

Local Market Update – July 2021

A Research Tool Provided by Iowa Association of REALTORS®



Lee County

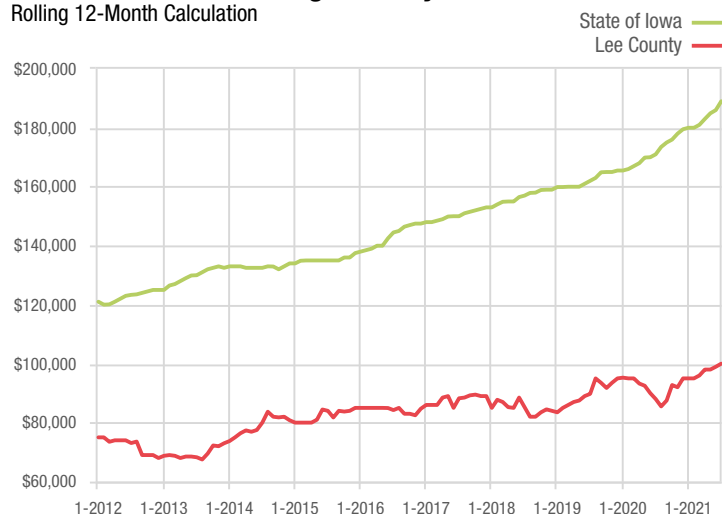
Single-Family Detached	July			Year to Date		
Key Metrics	2020	2021	% Change	Thru 7-2020	Thru 7-2021	% Change
New Listings	36	48	+ 33.3%	203	258	+ 27.1%
Pending Sales	22	35	+ 59.1%	159	194	+ 22.0%
Closed Sales	25	30	+ 20.0%	148	180	+ 21.6%
Days on Market Until Sale	66	59	- 10.6%	100	71	- 29.0%
Median Sales Price*	\$67,000	\$88,700	+ 32.4%	\$85,250	\$95,000	+ 11.4%
Average Sales Price*	\$86,708	\$122,707	+ 41.5%	\$99,603	\$122,773	+ 23.3%
Percent of List Price Received*	93.7%	95.4%	+ 1.8%	92.7%	94.6%	+ 2.0%
Inventory of Homes for Sale	107	95	- 11.2%	—	—	—
Months Supply of Inventory	4.5	3.2	- 28.9%	—	—	—

Townhouse-Condo	July			Year to Date		
Key Metrics	2020	2021	% Change	Thru 7-2020	Thru 7-2021	% Change
New Listings	2	1	- 50.0%	4	5	+ 25.0%
Pending Sales	0	0	0.0%	3	4	+ 33.3%
Closed Sales	2	0	- 100.0%	3	4	+ 33.3%
Days on Market Until Sale	119	—	—	79	35	- 55.7%
Median Sales Price*	\$78,000	—	—	\$81,000	\$91,000	+ 12.3%
Average Sales Price*	\$78,000	—	—	\$90,333	\$90,625	+ 0.3%
Percent of List Price Received*	95.5%	—	—	97.0%	96.4%	- 0.6%
Inventory of Homes for Sale	3	1	- 66.7%	—	—	—
Months Supply of Inventory	2.0	0.9	- 55.0%	—	—	—

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

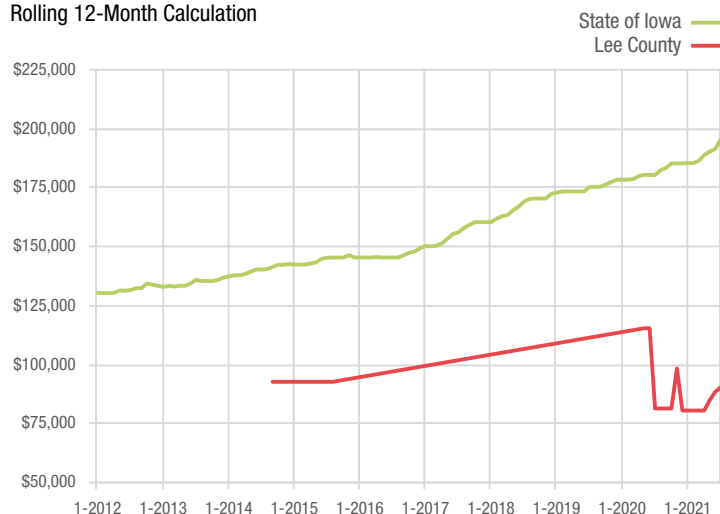
Median Sales Price - Single-Family Detached

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.