

# Local Market Update – December 2023

A Research Tool Provided by Iowa Association of REALTORS®



## Cass County

Single-Family Detached	December			Year to Date		
	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
New Listings	7	12	+ 71.4%	111	134	+ 20.7%
Pending Sales	6	3	- 50.0%	111	112	+ 0.9%
Closed Sales	8	8	0.0%	120	113	- 5.8%
Days on Market Until Sale	50	36	- 28.0%	50	35	- 30.0%
Median Sales Price*	\$149,500	\$132,500	- 11.4%	\$125,000	\$135,000	+ 8.0%
Average Sales Price*	\$149,309	\$143,563	- 3.8%	\$143,300	\$160,217	+ 11.8%
Percent of List Price Received*	91.5%	97.4%	+ 6.4%	94.4%	95.8%	+ 1.5%
Inventory of Homes for Sale	13	25	+ 92.3%	—	—	—
Months Supply of Inventory	1.4	2.7	+ 92.9%	—	—	—

Townhouse-Condo	December			Year to Date		
	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
New Listings	0	0	0.0%	1	1	0.0%
Pending Sales	0	0	0.0%	0	1	—
Closed Sales	0	0	0.0%	1	1	0.0%
Days on Market Until Sale	—	—	—	117	1	- 99.1%
Median Sales Price*	—	—	—	\$287,000	\$120,000	- 58.2%
Average Sales Price*	—	—	—	\$287,000	\$120,000	- 58.2%
Percent of List Price Received*	—	—	—	182.9%	100.0%	- 45.3%
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.

