## **Local Market Update – January 2024**A Research Tool Provided by Iowa Association of REALTORS®

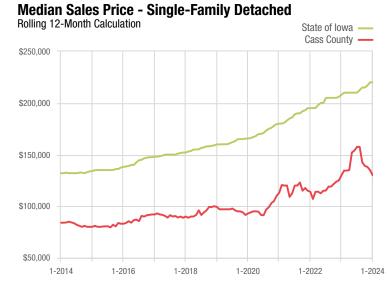


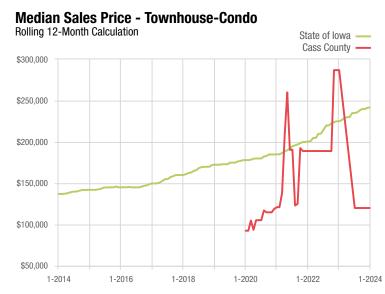
## **Cass County**

Single-Family Detached		January			Year to Date			
Key Metrics	2023	2024	% Change	Thru 1-2023	Thru 1-2024	% Change		
New Listings	6	8	+ 33.3%	6	8	+ 33.3%		
Pending Sales	3	3	0.0%	3	3	0.0%		
Closed Sales	4	6	+ 50.0%	4	6	+ 50.0%		
Days on Market Until Sale	34	16	- 52.9%	34	16	- 52.9%		
Median Sales Price*	\$300,000	\$114,500	- 61.8%	\$300,000	\$114,500	- 61.8%		
Average Sales Price*	\$360,500	\$134,333	- 62.7%	\$360,500	\$134,333	- 62.7%		
Percent of List Price Received*	97.1%	89.6%	- 7.7%	97.1%	89.6%	- 7.7%		
Inventory of Homes for Sale	16	23	+ 43.8%		_	_		
Months Supply of Inventory	1.8	2.4	+ 33.3%		_	_		

Townhouse-Condo	January			Year to Date			
Key Metrics	2023	2024	% Change	Thru 1-2023	Thru 1-2024	% Change	
New Listings	0	0	0.0%	0	0	0.0%	
Pending Sales	0	0	0.0%	0	0	0.0%	
Closed Sales	0	0	0.0%	0	0	0.0%	
Days on Market Until Sale	_	_			_	_	
Median Sales Price*	_	_			_	_	
Average Sales Price*	_	_			_	_	
Percent of List Price Received*	_				_	_	
Inventory of Homes for Sale	0	0	0.0%		_	_	
Months Supply of Inventory	_	_			_	_	

<sup>\*</sup> Does not account for seller concessions; % Change may be extreme due to small sample size.





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.