

Local Market Update – October 2020

A Research Tool Provided by Iowa Association of REALTORS®



Lee County

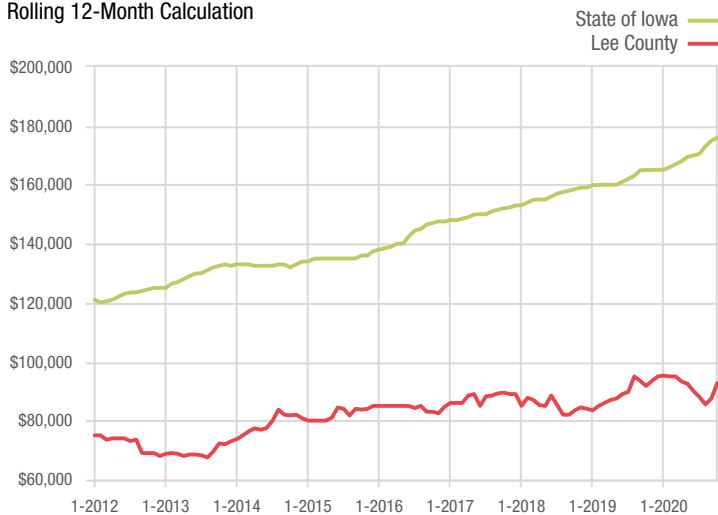
Single-Family Detached	October			Year to Date		
	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% Change
New Listings	33	38	+ 15.2%	352	324	- 8.0%
Pending Sales	33	44	+ 33.3%	259	260	+ 0.4%
Closed Sales	36	43	+ 19.4%	253	239	- 5.5%
Days on Market Until Sale	84	103	+ 22.6%	98	101	+ 3.1%
Median Sales Price*	\$81,750	\$129,500	+ 58.4%	\$95,000	\$92,000	- 3.2%
Average Sales Price*	\$94,629	\$140,008	+ 48.0%	\$109,199	\$109,293	+ 0.1%
Percent of List Price Received*	93.8%	94.9%	+ 1.2%	93.0%	93.3%	+ 0.3%
Inventory of Homes for Sale	139	102	- 26.6%	—	—	—
Months Supply of Inventory	5.4	4.1	- 24.1%	—	—	—

Townhouse-Condo	October			Year to Date		
	2019	2020	% Change	Thru 10-2019	Thru 10-2020	% Change
New Listings	0	0	0.0%	0	3	—
Pending Sales	0	0	0.0%	0	4	—
Closed Sales	0	0	0.0%	0	3	—
Days on Market Until Sale	—	—	—	—	79	—
Median Sales Price*	—	—	—	—	\$81,000	—
Average Sales Price*	—	—	—	—	\$90,333	—
Percent of List Price Received*	—	—	—	—	97.0%	—
Inventory of Homes for Sale	0	1	—	—	—	—
Months Supply of Inventory	—	0.8	—	—	—	—

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

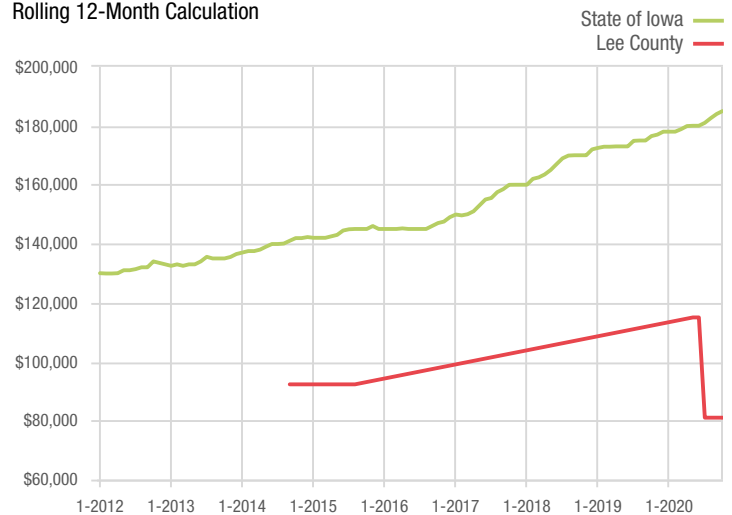
Median Sales Price - Single-Family Detached

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.