

Local Market Update for March 2024

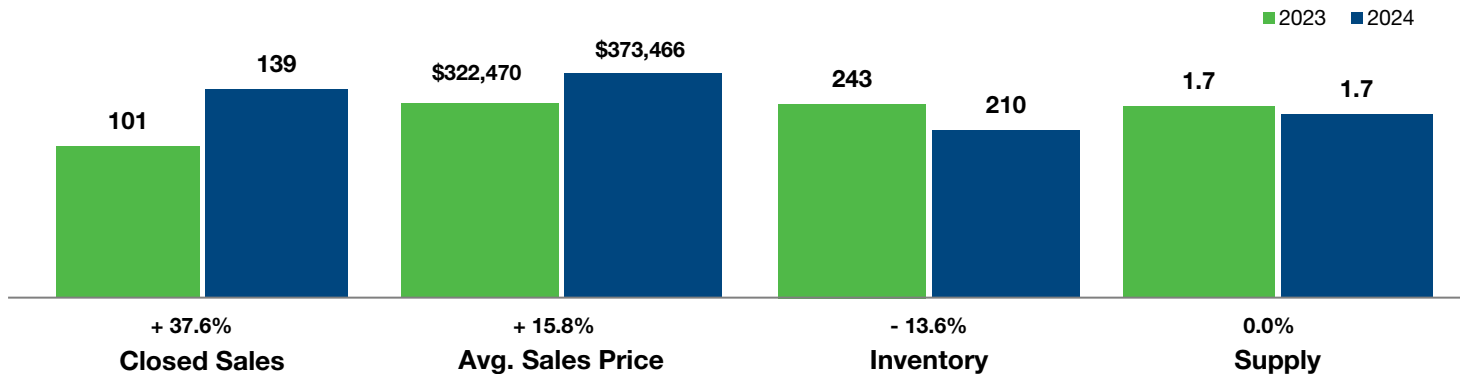


Cass, MO

	March			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 3-2023	Thru 3-2024	Percent Change
Closed Sales	101	139	+ 37.6%	260	312	+ 20.0%
Average Sales Price*	\$322,470	\$373,466	+ 15.8%	\$335,839	\$361,088	+ 7.5%
Median Sales Price*	\$287,500	\$310,250	+ 7.9%	\$295,000	\$316,400	+ 7.3%
Days on Market Until Sale	47	55	+ 17.0%	55	61	+ 10.9%
Percentage of Original List Price Received*	98.0%	98.1%	+ 0.1%	96.8%	97.5%	+ 0.7%
Pending Sales	125	155	+ 24.0%	303	418	+ 38.0%
Inventory	243	210	- 13.6%	--	--	--
Supply	1.7	1.7	0.0%	--	--	--

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

March



Historical Average Sales Price Rolling 12-Month Calculation

