

Local Market Update – February 2019

This is a research tool provided by Iowa Association of REALTORS®.



Cass County

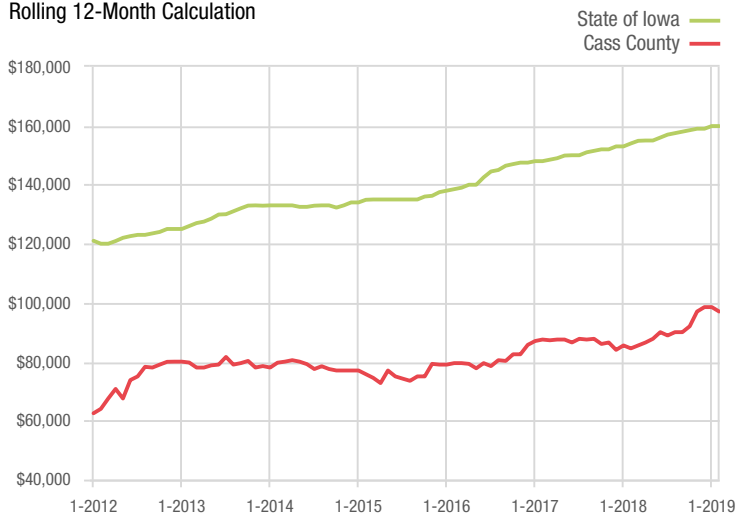
Single-Family Detached	February			Year to Date		
	2018	2019	% Change	Thru 2-2018	Thru 2-2019	% Change
Key Metrics						
New Listings	5	9	+ 80.0%	12	15	+ 25.0%
Pending Sales	5	3	- 40.0%	11	10	- 9.1%
Closed Sales	9	3	- 66.7%	15	9	- 40.0%
Days on Market Until Sale	124	78	- 37.1%	133	109	- 18.0%
Median Sales Price*	\$100,000	\$91,000	- 9.0%	\$90,000	\$90,000	0.0%
Average Sales Price*	\$130,267	\$70,333	- 46.0%	\$114,742	\$86,011	- 25.0%
Percent of List Price Received*	97.0%	108.6%	+ 12.0%	94.2%	96.8%	+ 2.8%
Inventory of Homes for Sale	54	64	+ 18.5%	—	—	—
Months Supply of Inventory	4.6	7.8	+ 69.6%	—	—	—

Townhouse-Condo	February			Year to Date		
	2018	2019	% Change	Thru 2-2018	Thru 2-2019	% Change
Key Metrics						
New Listings	1	0	- 100.0%	3	0	- 100.0%
Pending Sales	0	0	0.0%	3	0	- 100.0%
Closed Sales	2	0	- 100.0%	3	0	- 100.0%
Days on Market Until Sale	96	—	—	69	—	—
Median Sales Price*	\$142,500	—	—	\$170,000	—	—
Average Sales Price*	\$142,500	—	—	\$200,667	—	—
Percent of List Price Received*	98.9%	—	—	98.5%	—	—
Inventory of Homes for Sale	8	5	- 37.5%	—	—	—
Months Supply of Inventory	5.3	3.6	- 32.1%	—	—	—

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

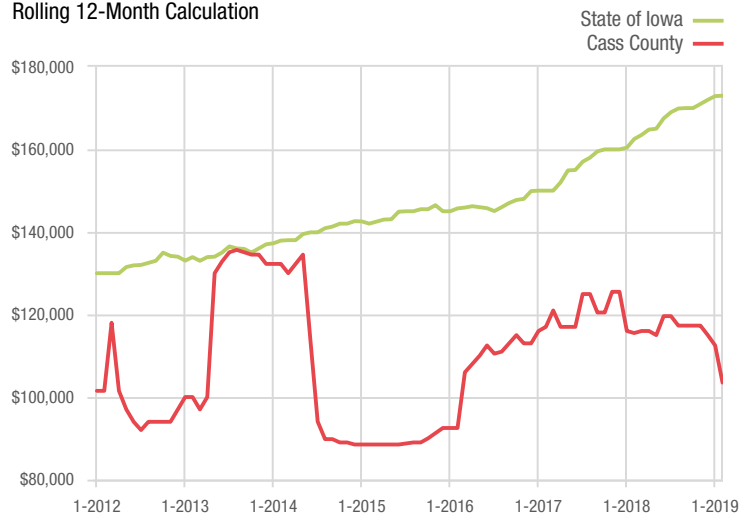
Median Sales Price - Single-Family Detached

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.