

Lawrence County 2018 Real Estate Sales

Lawrence County Auditor—Jason C. Stephens, CFP®

The volume of sales in Lawrence County for 2018 dropped slightly from a record sales year the previous year; however, the Real Estate Market is ever changing and dynamic in our area. History shows that in Lawrence County, we don't typically see the booms and the busts that are portrayed on the national news. The reduction in volume does not mean the values of properties that sold declined.

Lawrence County does experience shifts in the volume of real estate transactions from year to year. Here is a breakdown of the annual sales in the county by year (Total Sales of Market Real Estate Transactions):

Year	Total Sales
2008	\$ 95,189,500
2009	\$ 79,899,500
2010	\$ 84,436,135
2011	\$ 89,083,865
2012	\$ 77,597,305
2013	\$ 97,768,450
2014	\$ 89,932,980
2015	\$ 99,941,166
2016	\$ 93,942,138
2017	\$ 119,796,255
2018	\$ 115,323,769

Here is the breakdown of sales from 2015 through 2018, into specific areas of the county:

	2015	2016	2017	2018
Aid	\$ 509,550	\$ 849,504	\$ 659,055	\$ 365,821
Decatur	\$ 407,300	\$ 383,030	\$ 903,500	\$ 890,050
Elizabeth	\$ 1,065,502	\$ 1,597,404	\$ 2,602,305	\$ 3,163,345
Fayette	\$ 12,087,591	\$ 8,619,267	\$ 11,589,373	\$ 13,803,218
Hamilton	\$ 770,160	\$ 276,190	\$ 6,982,410	\$ 4,658,163
Lawrence	\$ 3,202,602	\$ 1,839,792	\$ 3,941,888	\$ 3,248,694
Mason	\$ 1,002,301	\$ 1,227,142	\$ 1,741,901	\$ 781,100
Perry	\$ 5,910,052	\$ 6,495,206	\$ 8,785,598	\$ 5,891,863
Rome	\$ 23,459,028	\$ 26,710,516	\$ 23,430,640	\$ 24,213,161
Symmes	\$ 453,500	\$ 870,017	\$ 1,279,059	\$ 1,046,840
Union	\$ 11,348,751	\$ 13,537,237	\$ 15,595,583	\$ 17,549,789
Upper	\$ 3,348,212	\$ 1,609,836	\$ 2,504,142	\$ 3,930,418
Washington	\$ 323,467	\$ 195,895	\$ 343,100	\$ 703,000
Windsor	\$ 2,002,236	\$ 2,603,074	\$ 4,405,448	\$ 3,807,717
Athalia	\$ 877,117	\$ 294,926	\$ 516,825	\$ 264,550
Chesapeake	\$ 2,520,575	\$ 2,802,613	\$ 2,325,476	\$ 2,138,857
Coal Grove	\$ 1,221,043	\$ 1,918,962	\$ 1,605,599	\$ 2,210,105
Hanging Rock	\$ 226,967	\$ 9,500	\$ 19,000	\$ 520,000
Ironton	\$ 18,993,622	\$ 11,024,409	\$ 21,000,873	\$ 16,182,517
Proctorville	\$ 1,045,795	\$ 1,981,800	\$ 764,622	\$ 1,071,898
South Point	\$ 9,165,795	\$ 9,095,818	\$ 8,799,858	\$ 8,882,663
Total	\$ 99,941,166	\$ 93,942,138	\$ 119,796,255	\$ 115,323,769

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As these numbers show, the overall total sales in Lawrence County decreased from 2015 to 2016 by \$5,999,028 (about -6%) and total sales rebounded significantly in 2017 over 2016 by \$25,854,117 (about +28%). The total sales dropped slightly from 2017 to 2018 by \$4,472,486,(about -4%).

In the unincorporated areas along the river in Eastern Lawrence County (Fayette, Union, and Rome Townships) saw an increase in the total sales from 2017 to 2018 and accounted for about 48% of all real estate sales in the county. Rome Township is still the most active real estate market area in the county.

In the municipalities, the real estate sales in the City of Ironton in 2018 decreased from a record 2017 by \$4,818,356 (-23%). In South Point, sales remained relatively steady as did the other municipalities in the county.

As we continue to closely monitor the sales within our county, it is our ultimate goal in the Auditor's Office to accurately value your property's market value for the tax duplicate.

Our conveyance records (sales information) are always open for your inspection. You are invited to the County Auditor's Office in the Lawrence County Courthouse to see for yourself the details of our local real estate market. You can also search a variety of detailed sales information on our Web site at www.lawrencecountyauditor.org.

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