

Lucas County, OH

County · OH · Ohio

BALANCED MARKET

\$174K

MEDIAN SALE PRICE

-2.0%

1-YR CHANGE

6,781

SALES (12 MO)

\$168K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 58 / 100

Buyer's market

Balanced

Seller's market

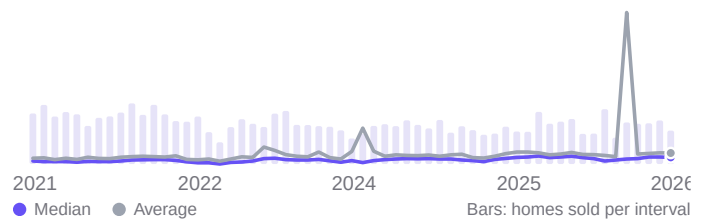
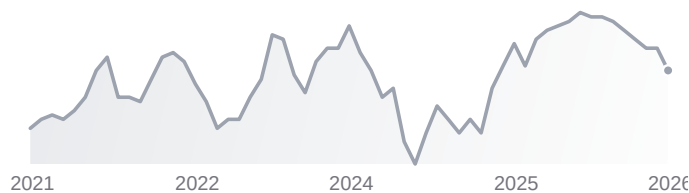
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

58 / 100

Sale prices

Median \$173K · Average \$217K

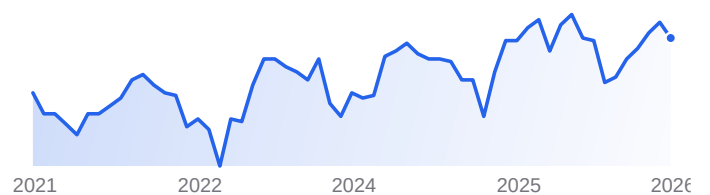
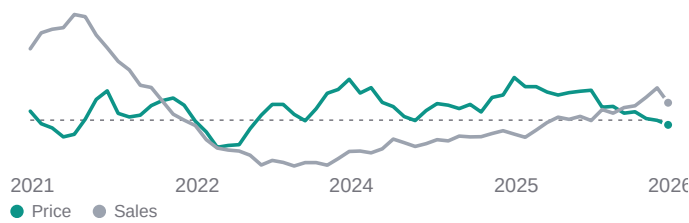


Growth (year over year)

Price -2.0% · Sales +7.6%

Price per square foot

\$125/ft²

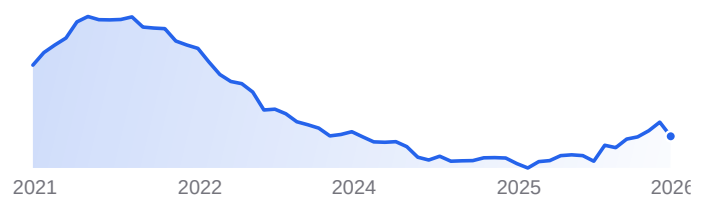
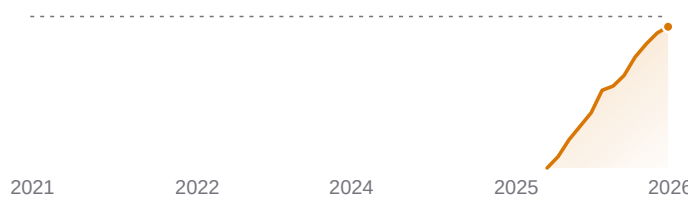


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

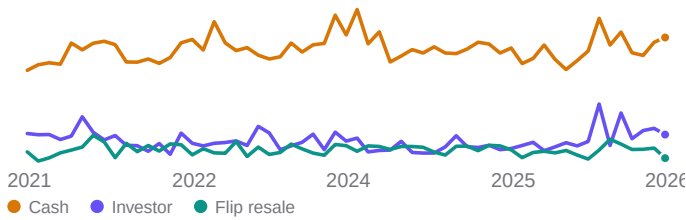
4.4%



BUYERS & OUTCOMES

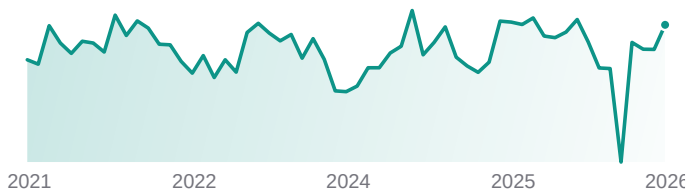
Buyer mix

Cash 40% · Investor 11% · Flip resale 4.1%



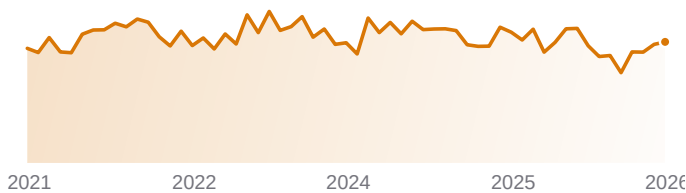
Sellers who sold at a gain

91%

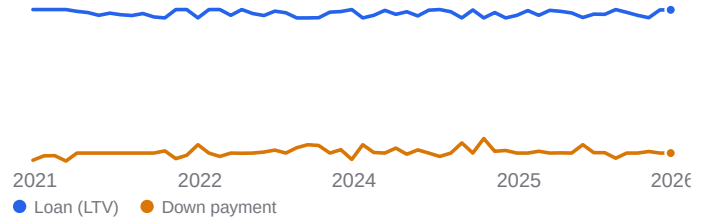


Median annualized return at resale

+6.2%

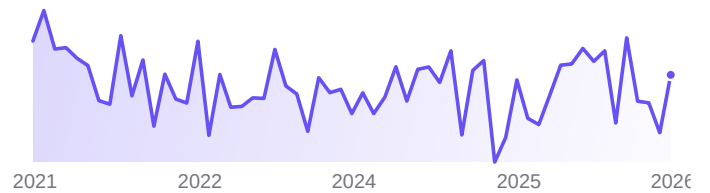


Financing (share of purchase price) Loan (LTV) 95% · Down payment 10%



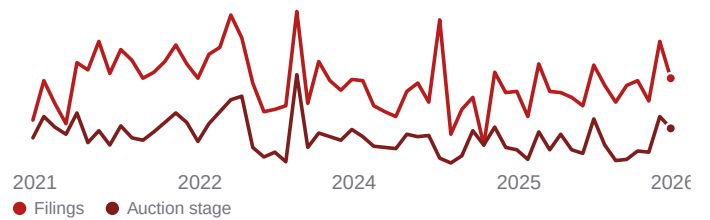
Typical hold before selling

6.0 yrs



Preforeclosure filings

Filings 71 · Auction stage 29



HOUSING STOCK

Homes	153,325
Median value (AVM)	\$168K
Median size	1,445 ft²
Median bedrooms	3
Median year built	1954
Single family	89%
Condos	4.2%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	54%
Underwater (LTV 125% or more)	2.4%
Owner occupied	78%
Company owned	17%
Median loan-to-value	46%

Typical ownership tenure

9.5 yrs

COMMUNITY

Population	427,338
Density	1,258 / mi²
Median household income	\$61K
Average household income	\$83K
Crime index (US avg 100)	92
Air pollution index (US avg 100)	128
Earthquake index (US avg 100)	41
Homes occupied	92%
Bachelor's or higher	18%
Poverty rate	17.0%
Unemployment	1.7%
Average temp	50°F
Annual precip	34 in
Sunshine	52%

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