

# Local Market Update – July 2020

A Research Tool Provided by Iowa Association of REALTORS®



## Lee County

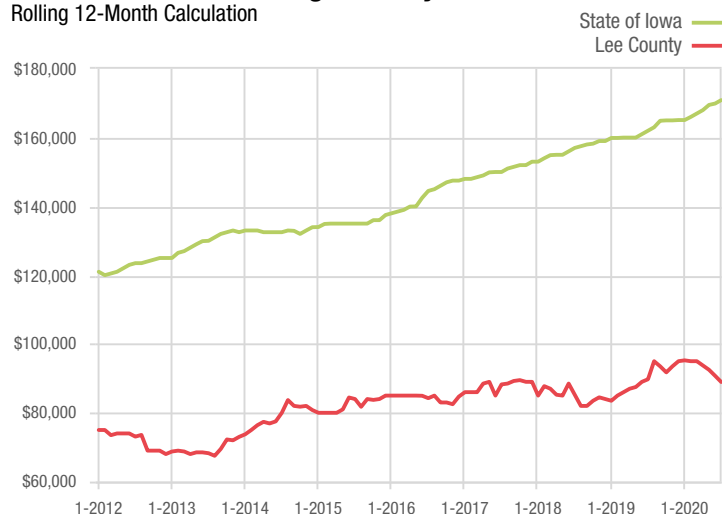
Single-Family Detached	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	35	37	+ 5.7%	230	204	- 11.3%
Pending Sales	26	21	- 19.2%	166	159	- 4.2%
Closed Sales	28	25	- 10.7%	156	146	- 6.4%
Days on Market Until Sale	84	66	- 21.4%	100	98	- 2.0%
Median Sales Price*	\$99,000	\$67,000	- 32.3%	\$95,000	\$85,750	- 9.7%
Average Sales Price*	\$107,131	\$86,708	- 19.1%	\$109,731	\$100,301	- 8.6%
Percent of List Price Received*	94.1%	93.7%	- 0.4%	93.5%	92.8%	- 0.7%
Inventory of Homes for Sale	126	105	- 16.7%	—	—	—
Months Supply of Inventory	5.0	4.4	- 12.0%	—	—	—

Townhouse-Condo	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	0	1	—	0	3	—
Pending Sales	0	0	0.0%	0	3	—
Closed Sales	0	2	—	0	3	—
Days on Market Until Sale	—	119	—	—	79	—
Median Sales Price*	—	\$78,000	—	—	\$81,000	—
Average Sales Price*	—	\$78,000	—	—	\$90,333	—
Percent of List Price Received*	—	95.5%	—	—	97.0%	—
Inventory of Homes for Sale	0	2	—	—	—	—
Months Supply of Inventory	—	1.3	—	—	—	—

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

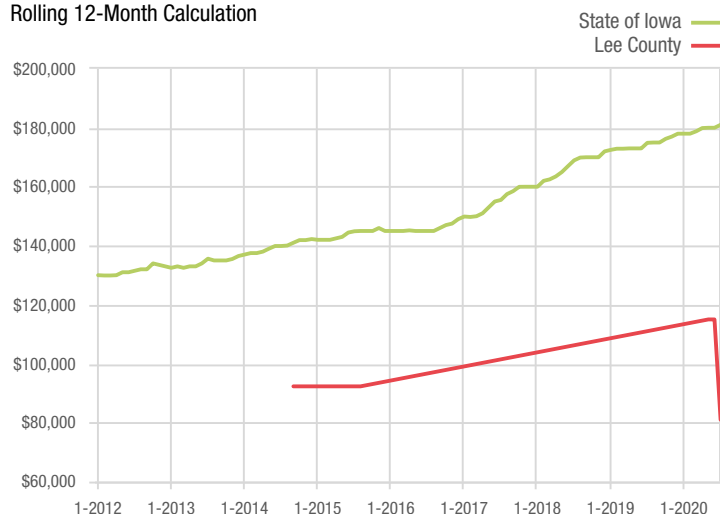
### Median Sales Price - Single-Family Detached

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.