

Local Market Update – September 2024

A Research Tool Provided by Iowa Association of REALTORS®



Lucas County

Single-Family Detached

Key Metrics	September			Year to Date		
	2023	2024	% Change	Thru 9-2023	Thru 9-2024	% Change
New Listings	8	15	+ 87.5%	66	133	+ 101.5%
Pending Sales	4	4	0.0%	50	73	+ 46.0%
Closed Sales	7	4	- 42.9%	53	71	+ 34.0%
Days on Market Until Sale	20	40	+ 100.0%	55	54	- 1.8%
Median Sales Price*	\$122,900	\$162,000	+ 31.8%	\$149,900	\$139,000	- 7.3%
Average Sales Price*	\$180,471	\$199,125	+ 10.3%	\$187,734	\$171,795	- 8.5%
Percent of List Price Received*	96.2%	94.2%	- 2.1%	95.8%	95.8%	0.0%
Inventory of Homes for Sale	23	57	+ 147.8%	—	—	—
Months Supply of Inventory	4.1	7.2	+ 75.6%	—	—	—

Townhouse-Condo

Key Metrics	September			Year to Date		
	2023	2024	% Change	Thru 9-2023	Thru 9-2024	% 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.

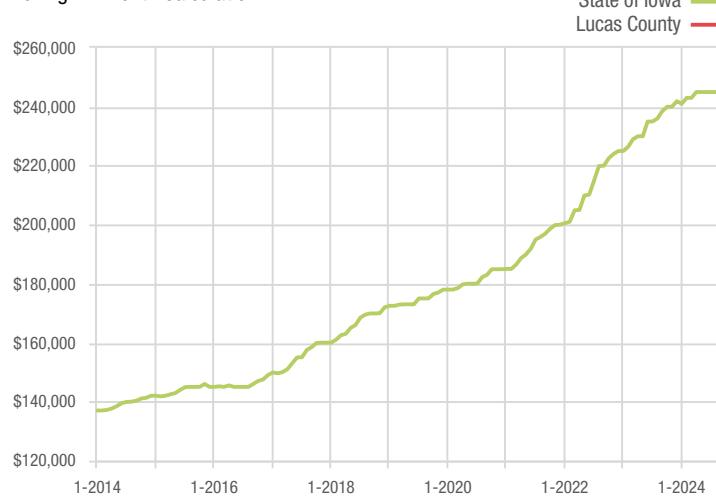
Median Sales Price - Single-Family Detached

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.