Lee County, IA

County · IA · Iowa

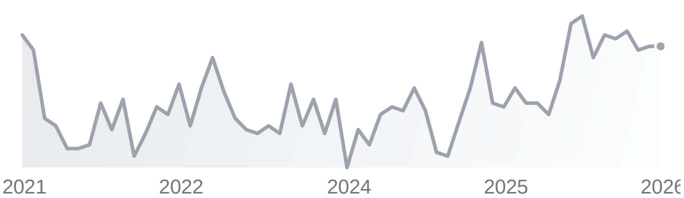
SELLER'S MARKET

$118K	+13.3%	481	$120K
MEDIAN SALE PRICE	1-YR CHANGE	SALES (12 MO)	MEDIAN VALUE (AVM)

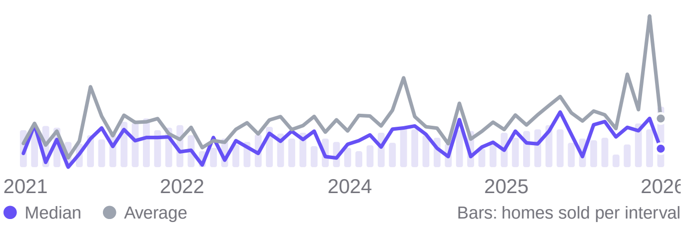
Market temperature — Seller's market · 60 / 100

MARKET TRENDS (5 YEARS)

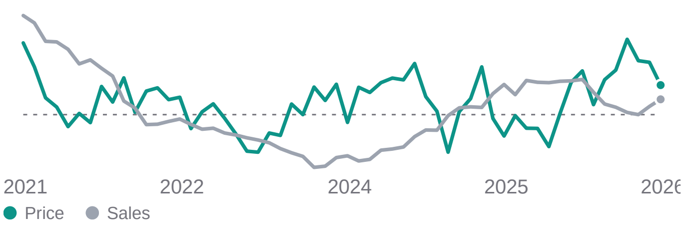
Market temperature (0–100) — 60 / 100



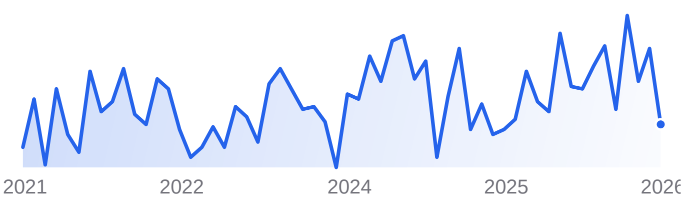
Sale prices — Median $93K · Average $140K



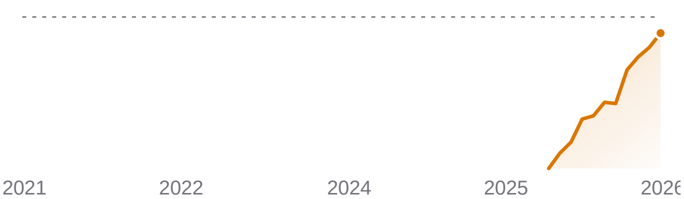
Growth (year over year) — Price +13.3% · Sales +6.9%



