

Local Market Update – September 2024

A Research Tool Provided by Iowa Association of REALTORS®



Lee County

Single-Family Detached

Key Metrics	September			Year to Date		
	2023	2024	% Change	Thru 9-2023	Thru 9-2024	% Change
New Listings	20	26	+ 30.0%	204	254	+ 24.5%
Pending Sales	16	16	0.0%	205	226	+ 10.2%
Closed Sales	17	22	+ 29.4%	199	215	+ 8.0%
Days on Market Until Sale	53	80	+ 50.9%	52	49	- 5.8%
Median Sales Price*	\$147,500	\$150,000	+ 1.7%	\$110,000	\$133,000	+ 20.9%
Average Sales Price*	\$161,588	\$174,927	+ 8.3%	\$130,897	\$164,927	+ 26.0%
Percent of List Price Received*	96.8%	96.3%	- 0.5%	95.0%	94.6%	- 0.4%
Inventory of Homes for Sale	38	65	+ 71.1%	—	—	—
Months Supply of Inventory	1.7	2.8	+ 64.7%	—	—	—

Townhouse-Condo

Key Metrics	September			Year to Date		
	2023	2024	% Change	Thru 9-2023	Thru 9-2024	% 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.

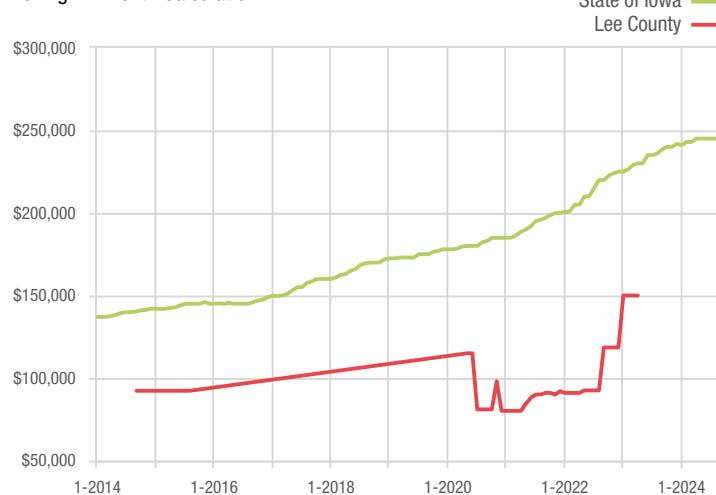
Median Sales Price - Single-Family Detached

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.