

# Local Market Update – November 2024

A Research Tool Provided by Iowa Association of REALTORS®

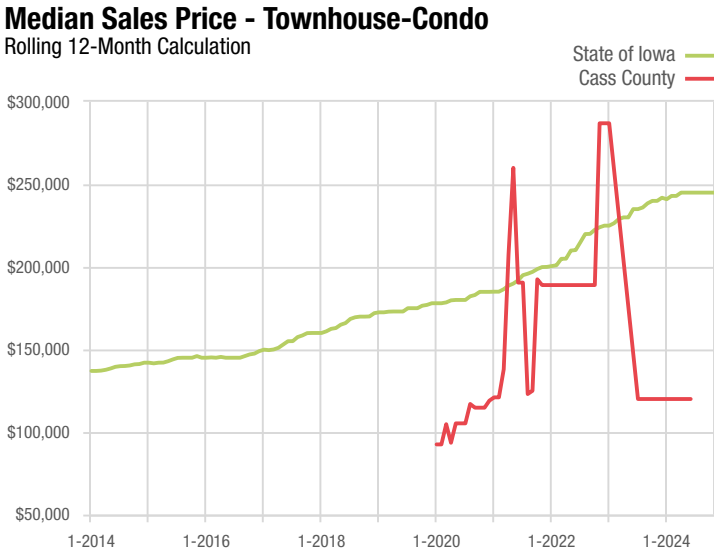
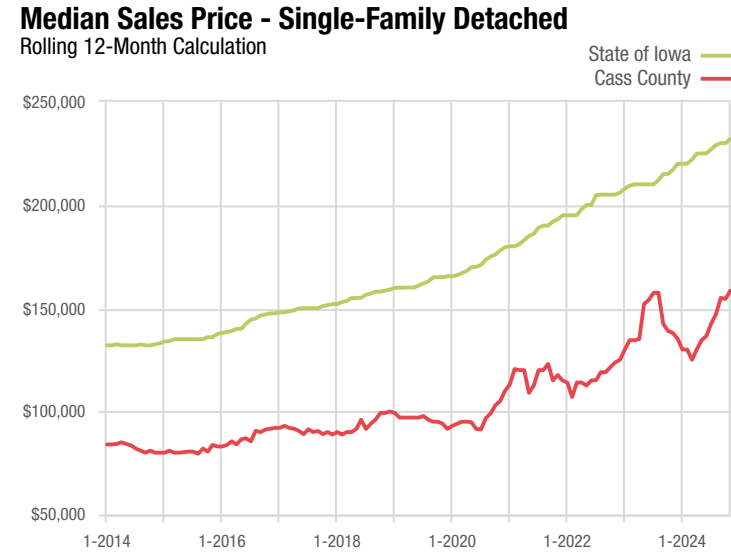


## Cass County

Single-Family Detached	November			Year to Date		
	2023	2024	% Change	Thru 11-2023	Thru 11-2024	% Change
New Listings	6	10	+ 66.7%	115	133	+ 15.7%
Pending Sales	5	6	+ 20.0%	108	100	- 7.4%
Closed Sales	6	6	0.0%	105	97	- 7.6%
Days on Market Until Sale	33	47	+ 42.4%	35	46	+ 31.4%
Median Sales Price*	\$147,500	\$176,000	+ 19.3%	\$135,500	\$162,500	+ 19.9%
Average Sales Price*	\$172,500	\$224,167	+ 30.0%	\$161,486	\$180,158	+ 11.6%
Percent of List Price Received*	96.9%	92.7%	- 4.3%	95.7%	95.4%	- 0.3%
Inventory of Homes for Sale	15	41	+ 173.3%	—	—	—
Months Supply of Inventory	1.6	4.6	+ 187.5%	—	—	—

Townhouse-Condo	November			Year to Date		
	2023	2024	% Change	Thru 11-2023	Thru 11-2024	% 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.



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.