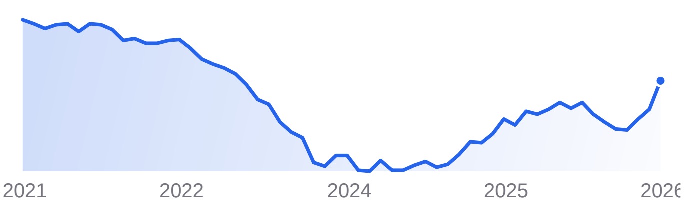
Price per square foot — $71/ft²



Sale premium vs estimated value — -1.0%

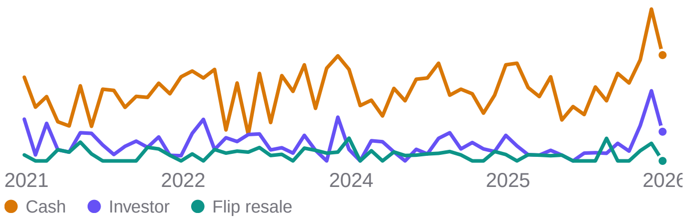


Annual turnover (share of homes sold) — 3.3%

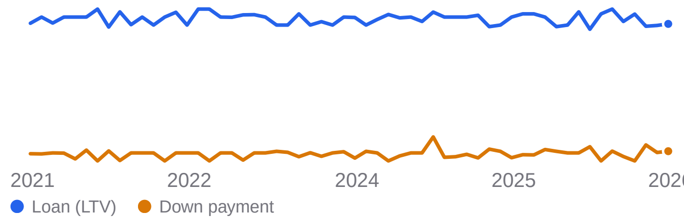


BUYERS & OUTCOMES

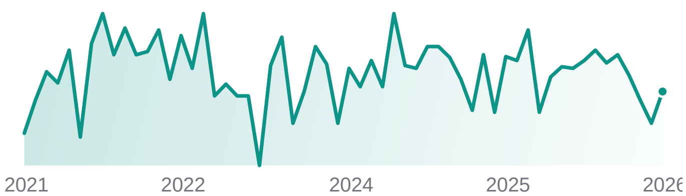
Buyer mix Cash 40% · Investor 11% · Flip resale 0%



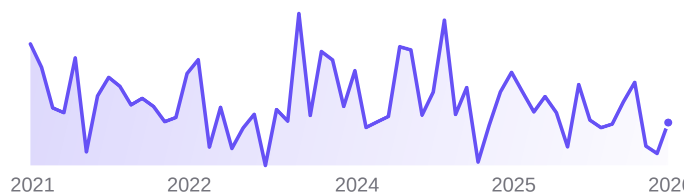
Financing (share of purchase price) Loan (LTV) 91% · Down payment 11%



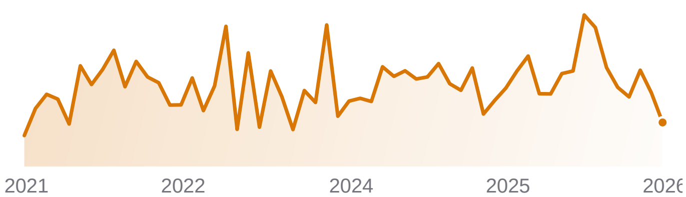
Sellers who sold at a gain 76%



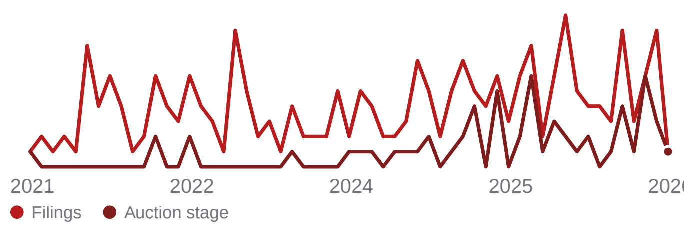
Typical hold before selling 5.2 yrs



Median annualized return at resale +2.4%



Preforeclosure filings Filings 1 · Auction stage 1



HOUSING STOCK

Homes	**14,371**
Median value (AVM)	**$120K**
Median size	**1,368 ft²**
Median bedrooms	**3**
Median year built	**1950**
Single family	**83%**
Condos	**0.9%**

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	**49%**
Underwater (LTV 125% or more)	**8.5%**
Owner occupied	**79%**
Company owned	**11%**
Median loan-to-value	**51%**

Typical ownership tenure	**10.7 yrs**

COMMUNITY

Population	**32,519**
Density	**63 / mi²**
Median household income	**$60K**
Average household income	**$78K**
Crime index (US avg 100)	**108**
Air pollution index (US avg 100)	**85**
Earthquake index (US avg 100)	**28**
Homes occupied	**90%**
Bachelor's or higher	**16%**
Poverty rate	**11.9%**
Unemployment	**0.9%**
Average temp	**52°F**
Annual precip	**38 in**
Sunshine	**59%**

Market metrics are derived from recorded arms-length deeds through June 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.