

Local Market Update – April 2020

A Research Tool Provided by Iowa Association of REALTORS®



Lucas County

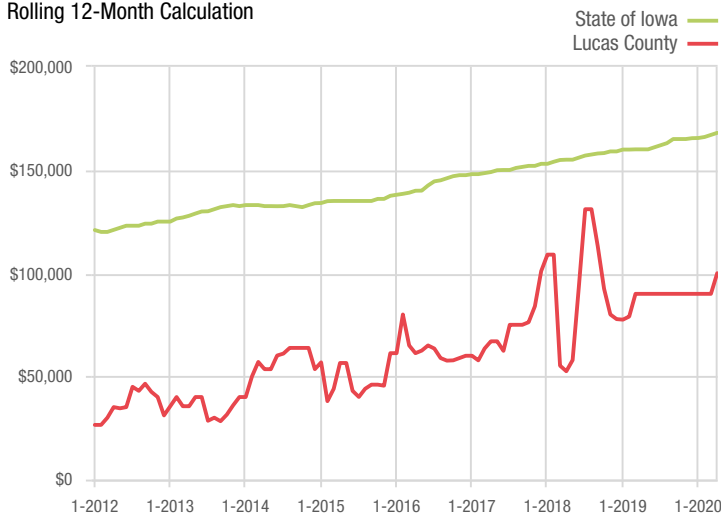
Single-Family Detached	April			Year to Date		
	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
New Listings	13	5	- 61.5%	26	26	0.0%
Pending Sales	4	6	+ 50.0%	21	22	+ 4.8%
Closed Sales	5	9	+ 80.0%	20	22	+ 10.0%
Days on Market Until Sale	79	82	+ 3.8%	64	68	+ 6.3%
Median Sales Price*	\$78,000	\$123,000	+ 57.7%	\$90,000	\$143,500	+ 59.4%
Average Sales Price*	\$83,200	\$153,556	+ 84.6%	\$111,408	\$160,842	+ 44.4%
Percent of List Price Received*	87.3%	96.5%	+ 10.5%	90.4%	95.0%	+ 5.1%
Inventory of Homes for Sale	29	17	- 41.4%	—	—	—
Months Supply of Inventory	6.7	2.7	- 59.7%	—	—	—

Townhouse-Condo	April			Year to Date		
	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% 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.

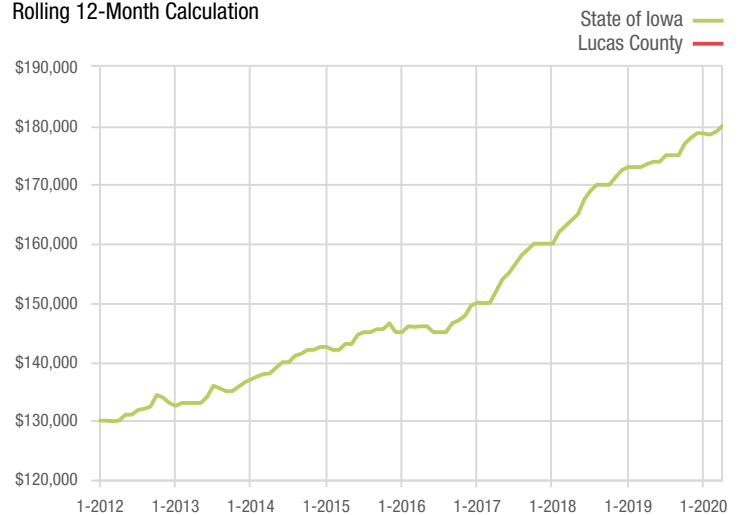
Median Sales Price - Single-Family Detached

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.