

Local Market Update – December 2020

A Research Tool Provided by Iowa Association of REALTORS®



Lucas County

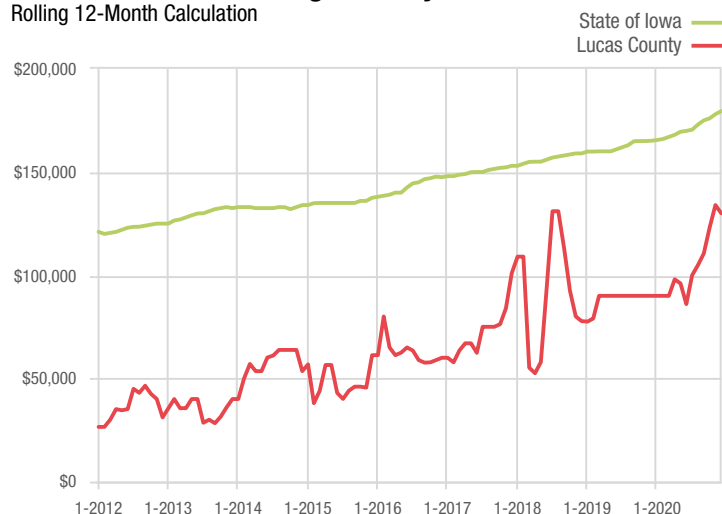
Single-Family Detached	December			Year to Date		
Key Metrics	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	6	3	- 50.0%	91	89	- 2.2%
Pending Sales	7	5	- 28.6%	75	78	+ 4.0%
Closed Sales	5	3	- 40.0%	72	79	+ 9.7%
Days on Market Until Sale	36	25	- 30.6%	78	62	- 20.5%
Median Sales Price*	\$75,000	\$37,501	- 50.0%	\$90,000	\$130,000	+ 44.4%
Average Sales Price*	\$131,916	\$54,167	- 58.9%	\$112,639	\$136,355	+ 21.1%
Percent of List Price Received*	95.8%	82.6%	- 13.8%	92.3%	94.1%	+ 2.0%
Inventory of Homes for Sale	23	13	- 43.5%	—	—	—
Months Supply of Inventory	3.7	2.0	- 45.9%	—	—	—

Townhouse-Condo	December			Year to Date		
Key Metrics	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% 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.

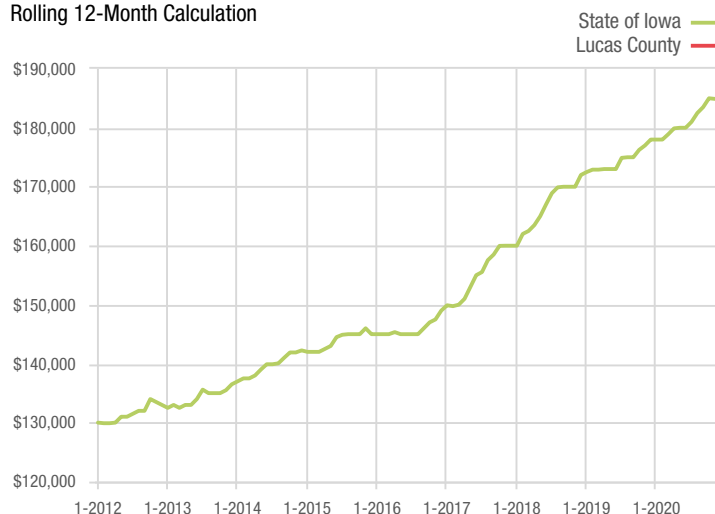
Median Sales Price - Single-Family Detached

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.