

Local Market Update – March 2023

A Research Tool Provided by Iowa Association of REALTORS®



Lucas County

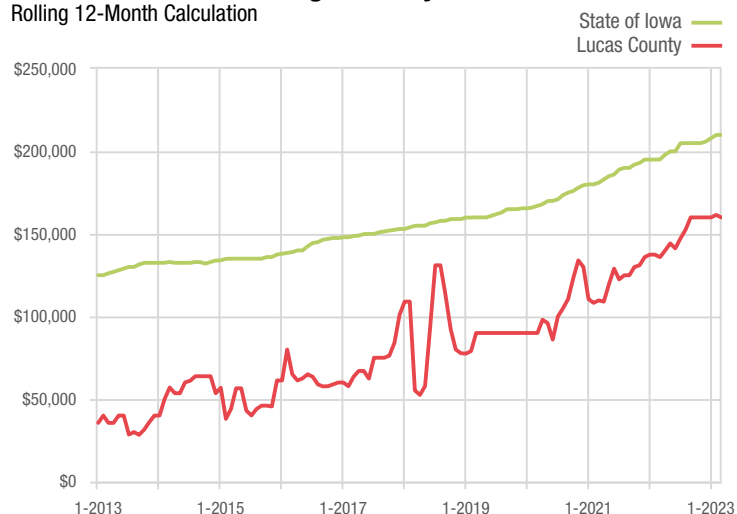
Single-Family Detached	March			Year to Date		
Key Metrics	2022	2023	% Change	Thru 3-2022	Thru 3-2023	% Change
New Listings	7	7	0.0%	26	13	- 50.0%
Pending Sales	10	6	- 40.0%	24	14	- 41.7%
Closed Sales	8	7	- 12.5%	22	16	- 27.3%
Days on Market Until Sale	19	77	+ 305.3%	35	67	+ 91.4%
Median Sales Price*	\$132,450	\$122,000	- 7.9%	\$127,750	\$140,950	+ 10.3%
Average Sales Price*	\$132,988	\$107,000	- 19.5%	\$133,289	\$189,181	+ 41.9%
Percent of List Price Received*	95.5%	96.9%	+ 1.5%	97.0%	95.9%	- 1.1%
Inventory of Homes for Sale	15	11	- 26.7%	—	—	—
Months Supply of Inventory	1.9	1.9	0.0%	—	—	—

Townhouse-Condo	March			Year to Date		
Key Metrics	2022	2023	% Change	Thru 3-2022	Thru 3-2023	% 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.

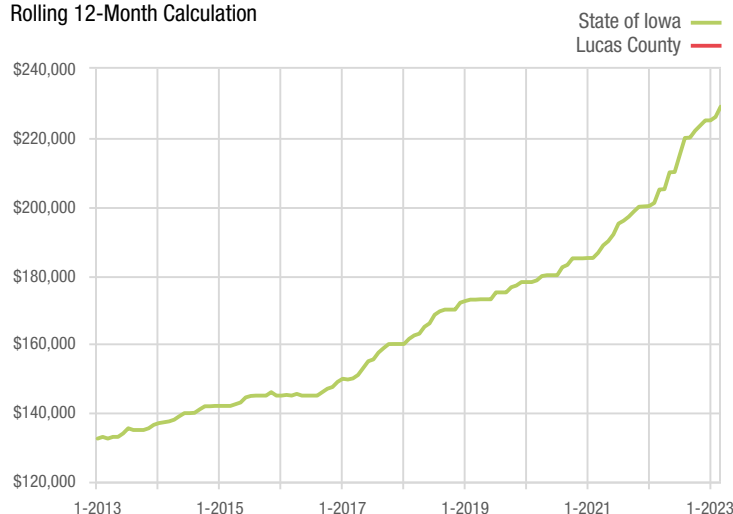
Median Sales Price - Single-Family Detached

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.