

Local Market Update – April 2023

A Research Tool Provided by Iowa Association of REALTORS®



Lucas County

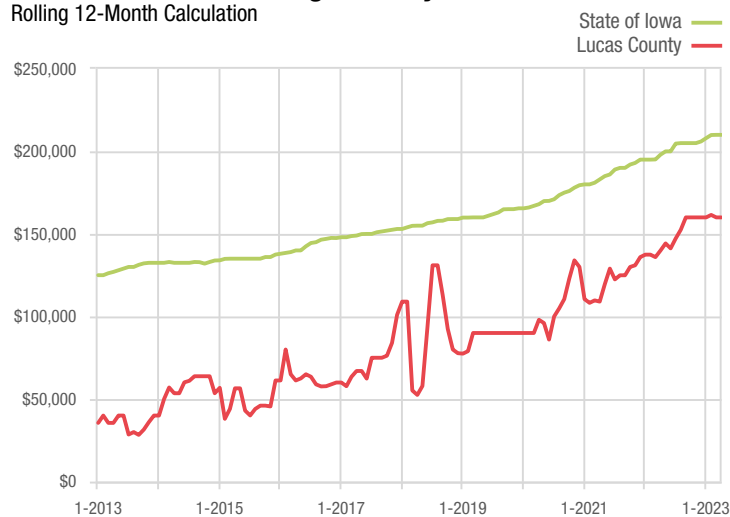
Single-Family Detached	April			Year to Date		
Key Metrics	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	8	3	- 62.5%	34	18	- 47.1%
Pending Sales	6	4	- 33.3%	30	19	- 36.7%
Closed Sales	9	2	- 77.8%	31	18	- 41.9%
Days on Market Until Sale	13	204	+ 1,469.2%	28	82	+ 192.9%
Median Sales Price*	\$179,500	\$219,950	+ 22.5%	\$146,000	\$152,450	+ 4.4%
Average Sales Price*	\$217,583	\$219,950	+ 1.1%	\$157,761	\$192,600	+ 22.1%
Percent of List Price Received*	98.3%	97.5%	- 0.8%	97.4%	96.1%	- 1.3%
Inventory of Homes for Sale	17	11	- 35.3%	—	—	—
Months Supply of Inventory	2.2	1.9	- 13.6%	—	—	—

Townhouse-Condo	April			Year to Date		
Key Metrics	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% 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.

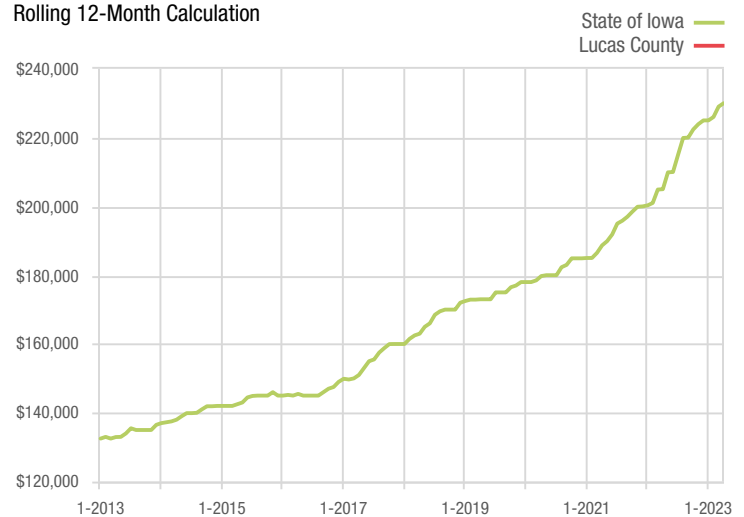
Median Sales Price - Single-Family Detached

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.