

Local Market Update – May 2021

A Research Tool Provided by Iowa Association of REALTORS®



Lee County

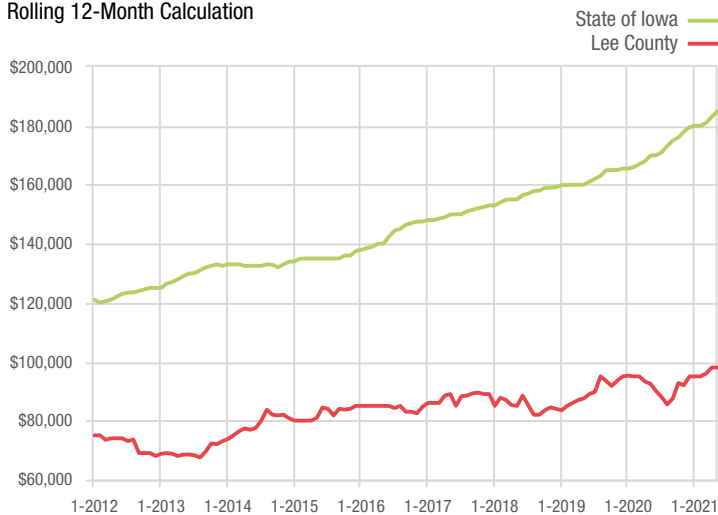
Single-Family Detached	May			Year to Date		
	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
Key Metrics						
New Listings	32	48	+ 50.0%	138	164	+ 18.8%
Pending Sales	19	30	+ 57.9%	109	126	+ 15.6%
Closed Sales	26	34	+ 30.8%	97	115	+ 18.6%
Days on Market Until Sale	108	60	- 44.4%	113	82	- 27.4%
Median Sales Price*	\$92,125	\$94,950	+ 3.1%	\$87,500	\$95,000	+ 8.6%
Average Sales Price*	\$104,702	\$129,109	+ 23.3%	\$100,856	\$129,744	+ 28.6%
Percent of List Price Received*	93.3%	93.1%	- 0.2%	92.2%	94.0%	+ 2.0%
Inventory of Homes for Sale	112	82	- 26.8%	—	—	—
Months Supply of Inventory	4.6	2.9	- 37.0%	—	—	—

Townhouse-Condo	May			Year to Date		
	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
Key Metrics						
New Listings	1	0	- 100.0%	2	4	+ 100.0%
Pending Sales	0	1	—	1	4	+ 300.0%
Closed Sales	1	3	+ 200.0%	1	3	+ 200.0%
Days on Market Until Sale	1	37	+ 3,600.0%	1	37	+ 3,600.0%
Median Sales Price*	\$115,000	\$90,000	- 21.7%	\$115,000	\$90,000	- 21.7%
Average Sales Price*	\$115,000	\$90,000	- 21.7%	\$115,000	\$90,000	- 21.7%
Percent of List Price Received*	100.0%	96.4%	- 3.6%	100.0%	96.4%	- 3.6%
Inventory of Homes for Sale	3	0	- 100.0%	—	—	—
Months Supply of Inventory	3.0	—	—	—	—	—

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

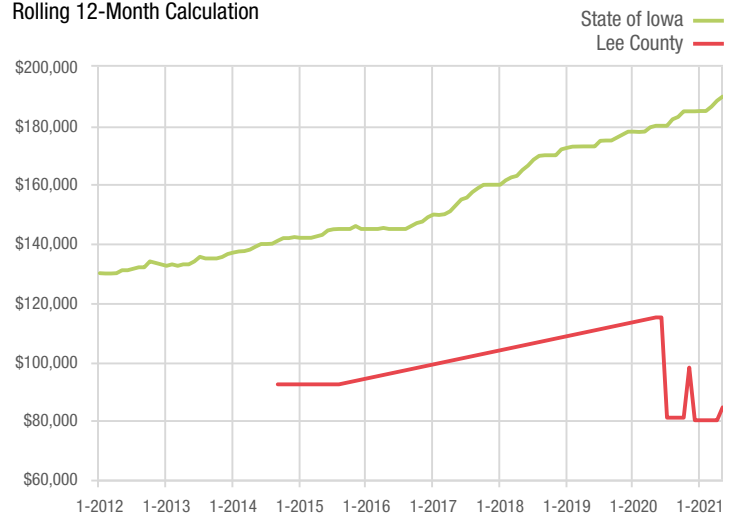
Median Sales Price - Single-Family Detached

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.