

Lucas County, IA

County · IA · Iowa

BALANCED MARKET

\$160K

MEDIAN SALE PRICE

+4.9%

1-YR CHANGE

78

SALES (12 MO)

\$187K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 54 / 100

Buyer's market

Balanced

Seller's market

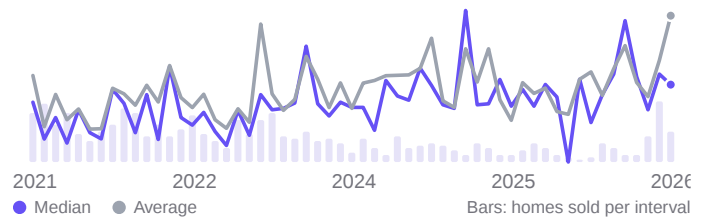
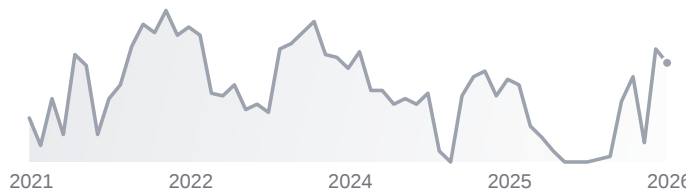
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

54 / 100

Sale prices

Median \$170K · Average \$305K

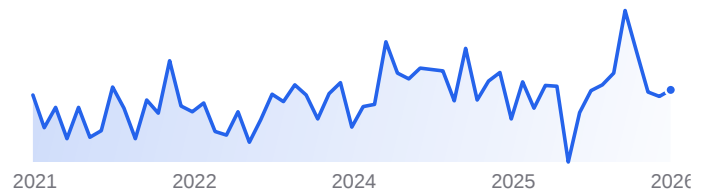
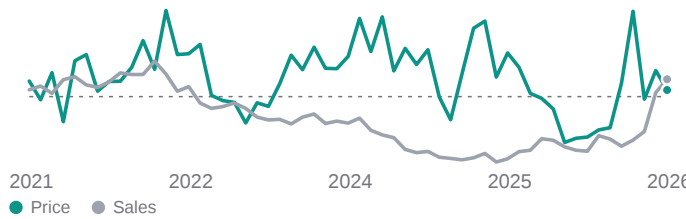


Growth (year over year)

Price +4.9% · Sales +13.0%

Price per square foot

\$113/ft²

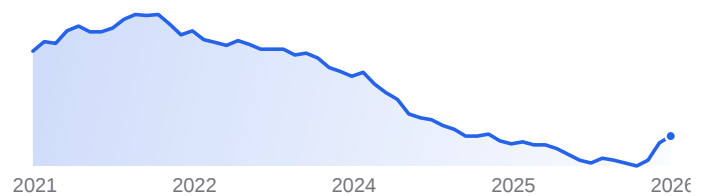
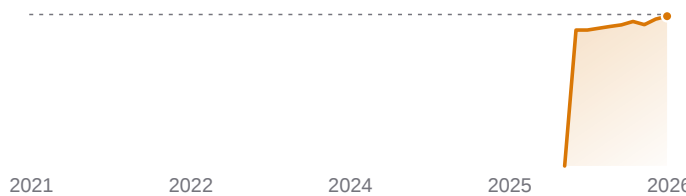


Sale premium vs estimated value

-1.0%

Annual turnover (share of homes sold)

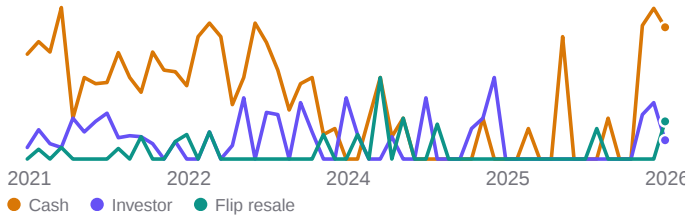
1.7%



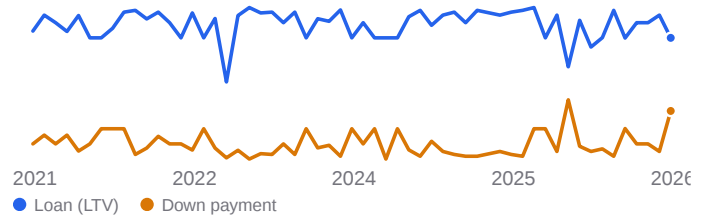
BUYERS & OUTCOMES

Buyer mix

Cash 54% · Investor 7.7% · Flip resale 15%

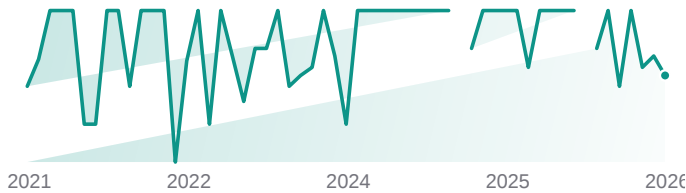


Financing (share of purchase price) Loan (LTV) 80% · Down payment 32%



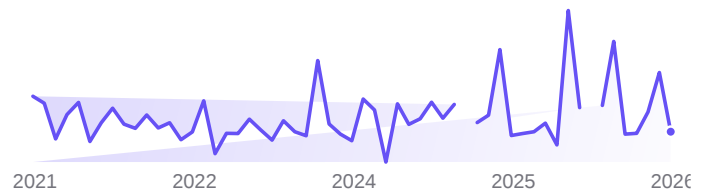
Sellers who sold at a gain

71%



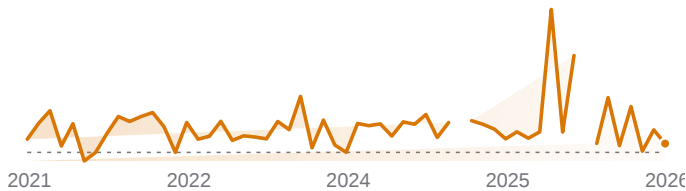
Typical hold before selling

2.9 yrs



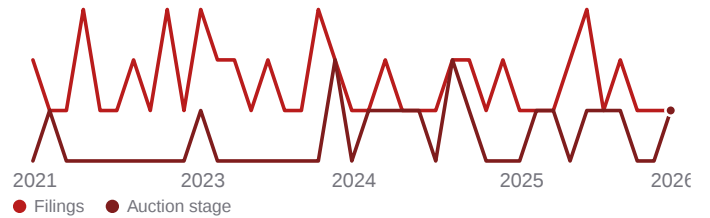
Median annualized return at resale

+3.2%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	4,698
Median value (AVM)	\$187K
Median size	1,296 ft²
Median bedrooms	3
Median year built	1956
Single family	68%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	72%
Underwater (LTV 125% or more)	3.1%
Owner occupied	78%
Company owned	14%
Median loan-to-value	23%
Typical ownership tenure	6.7 yrs

COMMUNITY

Population	8,803
Density	20 / mi²
Median household income	\$65K
Average household income	\$82K
Crime index (US avg 100)	124
Air pollution index (US avg 100)	107
Earthquake index (US avg 100)	14
Homes occupied	90%
Bachelor's or higher	9%
Poverty rate	19.9%
Unemployment	1.1%
Average temp	50°F
Annual precip	37 in
Sunshine	59%

Market metrics are derived from recorded arms-length deeds through June 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.