

# Local Market Update – December 2019

A Research Tool Provided by Iowa Association of REALTORS®



## Lucas County

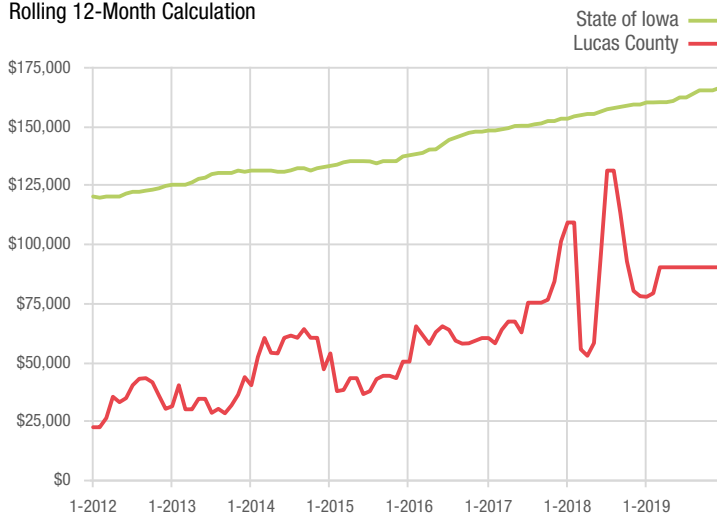
Single-Family Detached	December			Year to Date		
	2018	2019	% Change	Thru 12-2018	Thru 12-2019	% Change
New Listings	6	6	0.0%	64	94	+ 46.9%
Pending Sales	5	8	+ 60.0%	29	80	+ 175.9%
Closed Sales	6	7	+ 16.7%	26	75	+ 188.5%
Days on Market Until Sale	51	49	- 3.9%	66	77	+ 16.7%
Median Sales Price*	\$71,500	<b>\$75,000</b>	+ 4.9%	\$77,750	<b>\$90,000</b>	+ 15.8%
Average Sales Price*	\$91,250	<b>\$111,369</b>	+ 22.0%	\$98,425	<b>\$111,384</b>	+ 13.2%
Percent of List Price Received*	92.7%	<b>95.0%</b>	+ 2.5%	94.0%	<b>92.4%</b>	- 1.7%
Inventory of Homes for Sale	31	24	- 22.6%	—	—	—
Months Supply of Inventory	10.7	3.6	- 66.4%	—	—	—

Townhouse-Condo	December			Year to Date		
	2018	2019	% Change	Thru 12-2018	Thru 12-2019	% Change
New Listings	0	0	0.0%	0	1	—
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.

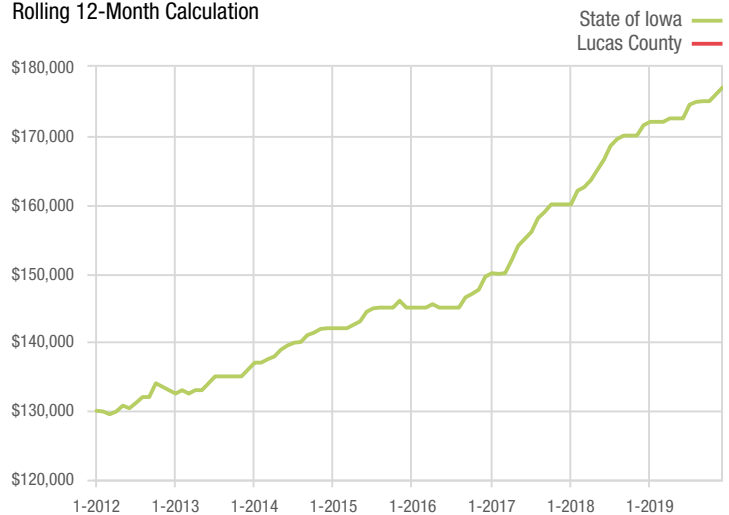
### Median Sales Price - Single-Family Detached

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.