

# Local Market Update – January 2024

A Research Tool Provided by Iowa Association of REALTORS®

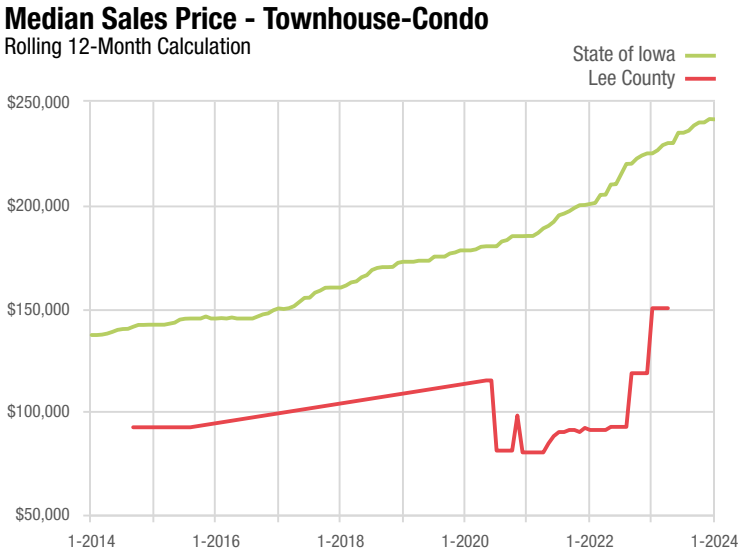
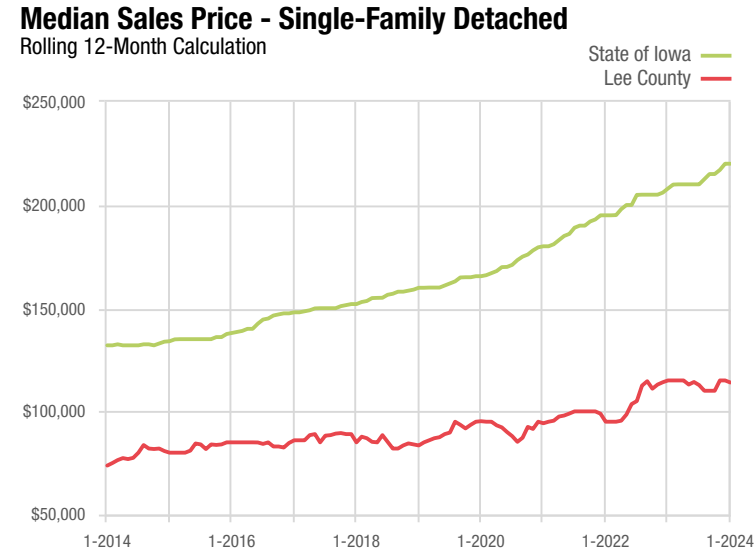


## Lee County

| Single-Family Detached          | January   |           |          | Year to Date |             |          |
|---------------------------------|-----------|-----------|----------|--------------|-------------|----------|
|                                 | 2023      | 2024      | % Change | Thru 1-2023  | Thru 1-2024 | % Change |
| New Listings                    | 25        | 21        | - 16.0%  | 25           | 21          | - 16.0%  |
| Pending Sales                   | 31        | 12        | - 61.3%  | 31           | 12          | - 61.3%  |
| Closed Sales                    | 9         | 15        | + 66.7%  | 9            | 15          | + 66.7%  |
| Days on Market Until Sale       | 35        | 59        | + 68.6%  | 35           | 59          | + 68.6%  |
| Median Sales Price*             | \$116,000 | \$95,000  | - 18.1%  | \$116,000    | \$95,000    | - 18.1%  |
| Average Sales Price*            | \$122,778 | \$158,348 | + 29.0%  | \$122,778    | \$158,348   | + 29.0%  |
| Percent of List Price Received* | 87.3%     | 92.5%     | + 6.0%   | 87.3%        | 92.5%       | + 6.0%   |
| Inventory of Homes for Sale     | 51        | 51        | 0.0%     | —            | —           | —        |
| Months Supply of Inventory      | 1.7       | 2.5       | + 47.1%  | —            | —           | —        |

| Townhouse-Condo                 | January |      |          | Year to Date |             |          |
|---------------------------------|---------|------|----------|--------------|-------------|----------|
|                                 | 2023    | 2024 | % Change | Thru 1-2023  | Thru 1-2024 | % 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%     | 0            | 0           | 0.0%     |
| Days on Market Until Sale       | —       | —    | —        | —            | —           | —        |
| Median Sales Price*             | —       | —    | —        | —            | —           | —        |
| Average Sales Price*            | —       | —    | —        | —            | —           | —        |
| Percent of List Price Received* | —       | —    | —        | —            | —           | —        |
| 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.