

Local Market Update – December 2023

A Research Tool Provided by Iowa Association of REALTORS®



Lucas County

Single-Family Detached

Key Metrics	December			Year to Date		
	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
New Listings	4	5	+ 25.0%	88	90	+ 2.3%
Pending Sales	9	5	- 44.4%	79	71	- 10.1%
Closed Sales	8	5	- 37.5%	77	71	- 7.8%
Days on Market Until Sale	45	89	+ 97.8%	45	58	+ 28.9%
Median Sales Price*	\$172,500	\$172,000	- 0.3%	\$160,000	\$150,950	- 5.7%
Average Sales Price*	\$192,625	\$191,600	- 0.5%	\$176,662	\$181,557	+ 2.8%
Percent of List Price Received*	95.6%	88.4%	- 7.5%	95.5%	94.4%	- 1.2%
Inventory of Homes for Sale	14	23	+ 64.3%	—	—	—
Months Supply of Inventory	2.1	3.9	+ 85.7%	—	—	—

Townhouse-Condo

Key Metrics	December			Year to Date		
	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% 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.

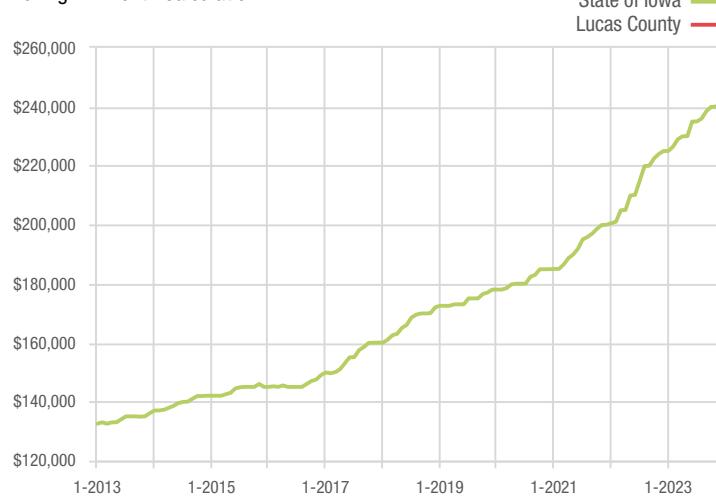
Median Sales Price - Single-Family Detached

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.