

# Local Market Update – July 2022

A Research Tool Provided by Iowa Association of REALTORS®



## Lucas County

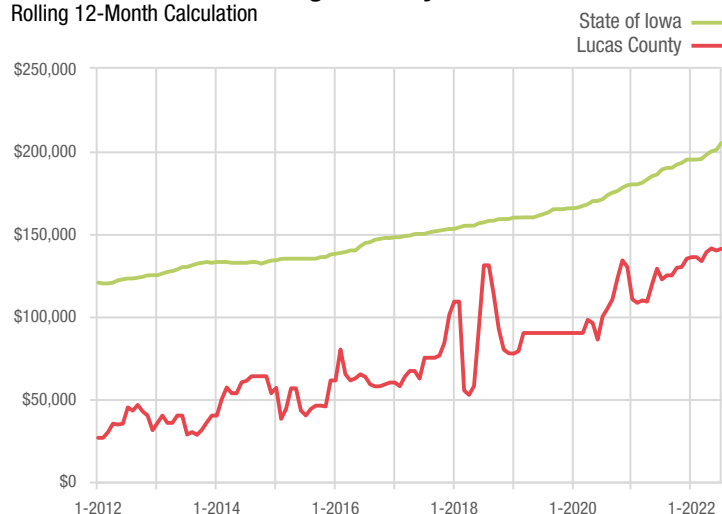
Single-Family Detached	July			Year to Date		
Key Metrics	2021	2022	% Change	Thru 7-2021	Thru 7-2022	% Change
New Listings	7	1	- 85.7%	60	52	- 13.3%
Pending Sales	8	1	- 87.5%	43	43	0.0%
Closed Sales	4	2	- 50.0%	40	40	0.0%
Days on Market Until Sale	22	83	+ 277.3%	35	37	+ 5.7%
Median Sales Price*	\$25,250	<b>\$145,500</b>	+ 476.2%	\$124,950	<b>\$140,450</b>	+ 12.4%
Average Sales Price*	\$86,350	<b>\$145,500</b>	+ 68.5%	\$158,708	<b>\$151,440</b>	- 4.6%
Percent of List Price Received*	95.0%	<b>97.0%</b>	+ 2.1%	96.2%	<b>95.4%</b>	- 0.8%
Inventory of Homes for Sale	18	20	+ 11.1%	—	—	—
Months Supply of Inventory	2.7	2.9	+ 7.4%	—	—	—

Townhouse-Condo	July			Year to Date		
Key Metrics	2021	2022	% Change	Thru 7-2021	Thru 7-2022	% 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.

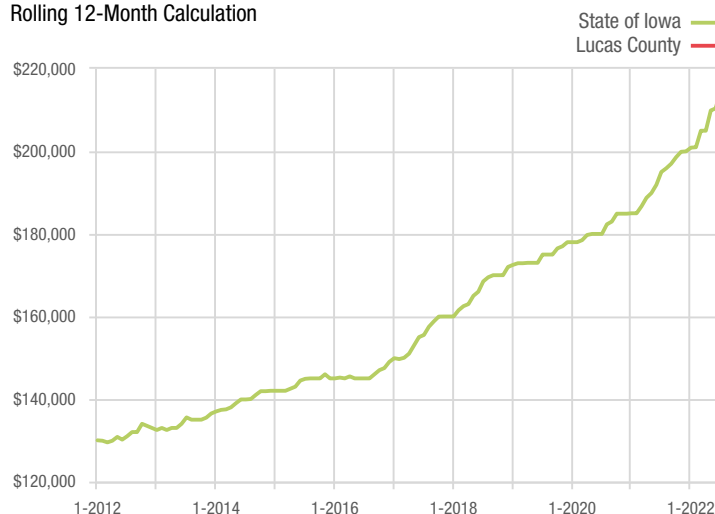
### Median Sales Price - Single-Family Detached

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.