

Cass County, IA

County · IA · Iowa

BUYER'S MARKET

\$133K

MEDIAN SALE PRICE

-2.3%

1-YR CHANGE

158

SALES (12 MO)

\$120K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 21 / 100



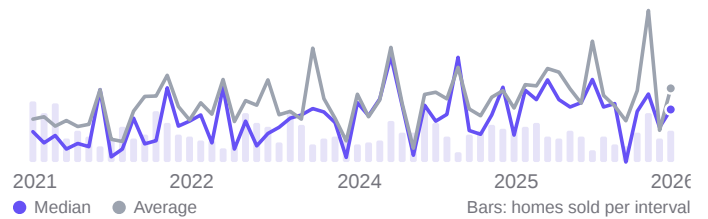
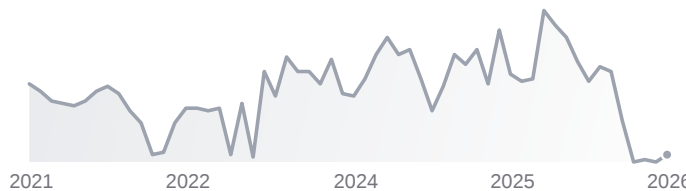
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

21 / 100

Sale prices

Median \$134K · Average \$168K

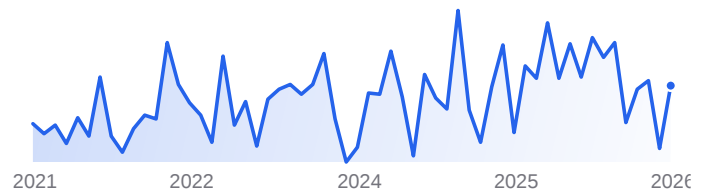
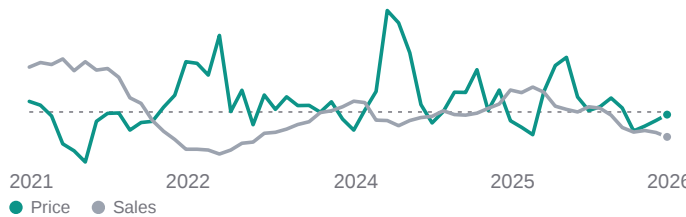


Growth (year over year)

Price -2.3% · Sales -22.2%

Price per square foot

\$99/ft²

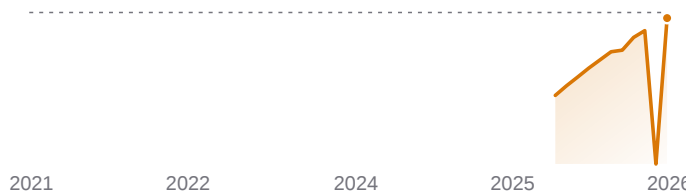


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

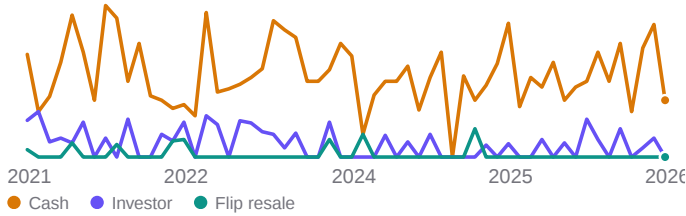
2.6%



BUYERS & OUTCOMES

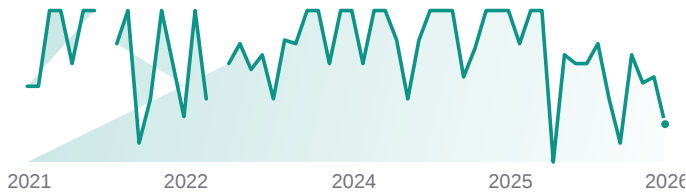
Buyer mix

Cash 25% · Investor 0% · Flip resale 0%



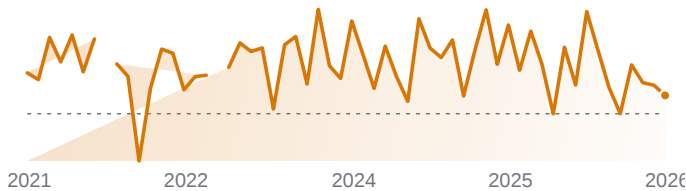
Sellers who sold at a gain

57%

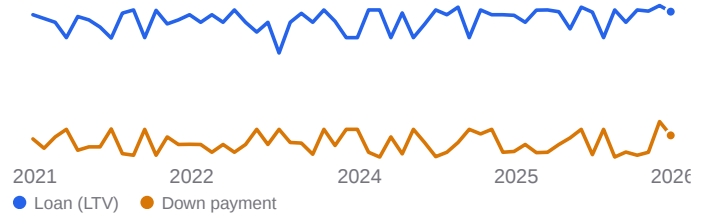


Median annualized return at resale

+1.9%

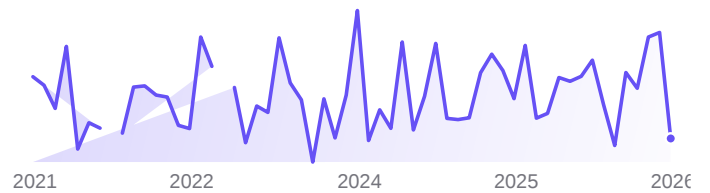


Financing (share of purchase price) Loan (LTV) 97% · Down payment 16%



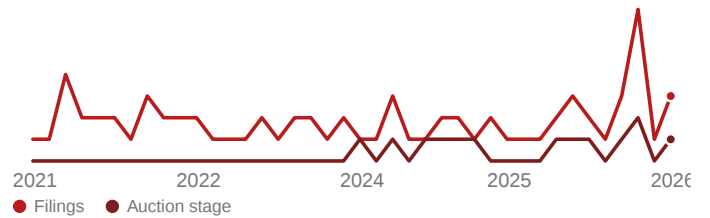
Typical hold before selling

2.6 yrs



Preforeclosure filings

Filings 3 · Auction stage 1



HOUSING STOCK

Homes	6,010
Median value (AVM)	\$120K
Median size	1,430 ft²
Median bedrooms	3
Median year built	1938
Single family	80%
Condos	4.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	6.2%
Owner occupied	78%
Company owned	19%
Median loan-to-value	39%

Typical ownership tenure

8.5 yrs

COMMUNITY

Population	13,099
Density	23 / mi²
Median household income	\$63K
Average household income	\$84K
Crime index (US avg 100)	133
Air pollution index (US avg 100)	96
Earthquake index (US avg 100)	17
Homes occupied	91%
Bachelor's or higher	14%
Poverty rate	17.8%
Unemployment	0.8%
Average temp	49°F
Annual precip	35 in
Sunshine	59%

Market metrics are derived from recorded arms-length deeds through June 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.