

Local Market Update – July 2022

A Research Tool Provided by Iowa Association of REALTORS®



Lee County

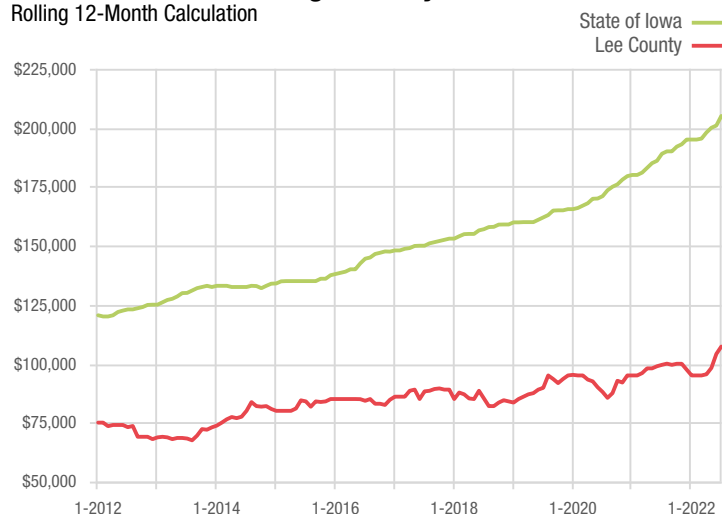
Single-Family Detached	July			Year to Date		
Key Metrics	2021	2022	% Change	Thru 7-2021	Thru 7-2022	% Change
New Listings	48	1	- 97.9%	259	194	- 25.1%
Pending Sales	36	1	- 97.2%	194	150	- 22.7%
Closed Sales	30	1	- 96.7%	181	144	- 20.4%
Days on Market Until Sale	59	4	- 93.2%	71	67	- 5.6%
Median Sales Price*	\$88,700	\$380,000	+ 328.4%	\$95,000	\$113,000	+ 18.9%
Average Sales Price*	\$122,707	\$380,000	+ 209.7%	\$122,536	\$133,020	+ 8.6%
Percent of List Price Received*	95.4%	96.2%	+ 0.8%	94.6%	95.5%	+ 1.0%
Inventory of Homes for Sale	95	89	- 6.3%	—	—	—
Months Supply of Inventory	3.2	3.5	+ 9.4%	—	—	—

Townhouse-Condo	July			Year to Date		
Key Metrics	2021	2022	% Change	Thru 7-2021	Thru 7-2022	% Change
New Listings	1	0	- 100.0%	5	1	- 80.0%
Pending Sales	0	0	0.0%	4	1	- 75.0%
Closed Sales	0	0	0.0%	4	2	- 50.0%
Days on Market Until Sale	—	—	—	35	7	- 80.0%
Median Sales Price*	—	—	—	\$91,000	\$118,500	+ 30.2%
Average Sales Price*	—	—	—	\$90,625	\$118,500	+ 30.8%
Percent of List Price Received*	—	—	—	96.4%	100.3%	+ 4.0%
Inventory of Homes for Sale	1	0	- 100.0%	—	—	—
Months Supply of Inventory	0.9	—	—	—	—	—

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

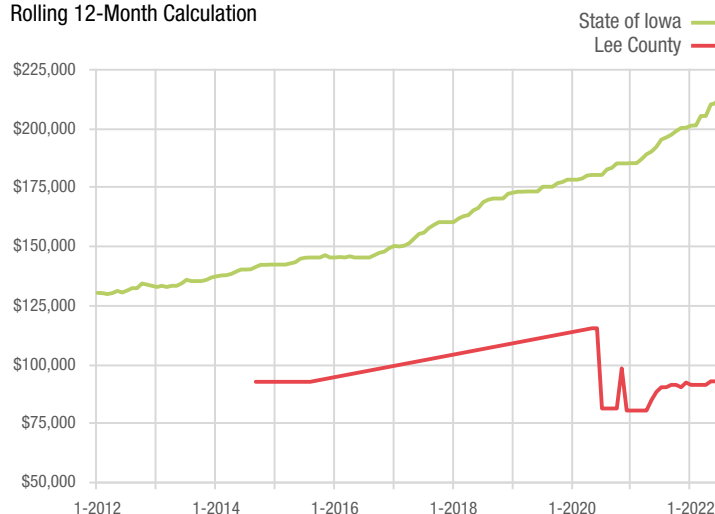
Median Sales Price - Single-Family Detached

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.