

# Local Market Update – July 2019

A Research Tool Provided by Iowa Association of REALTORS®



## Lee County

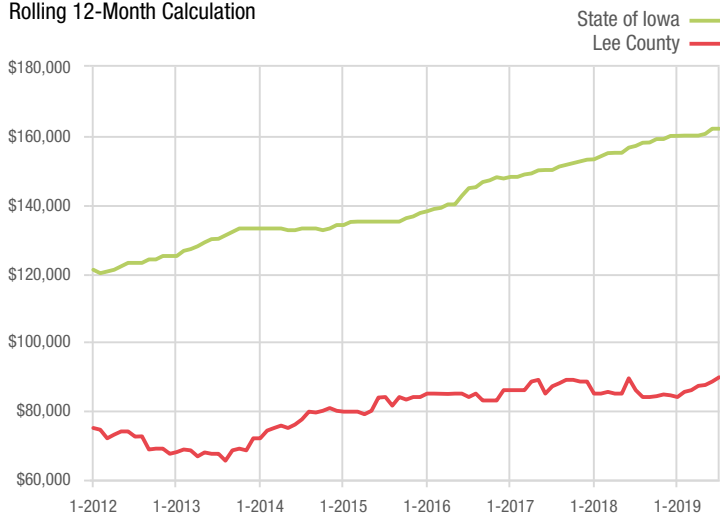
Single-Family Detached	July			Year to Date		
	2018	2019	% Change	Thru 7-2018	Thru 7-2019	% Change
New Listings	50	34	- 32.0%	277	222	- 19.9%
Pending Sales	27	25	- 7.4%	174	162	- 6.9%
Closed Sales	37	27	- 27.0%	162	152	- 6.2%
Days on Market Until Sale	64	74	+ 15.6%	103	93	- 9.7%
Median Sales Price*	\$86,000	\$100,000	+ 16.3%	\$85,750	\$95,250	+ 11.1%
Average Sales Price*	\$107,504	\$108,136	+ 0.6%	\$103,180	\$110,250	+ 6.9%
Percent of List Price Received*	94.8%	94.0%	- 0.8%	92.1%	93.4%	+ 1.4%
Inventory of Homes for Sale	165	119	- 27.9%	—	—	—
Months Supply of Inventory	6.4	4.9	- 23.4%	—	—	—

Townhouse-Condo	July			Year to Date		
	2018	2019	% Change	Thru 7-2018	Thru 7-2019	% Change
New Listings	1	1	0.0%	6	4	- 33.3%
Pending Sales	0	2	—	1	5	+ 400.0%
Closed Sales	0	1	—	1	4	+ 300.0%
Days on Market Until Sale	—	124	—	5	158	+ 3,060.0%
Median Sales Price*	—	\$80,000	—	\$116,000	\$85,000	- 26.7%
Average Sales Price*	—	\$80,000	—	\$116,000	\$90,125	- 22.3%
Percent of List Price Received*	—	95.2%	—	96.7%	95.3%	- 1.4%
Inventory of Homes for Sale	6	2	- 66.7%	—	—	—
Months Supply of Inventory	6.0	1.1	- 81.7%	—	—	—

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

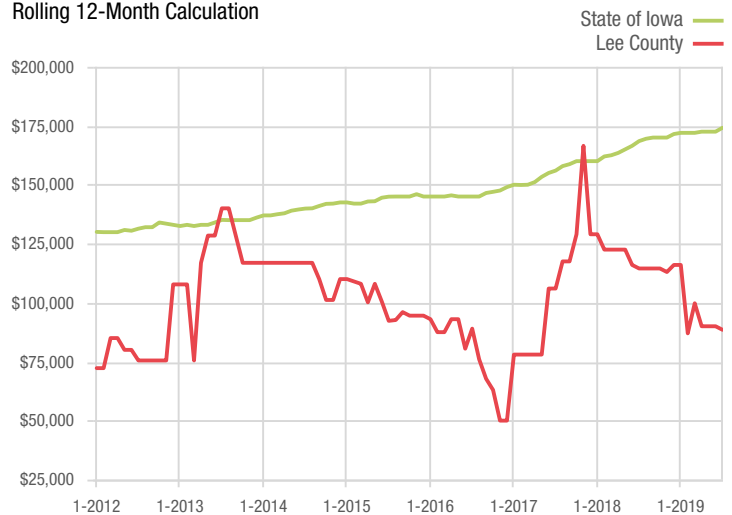
### Median Sales Price - Single-Family Detached

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.