

Local Market Update – December 2024

A Research Tool Provided by Iowa Association of REALTORS®

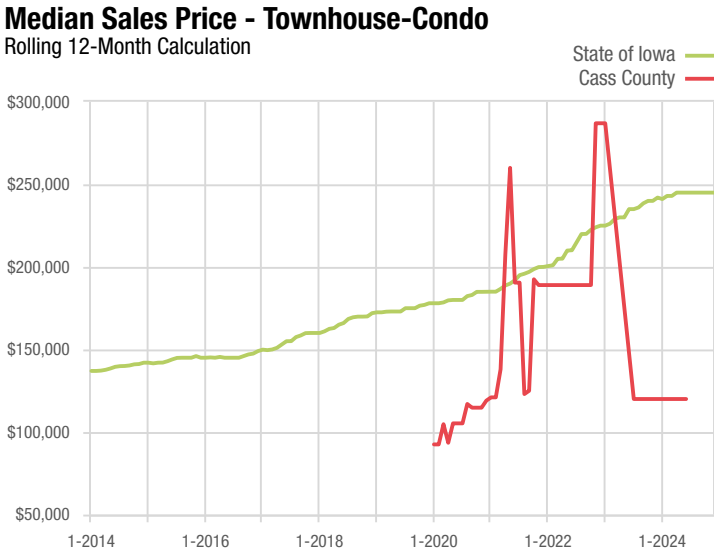
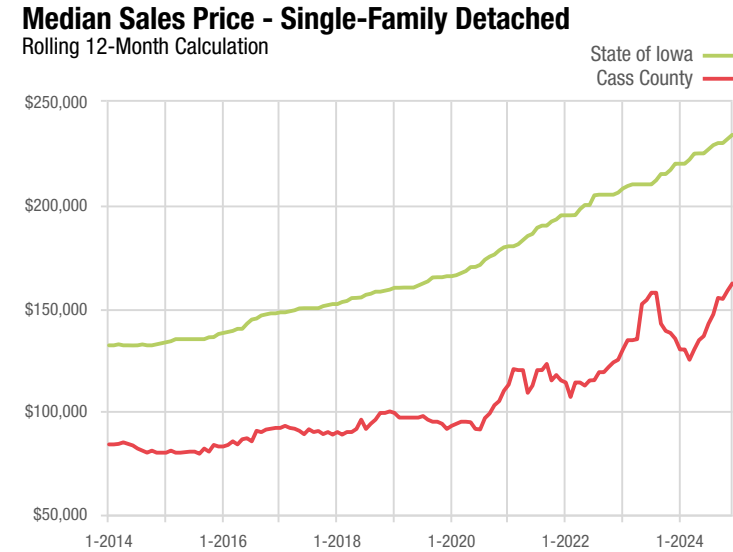


Cass County

Single-Family Detached	December			Year to Date		
	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	14	2	- 85.7%	130	136	+ 4.6%
Pending Sales	7	4	- 42.9%	115	108	- 6.1%
Closed Sales	9	8	- 11.1%	114	105	- 7.9%
Days on Market Until Sale	32	94	+ 193.8%	35	49	+ 40.0%
Median Sales Price*	\$135,000	\$152,750	+ 13.1%	\$135,250	\$162,000	+ 19.8%
Average Sales Price*	\$152,611	\$201,225	+ 31.9%	\$160,786	\$181,763	+ 13.0%
Percent of List Price Received*	93.2%	94.0%	+ 0.9%	95.5%	95.3%	- 0.2%
Inventory of Homes for Sale	18	35	+ 94.4%	—	—	—
Months Supply of Inventory	1.9	3.9	+ 105.3%	—	—	—

Townhouse-Condo	December			Year to Date		
	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% 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.