to Date		
Key Metrics	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	1	0	- 100.0%
Days on Market Until Sale	—	—	—	117	—	—
Median Sales Price*	—	—	—	\$287,000	—	—
Average Sales Price*	—	—	—	\$287,000	—	—
Percent of List Price Received*	—	—	—	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.

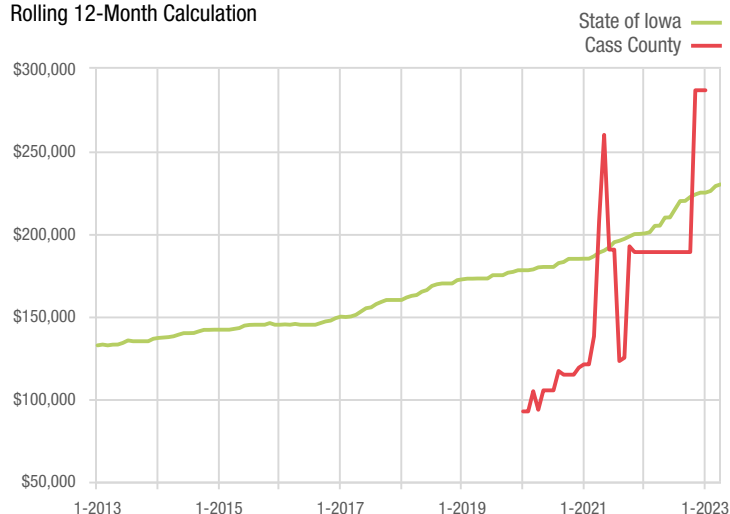
Median Sales Price - Single-Family Detached

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.