

Local Market Update – February 2020

A Research Tool Provided by Iowa Association of REALTORS®



Cass County

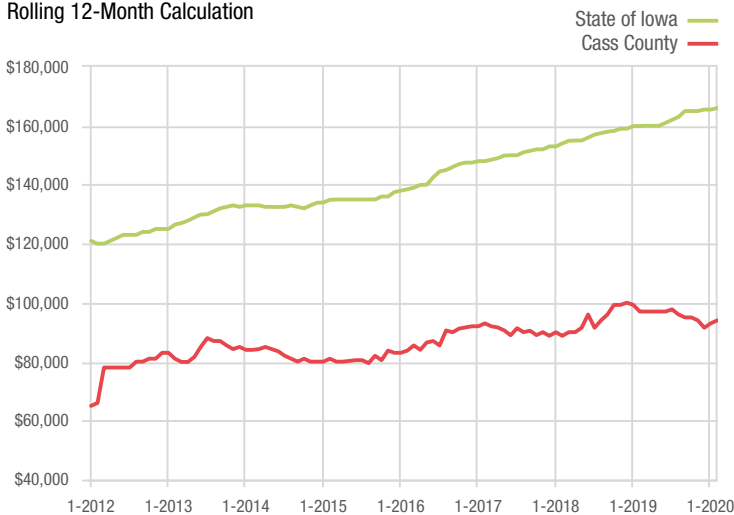
Single-Family Detached	February			Year to Date		
Key Metrics	2019	2020	% Change	Thru 2-2019	Thru 2-2020	% Change
New Listings	9	17	+ 88.9%	15	23	+ 53.3%
Pending Sales	4	14	+ 250.0%	11	21	+ 90.9%
Closed Sales	3	12	+ 300.0%	9	16	+ 77.8%
Days on Market Until Sale	78	96	+ 23.1%	114	124	+ 8.8%
Median Sales Price*	\$91,000	\$94,500	+ 3.8%	\$90,000	\$94,500	+ 5.0%
Average Sales Price*	\$70,333	\$88,942	+ 26.5%	\$86,011	\$91,831	+ 6.8%
Percent of List Price Received*	108.6%	92.5%	- 14.8%	96.8%	92.8%	- 4.1%
Inventory of Homes for Sale	66	61	- 7.6%	—	—	—
Months Supply of Inventory	7.3	5.1	- 30.1%	—	—	—

Townhouse-Condo	February			Year to Date		
Key Metrics	2019	2020	% Change	Thru 2-2019	Thru 2-2020	% Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	1	—
Closed Sales	0	0	0.0%	0	1	—
Days on Market Until Sale	—	—	—	—	260	—
Median Sales Price*	—	—	—	—	\$92,500	—
Average Sales Price*	—	—	—	—	\$92,500	—
Percent of List Price Received*	—	—	—	—	88.1%	—
Inventory of Homes for Sale	3	3	0.0%	—	—	—
Months Supply of Inventory	—	3.0	—	—	—	—

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

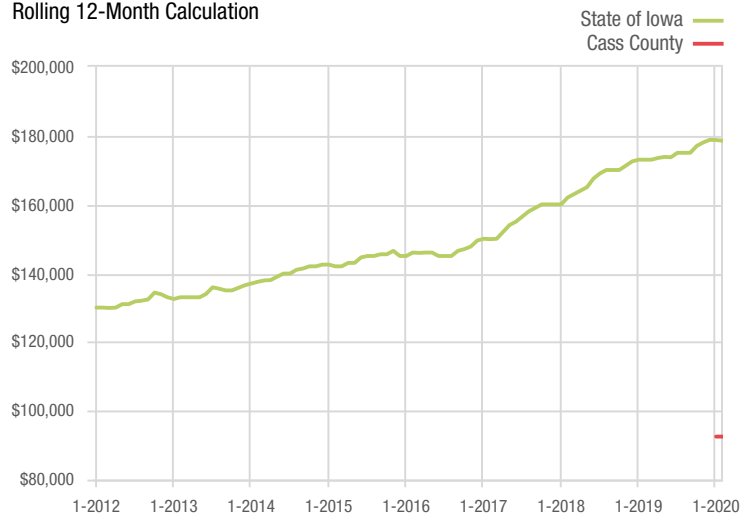
Median Sales Price - Single-Family Detached

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.