

Local Market Update – August 2022

A Research Tool Provided by Iowa Association of REALTORS®



Lucas County

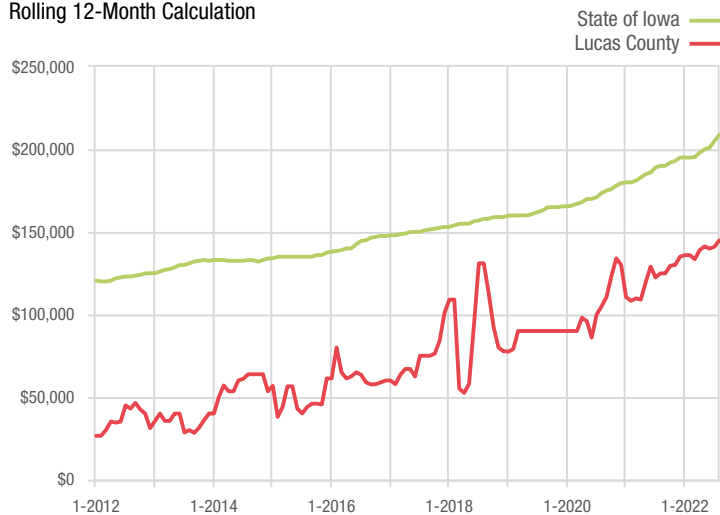
Single-Family Detached	August			Year to Date		
	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	10	7	- 30.0%	70	59	- 15.7%
Pending Sales	9	8	- 11.1%	52	51	- 1.9%
Closed Sales	7	4	- 42.9%	47	44	- 6.4%
Days on Market Until Sale	27	31	+ 14.8%	34	36	+ 5.9%
Median Sales Price*	\$138,000	\$181,500	+ 31.5%	\$125,000	\$144,125	+ 15.3%
Average Sales Price*	\$175,000	\$212,750	+ 21.6%	\$161,135	\$157,014	- 2.6%
Percent of List Price Received*	90.8%	96.9%	+ 6.7%	95.4%	95.5%	+ 0.1%
Inventory of Homes for Sale	17	18	+ 5.9%	—	—	—
Months Supply of Inventory	2.7	2.6	- 3.7%	—	—	—

Townhouse-Condo	August			Year to Date		
	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% 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.

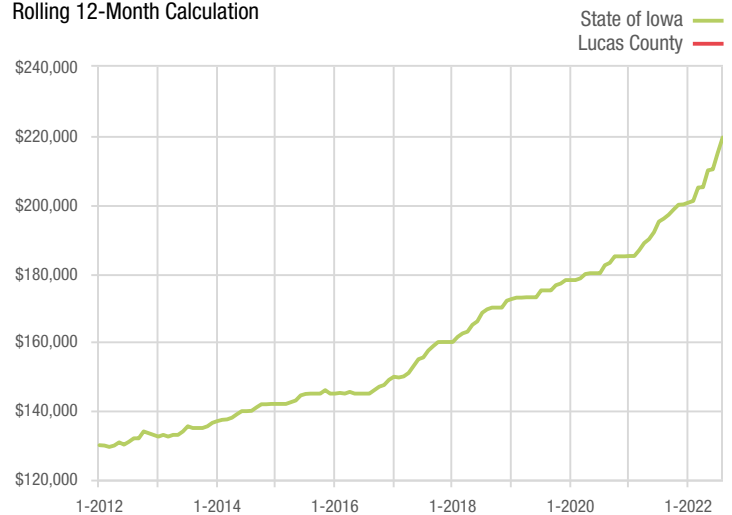
Median Sales Price - Single-Family Detached

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.