

Local Market Update – July 2020

A Research Tool Provided by Iowa Association of REALTORS®



Lucas County

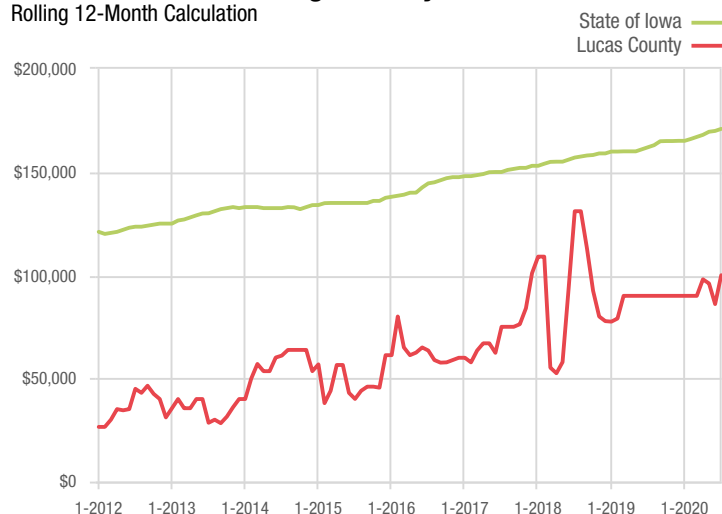
Single-Family Detached	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	6	8	+ 33.3%	52	56	+ 7.7%
Pending Sales	8	7	- 12.5%	45	42	- 6.7%
Closed Sales	10	7	- 30.0%	40	39	- 2.5%
Days on Market Until Sale	75	15	- 80.0%	82	67	- 18.3%
Median Sales Price*	\$86,000	\$215,000	+ 150.0%	\$91,000	\$140,500	+ 54.4%
Average Sales Price*	\$119,700	\$232,214	+ 94.0%	\$121,210	\$153,839	+ 26.9%
Percent of List Price Received*	94.5%	96.8%	+ 2.4%	93.2%	94.8%	+ 1.7%
Inventory of Homes for Sale	24	22	- 8.3%	—	—	—
Months Supply of Inventory	4.3	3.7	- 14.0%	—	—	—

Townhouse-Condo	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% 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.

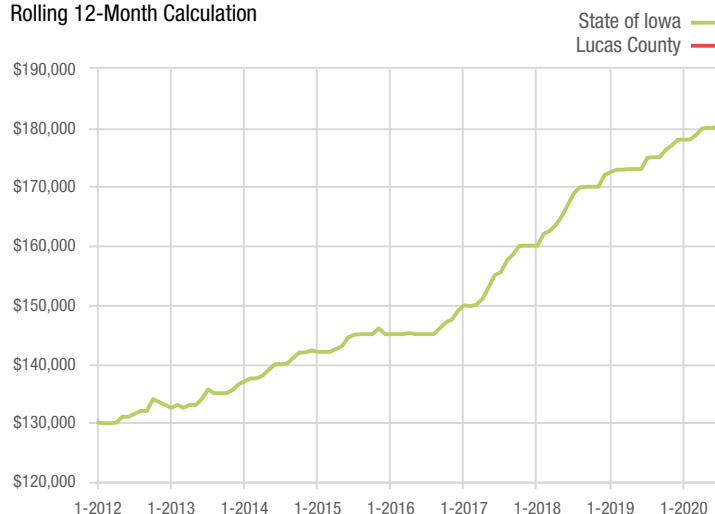
Median Sales Price - Single-Family Detached

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.