

Local Market Update – October 2024

A Research Tool Provided by Iowa Association of REALTORS®



Cass County

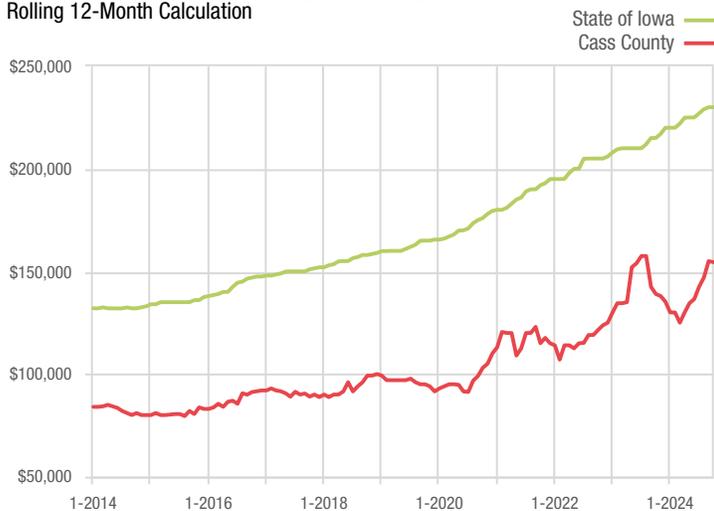
Single-Family Detached	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
New Listings	5	14	+ 180.0%	110	122	+ 10.9%
Pending Sales	10	5	- 50.0%	103	92	- 10.7%
Closed Sales	7	10	+ 42.9%	99	91	- 8.1%
Days on Market Until Sale	65	32	- 50.8%	35	45	+ 28.6%
Median Sales Price*	\$135,500	\$135,000	- 0.4%	\$135,500	\$162,500	+ 19.9%
Average Sales Price*	\$199,929	\$174,250	- 12.8%	\$160,819	\$177,256	+ 10.2%
Percent of List Price Received*	92.1%	97.2%	+ 5.5%	95.6%	95.6%	0.0%
Inventory of Homes for Sale	16	41	+ 156.3%	—	—	—
Months Supply of Inventory	1.7	4.7	+ 176.5%	—	—	—

Townhouse-Condo	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% 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.

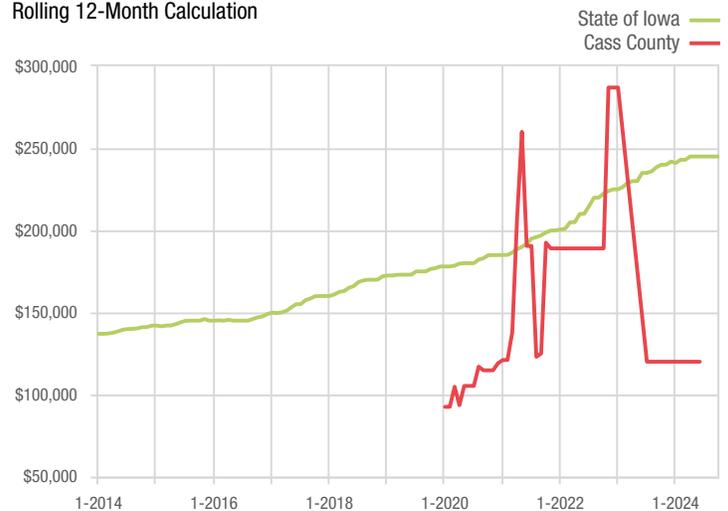
Median Sales Price - Single-Family Detached

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.