

Local Market Update – February 2019

This is a research tool provided by Iowa Association of REALTORS®.



Lee County

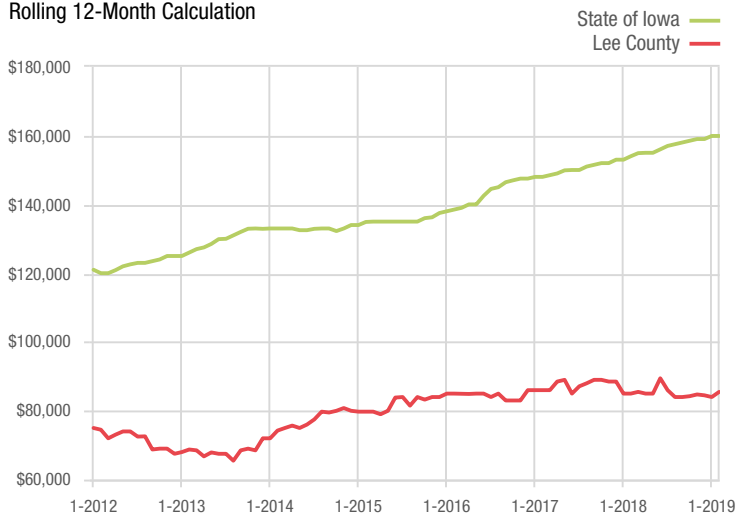
Single-Family Detached	February			Year to Date		
	2018	2019	% Change	Thru 2-2018	Thru 2-2019	% Change
New Listings	26	30	+ 15.4%	46	52	+ 13.0%
Pending Sales	19	14	- 26.3%	41	34	- 17.1%
Closed Sales	17	14	- 17.6%	35	32	- 8.6%
Days on Market Until Sale	122	128	+ 4.9%	152	120	- 21.1%
Median Sales Price*	\$82,000	\$108,000	+ 31.7%	\$82,000	\$88,000	+ 7.3%
Average Sales Price*	\$100,559	\$111,269	+ 10.7%	\$99,521	\$99,035	- 0.5%
Percent of List Price Received*	90.3%	93.2%	+ 3.2%	89.8%	91.3%	+ 1.7%
Inventory of Homes for Sale	105	108	+ 2.9%	—	—	—
Months Supply of Inventory	4.1	4.3	+ 4.9%	—	—	—

Townhouse-Condo	February			Year to Date		
	2018	2019	% Change	Thru 2-2018	Thru 2-2019	% Change
New Listings	1	1	0.0%	3	1	- 66.7%
Pending Sales	0	2	—	1	2	+ 100.0%
Closed Sales	1	1	0.0%	1	1	0.0%
Days on Market Until Sale	5	137	+ 2,640.0%	5	137	+ 2,640.0%
Median Sales Price*	\$116,000	\$78,000	- 32.8%	\$116,000	\$78,000	- 32.8%
Average Sales Price*	\$116,000	\$78,000	- 32.8%	\$116,000	\$78,000	- 32.8%
Percent of List Price Received*	96.7%	95.1%	- 1.7%	96.7%	95.1%	- 1.7%
Inventory of Homes for Sale	4	3	- 25.0%	—	—	—
Months Supply of Inventory	4.0	1.5	- 62.5%	—	—	—

* Does not account for seller concessions; % Change may be extreme due to small sample size.

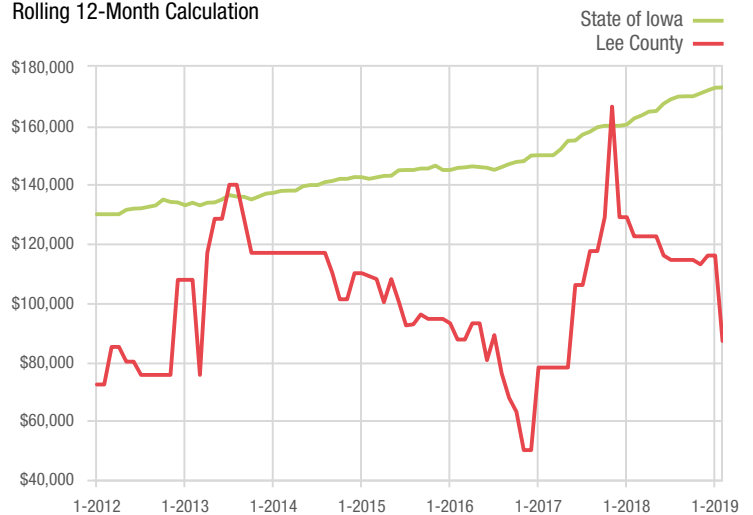
Median Sales Price - Single-Family Detached

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.