

Local Market Update – February 2023

A Research Tool Provided by Iowa Association of REALTORS®



Lee County

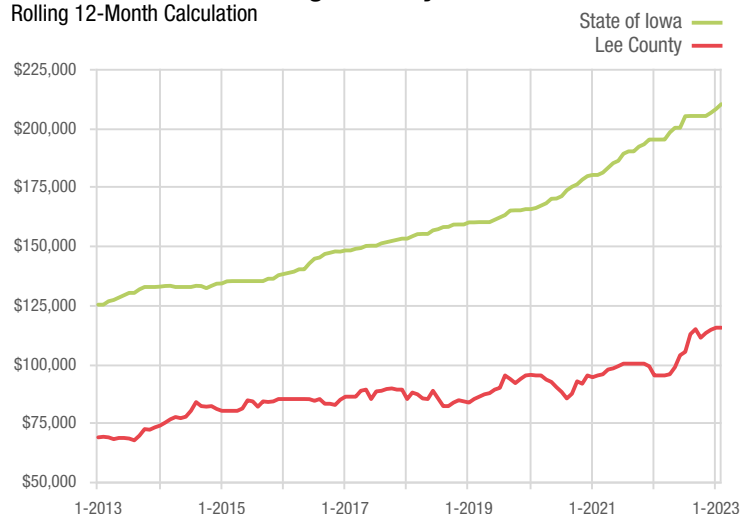
Single-Family Detached	February			Year to Date		
Key Metrics	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	13	19	+ 46.2%	33	48	+ 45.5%
Pending Sales	32	17	- 46.9%	43	48	+ 11.6%
Closed Sales	18	16	- 11.1%	39	25	- 35.9%
Days on Market Until Sale	59	29	- 50.8%	56	31	- 44.6%
Median Sales Price*	\$84,250	\$88,250	+ 4.7%	\$83,500	\$98,500	+ 18.0%
Average Sales Price*	\$90,407	\$89,788	- 0.7%	\$102,376	\$101,664	- 0.7%
Percent of List Price Received*	94.4%	96.3%	+ 2.0%	96.5%	93.0%	- 3.6%
Inventory of Homes for Sale	54	54	0.0%	—	—	—
Months Supply of Inventory	1.8	1.9	+ 5.6%	—	—	—

Townhouse-Condo	February			Year to Date		
Key Metrics	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	1	0	- 100.0%
Days on Market Until Sale	—	—	—	1	—	—
Median Sales Price*	—	—	—	\$87,000	—	—
Average Sales Price*	—	—	—	\$87,000	—	—
Percent of List Price Received*	—	—	—	100.0%	—	—
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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

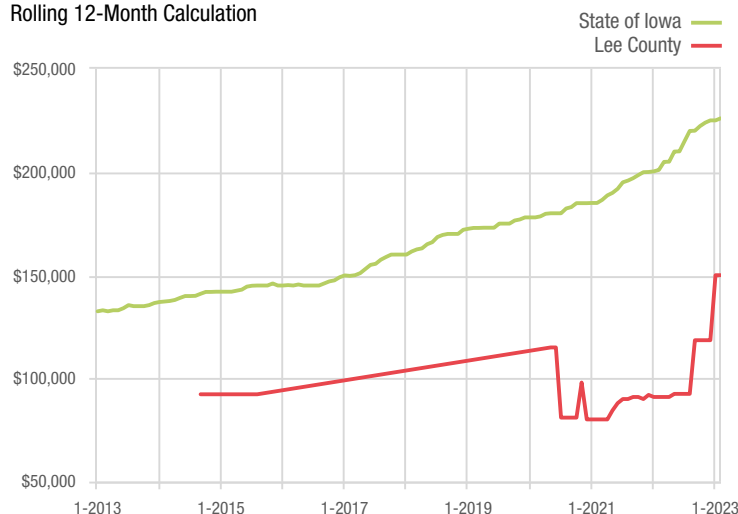
Median Sales Price - Single-Family Detached

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.