

Local Market Update – June 2020

A Research Tool Provided by Iowa Association of REALTORS®



Cass County

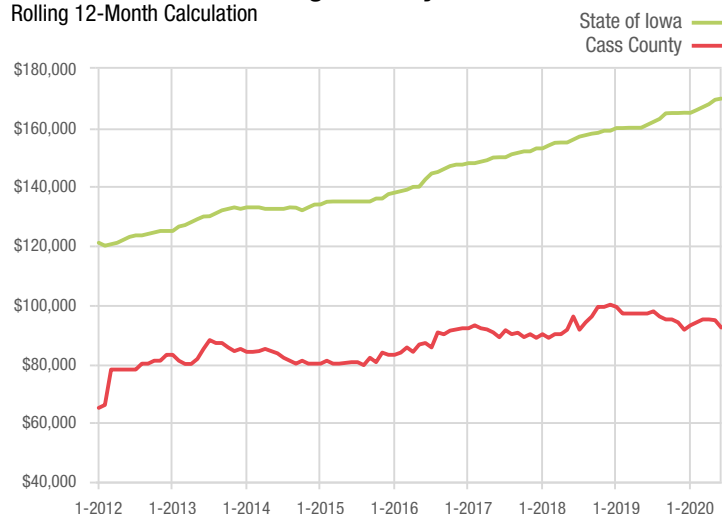
Single-Family Detached	June			Year to Date		
Key Metrics	2019	2020	% Change	Thru 6-2019	Thru 6-2020	% Change
New Listings	23	12	- 47.8%	94	83	- 11.7%
Pending Sales	12	14	+ 16.7%	67	75	+ 11.9%
Closed Sales	15	15	0.0%	55	70	+ 27.3%
Days on Market Until Sale	124	120	- 3.2%	129	128	- 0.8%
Median Sales Price*	\$107,000	\$79,000	- 26.2%	\$97,000	\$103,000	+ 6.2%
Average Sales Price*	\$125,140	\$95,017	- 24.1%	\$106,236	\$105,904	- 0.3%
Percent of List Price Received*	97.8%	93.4%	- 4.5%	95.7%	93.1%	- 2.7%
Inventory of Homes for Sale	70	50	- 28.6%	—	—	—
Months Supply of Inventory	7.1	4.3	- 39.4%	—	—	—

Townhouse-Condo	June			Year to Date		
Key Metrics	2019	2020	% Change	Thru 6-2019	Thru 6-2020	% Change
New Listings	0	0	0.0%	2	1	- 50.0%
Pending Sales	0	0	0.0%	0	3	—
Closed Sales	0	0	0.0%	0	4	—
Days on Market Until Sale	—	—	—	—	211	—
Median Sales Price*	—	—	—	—	\$105,250	—
Average Sales Price*	—	—	—	—	\$114,500	—
Percent of List Price Received*	—	—	—	—	92.1%	—
Inventory of Homes for Sale	4	0	- 100.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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

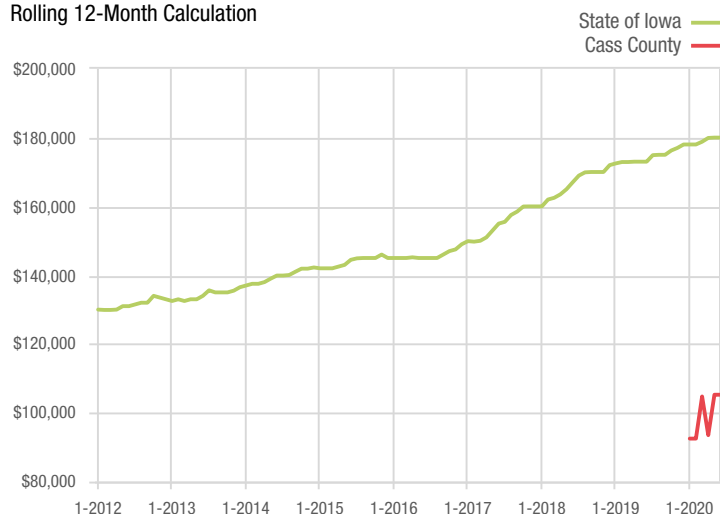
Median Sales Price - Single-Family Detached

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.