

Local Market Update – March 2023

A Research Tool Provided by Iowa Association of REALTORS®



Lee County

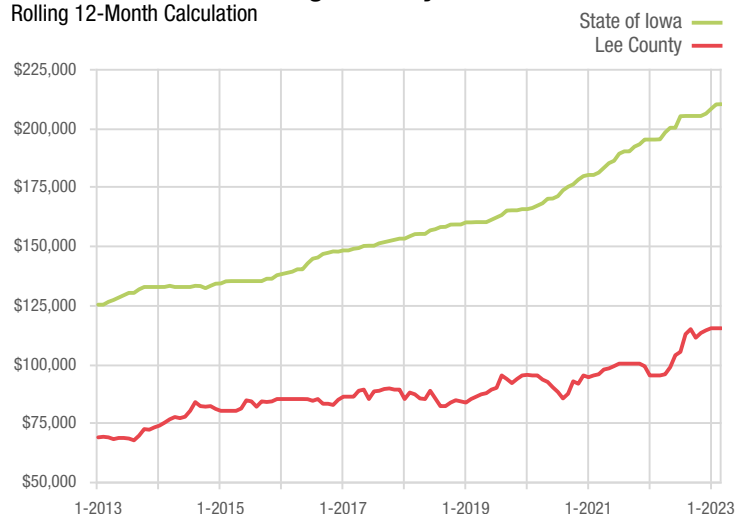
Single-Family Detached	March			Year to Date		
Key Metrics	2022	2023	% Change	Thru 3-2022	Thru 3-2023	% Change
New Listings	40	12	- 70.0%	74	60	- 18.9%
Pending Sales	26	8	- 69.2%	69	66	- 4.3%
Closed Sales	25	32	+ 28.0%	64	57	- 10.9%
Days on Market Until Sale	64	45	- 29.7%	59	39	- 33.9%
Median Sales Price*	\$95,000	\$103,950	+ 9.4%	\$85,000	\$103,000	+ 21.2%
Average Sales Price*	\$107,085	\$113,750	+ 6.2%	\$104,216	\$108,449	+ 4.1%
Percent of List Price Received*	95.7%	96.5%	+ 0.8%	96.2%	95.0%	- 1.2%
Inventory of Homes for Sale	66	48	- 27.3%	—	—	—
Months Supply of Inventory	2.2	1.7	- 22.7%	—	—	—

Townhouse-Condo	March			Year to Date		
Key Metrics	2022	2023	% Change	Thru 3-2022	Thru 3-2023	% Change
New Listings	1	0	- 100.0%	1	0	- 100.0%
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	1	0	- 100.0%	—	—	—
Months Supply of Inventory	0.8	—	—	—	—	—

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

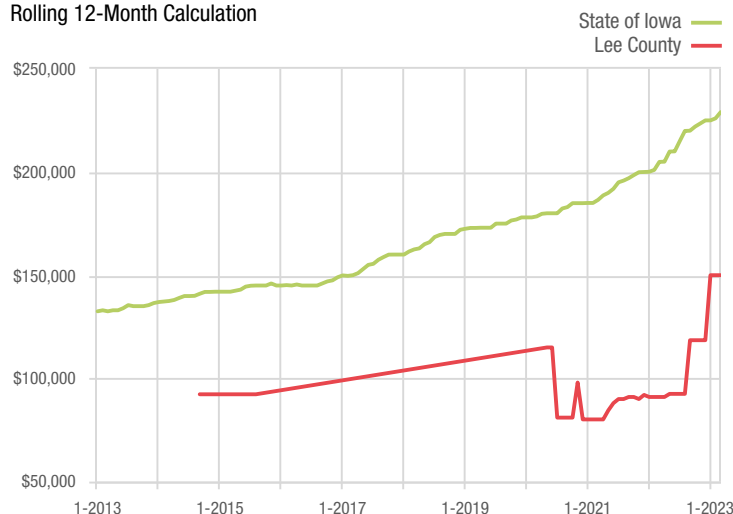
Median Sales Price - Single-Family Detached

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.