

Local Market Update – December 2019

A Research Tool Provided by Iowa Association of REALTORS®



Lee County

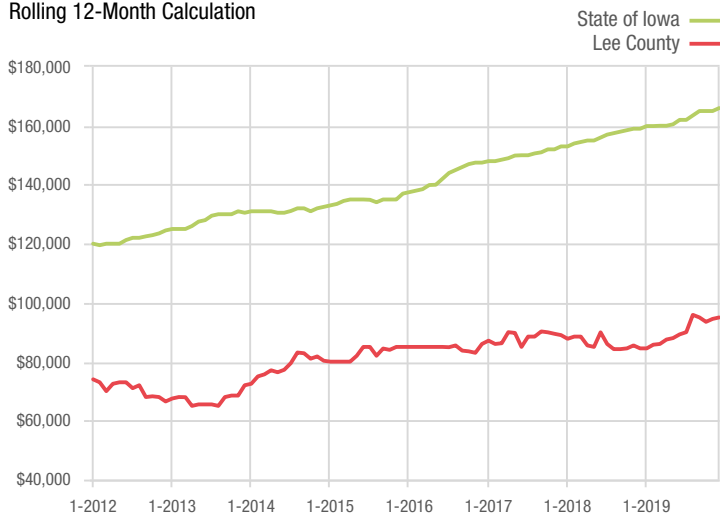
Single-Family Detached	December			Year to Date		
	2018	2019	% Change	Thru 12-2018	Thru 12-2019	% Change
New Listings	21	17	- 19.0%	449	405	- 9.8%
Pending Sales	19	18	- 5.3%	317	294	- 7.3%
Closed Sales	30	20	- 33.3%	316	296	- 6.3%
Days on Market Until Sale	87	67	- 23.0%	96	90	- 6.3%
Median Sales Price*	\$82,500	\$101,000	+ 22.4%	\$84,500	\$95,000	+ 12.4%
Average Sales Price*	\$97,033	\$111,345	+ 14.7%	\$104,213	\$112,539	+ 8.0%
Percent of List Price Received*	93.8%	92.1%	- 1.8%	92.2%	92.7%	+ 0.5%
Inventory of Homes for Sale	129	138	+ 7.0%	—	—	—
Months Supply of Inventory	4.9	5.6	+ 14.3%	—	—	—

Townhouse-Condo	December			Year to Date		
	2018	2019	% Change	Thru 12-2018	Thru 12-2019	% Change
New Listings	0	1	—	9	6	- 33.3%
Pending Sales	0	0	0.0%	3	8	+ 166.7%
Closed Sales	1	0	- 100.0%	3	8	+ 166.7%
Days on Market Until Sale	127	—	—	76	130	+ 71.1%
Median Sales Price*	\$116,500	—	—	\$116,000	\$90,000	- 22.4%
Average Sales Price*	\$116,500	—	—	\$106,500	\$91,875	- 13.7%
Percent of List Price Received*	93.6%	—	—	94.0%	95.1%	+ 1.2%
Inventory of Homes for Sale	5	1	- 80.0%	—	—	—
Months Supply of Inventory	3.3	0.6	- 81.8%	—	—	—

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

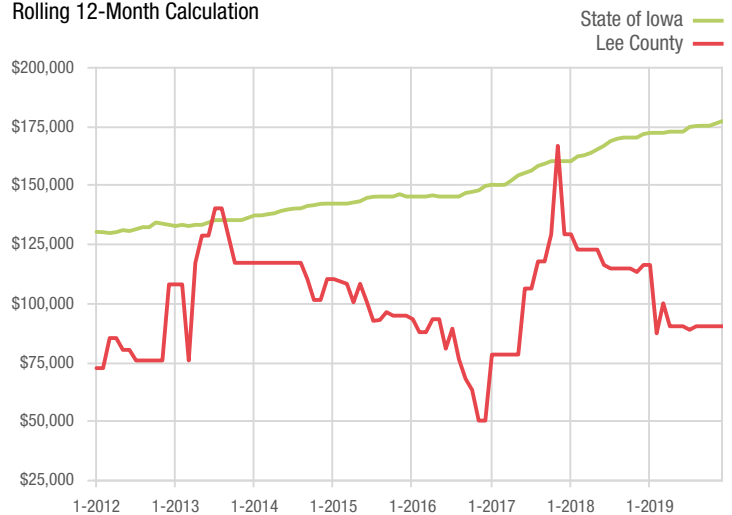
Median Sales Price - Single-Family Detached

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.