

Local Market Update – December 2020

A Research Tool Provided by Iowa Association of REALTORS®



Lee County

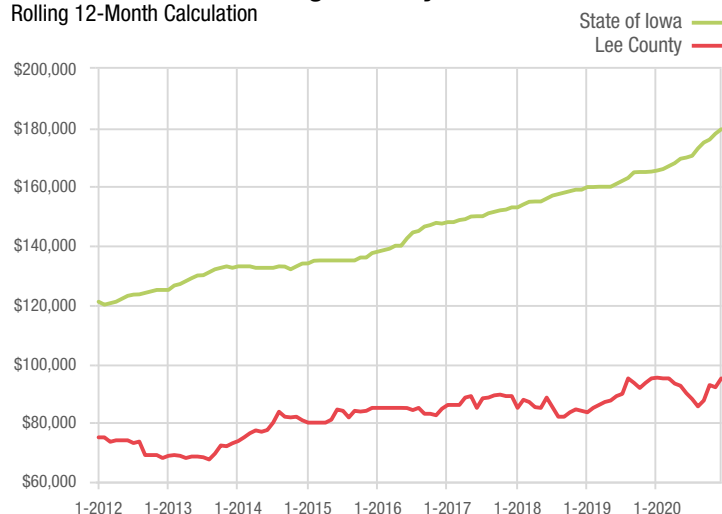
Single-Family Detached	December			Year to Date		
Key Metrics	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	17	16	- 5.9%	397	362	- 8.8%
Pending Sales	16	28	+ 75.0%	294	315	+ 7.1%
Closed Sales	17	29	+ 70.6%	294	307	+ 4.4%
Days on Market Until Sale	72	92	+ 27.8%	96	101	+ 5.2%
Median Sales Price*	\$100,000	\$105,000	+ 5.0%	\$95,000	\$95,000	0.0%
Average Sales Price*	\$113,671	\$119,238	+ 4.9%	\$110,131	\$111,627	+ 1.4%
Percent of List Price Received*	91.8%	93.4%	+ 1.7%	92.8%	93.3%	+ 0.5%
Inventory of Homes for Sale	130	75	- 42.3%	—	—	—
Months Supply of Inventory	5.3	2.9	- 45.3%	—	—	—

Townhouse-Condo	December			Year to Date		
Key Metrics	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	1	0	- 100.0%	2	4	+ 100.0%
Pending Sales	0	1	—	0	6	—
Closed Sales	0	2	—	0	6	—
Days on Market Until Sale	—	243	—	—	126	—
Median Sales Price*	—	\$64,625	—	—	\$80,125	—
Average Sales Price*	—	\$64,625	—	—	\$98,375	—
Percent of List Price Received*	—	87.1%	—	—	94.2%	—
Inventory of Homes for Sale	2	0	- 100.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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

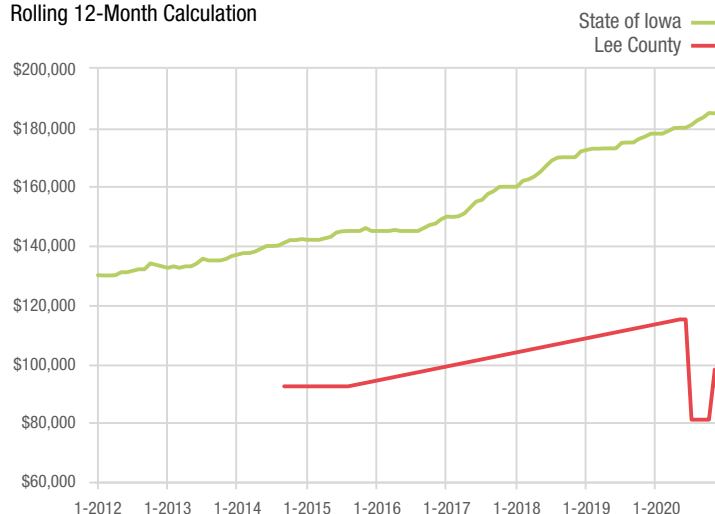
Median Sales Price - Single-Family Detached

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.