

Local Market Update – December 2023

A Research Tool Provided by Iowa Association of REALTORS®

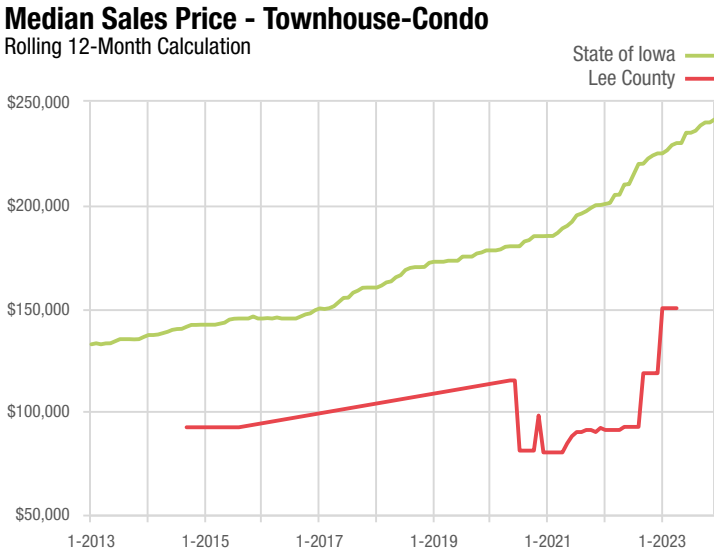
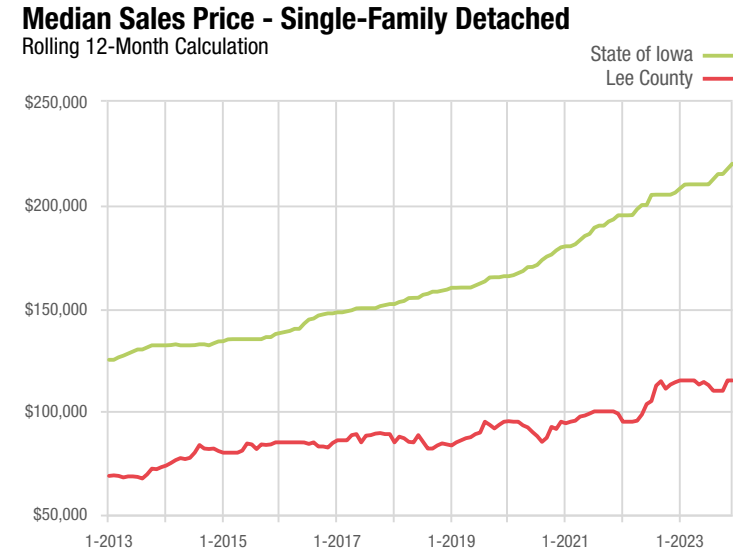


Lee County

Single-Family Detached	December			Year to Date		
	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
New Listings	12	12	0.0%	362	257	- 29.0%
Pending Sales	11	13	+ 18.2%	341	256	- 24.9%
Closed Sales	22	18	- 18.2%	348	251	- 27.9%
Days on Market Until Sale	63	50	- 20.6%	51	50	- 2.0%
Median Sales Price*	\$115,000	\$125,500	+ 9.1%	\$114,125	\$115,000	+ 0.8%
Average Sales Price*	\$122,809	\$132,278	+ 7.7%	\$133,715	\$133,511	- 0.2%
Percent of List Price Received*	90.4%	94.5%	+ 4.5%	94.8%	94.6%	- 0.2%
Inventory of Homes for Sale	62	50	- 19.4%	—	—	—
Months Supply of Inventory	2.2	2.3	+ 4.5%	—	—	—

Townhouse-Condo	December			Year to Date		
	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
New Listings	0	0	0.0%	1	0	- 100.0%
Pending Sales	0	0	0.0%	1	0	- 100.0%
Closed Sales	0	0	0.0%	2	0	- 100.0%
Days on Market Until Sale	—	—	—	7	—	—
Median Sales Price*	—	—	—	\$118,500	—	—
Average Sales Price*	—	—	—	\$118,500	—	—
Percent of List Price Received*	—	—	—	100.3%	—	—
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.



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.