

Local Market Update – September 2024

A Research Tool Provided by Iowa Association of REALTORS®



Cass County

Single-Family Detached

Key Metrics	September			Year to Date		
	2023	2024	% Change	Thru 9-2023	Thru 9-2024	% Change
New Listings	16	18	+ 12.5%	105	109	+ 3.8%
Pending Sales	9	7	- 22.2%	93	85	- 8.6%
Closed Sales	18	9	- 50.0%	92	81	- 12.0%
Days on Market Until Sale	9	40	+ 344.4%	33	47	+ 42.4%
Median Sales Price*	\$99,000	\$110,000	+ 11.1%	\$134,000	\$168,000	+ 25.4%
Average Sales Price*	\$104,861	\$104,889	+ 0.0%	\$157,843	\$177,627	+ 12.5%
Percent of List Price Received*	96.6%	92.4%	- 4.3%	95.9%	95.4%	- 0.5%
Inventory of Homes for Sale	23	35	+ 52.2%	—	—	—
Months Supply of Inventory	2.5	3.9	+ 56.0%	—	—	—

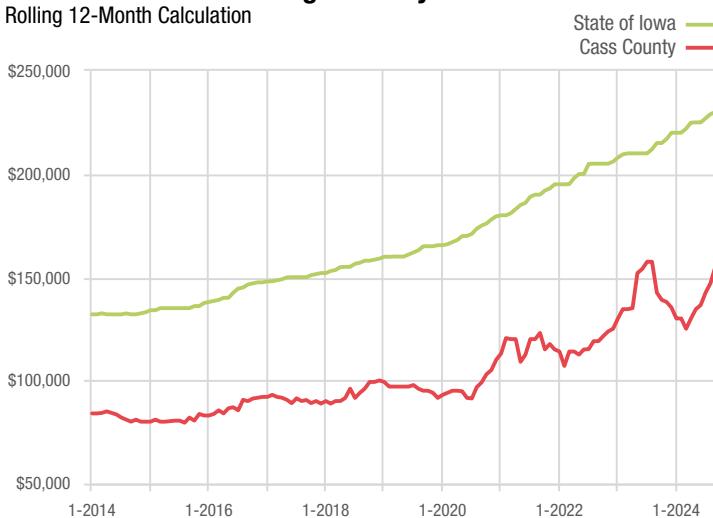
Townhouse-Condo

Key Metrics	September			Year to Date		
	2023	2024	% Change	Thru 9-2023	Thru 9-2024	% Change
New Listings	0	0	0.0%	1	0	- 100.0%
Pending Sales	0	0	0.0%	1	0	- 100.0%
Closed Sales	0	0	0.0%	1	0	- 100.0%
Days on Market Until Sale	—	—	—	1	—	—
Median Sales Price*	—	—	—	\$120,000	—	—
Average Sales Price*	—	—	—	\$120,000	—	—
Percent of List Price Received*	—	—	—	100.0%	—	—
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.

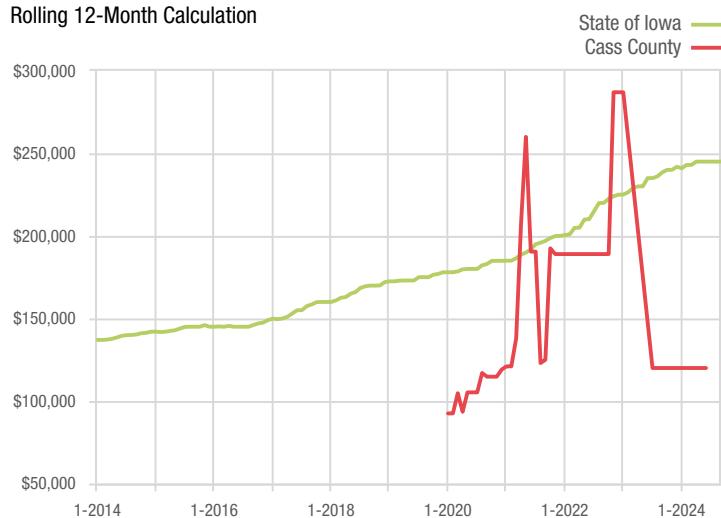
Median Sales Price - Single-Family Detached

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.