

# Local Market Update – October 2020

A Research Tool Provided by Iowa Association of REALTORS®



## Lucas County

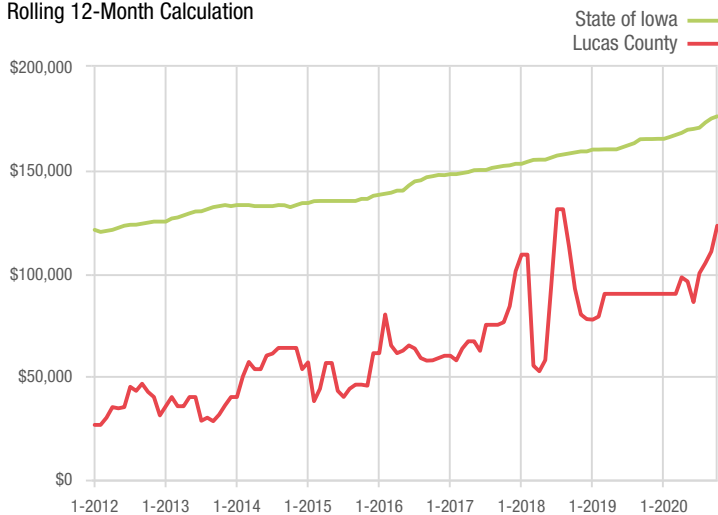
| Single-Family Detached          | October  |                  |          | Year to Date |                  |          |
|---------------------------------|----------|------------------|----------|--------------|------------------|----------|
|                                 | 2019     | 2020             | % Change | Thru 10-2019 | Thru 10-2020     | % Change |
| New Listings                    | 12       | 3                | - 75.0%  | 81           | 81               | 0.0%     |
| Pending Sales                   | 7        | 9                | + 28.6%  | 65           | 71               | + 9.2%   |
| Closed Sales                    | 6        | 8                | + 33.3%  | 60           | 70               | + 16.7%  |
| Days on Market Until Sale       | 87       | 69               | - 20.7%  | 85           | 67               | - 21.2%  |
| Median Sales Price*             | \$86,250 | <b>\$113,250</b> | + 31.3%  | \$91,000     | <b>\$134,950</b> | + 48.3%  |
| Average Sales Price*            | \$88,333 | <b>\$120,978</b> | + 37.0%  | \$116,164    | <b>\$139,608</b> | + 20.2%  |
| Percent of List Price Received* | 89.8%    | <b>94.8%</b>     | + 5.6%   | 92.6%        | <b>94.3%</b>     | + 1.8%   |
| Inventory of Homes for Sale     | 29       | 15               | - 48.3%  | —            | —                | —        |
| Months Supply of Inventory      | 4.8      | 2.2              | - 54.2%  | —            | —                | —        |

| Townhouse-Condo                 | October |      |          | Year to Date |              |          |
|---------------------------------|---------|------|----------|--------------|--------------|----------|
|                                 | 2019    | 2020 | % Change | Thru 10-2019 | Thru 10-2020 | % 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.

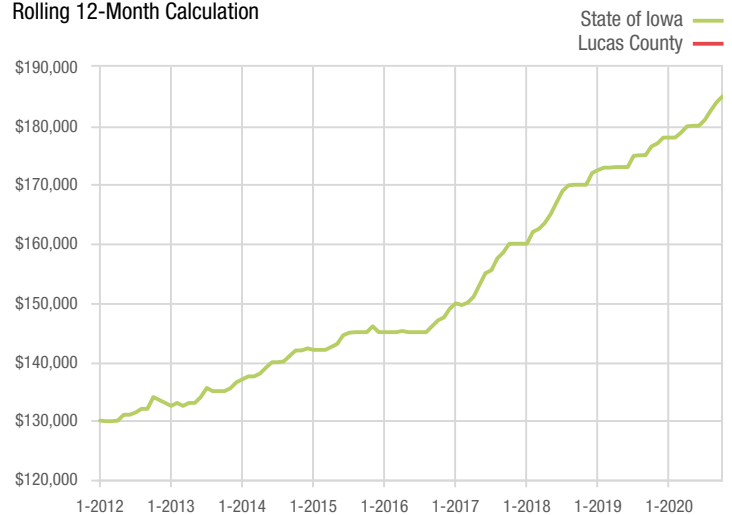
### Median Sales Price - Single-Family Detached

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.