COLDWELL BANKER

SELECT PROPERTIES
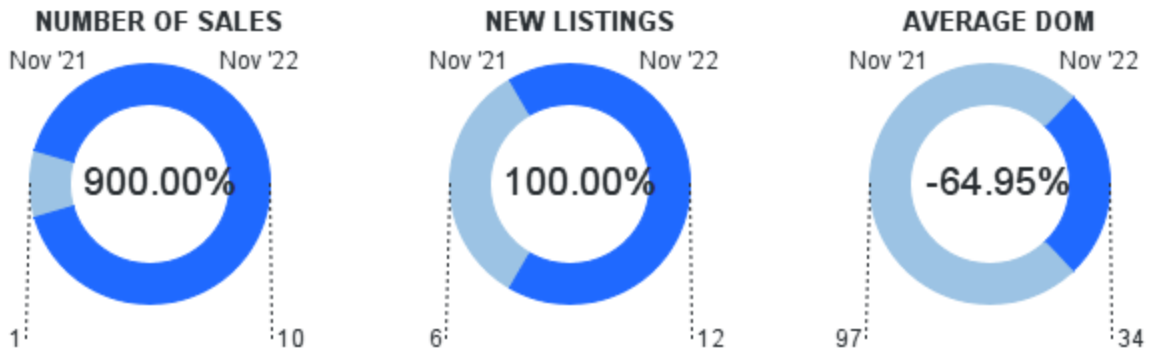
BELPRE | OHIO
REAL ESTATE REPORT

NOVEMBER 2022

BELPRE (OH) | November 2022

REAL ESTATE SNAPSHOT - Change since this time last year

Single Family

NUMBER OF SALES	NEW LISTINGS	AVERAGE DOM
Nov '21 Nov '22	Nov '21 Nov '22	Nov '21 Nov '22
900.00%	**100.00%**	**-64.95%**
1 10	6 12	97 34

47.29% ⬆
MEDIAN SALES PRICE
SINGLE FAMILY

64.78% ⬆
AVERAGE SALES PRICE
SINGLE FAMILY

47.25% ⬆
MEDIAN LIST PRICE
(SOLD LISTINGS)
SINGLE FAMILY

72.41% ⬆
AVERAGE LIST PRICE
(SOLD LISTINGS)
SINGLE FAMILY

■ Nov '21   ■ Nov '22

AREA REPORT
SINGLE FAMILY HOMES

## FULL MARKET SUMMARY

November 2022 | Single Family ❓

	Month to Date			Year to Date		
	November 2022	November 2021	% Change	YTD 2022	YTD 2021	% Change
New Listings	12	6	100% ⬆	110	105	4.76% ⬆
Sold Listings	10	1	900% ⬆	94	88	6.82% ⬆
Median List Price (Solds)	$189,950	$129,000	47.25% ⬆	$172,450	$172,450	0%
Median Sold Price	$190,000	$129,000	47.29% ⬆	$169,750	$169,000	0.44% ⬆
Median Days on Market	39	97	-59.79% ⬇	43	45	-4.44% ⬇
Average List Price (Solds)	$222,410	$129,000	72.41% ⬆	$195,970	$194,538	0.74% ⬆
Average Sold Price	$212,563	$129,000	64.78% ⬆	$190,947	$190,154	0.42% ⬆
Average Days on Market	34	97	-64.95% ⬇	55	54	1.85% ⬆
List/Sold Price Ratio	91.4%	100%	-8.6% ⬇	98.6%	98.7%	-0.12% ⬇

SOLD AND NEW PROPERTIES (UNITS)

November 2022 | Single Family ❓

Sold Properties | Number of properties sold during the year
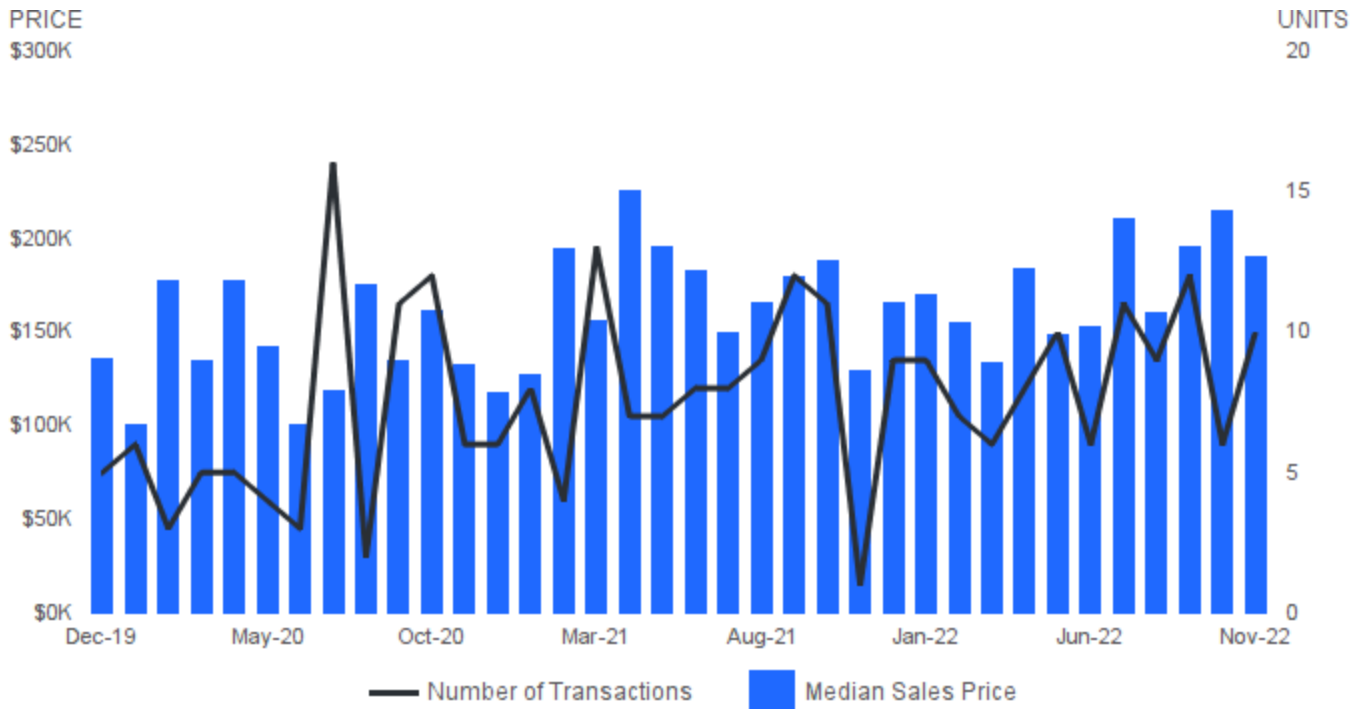**New Properties** | Number of properties listed during the year.
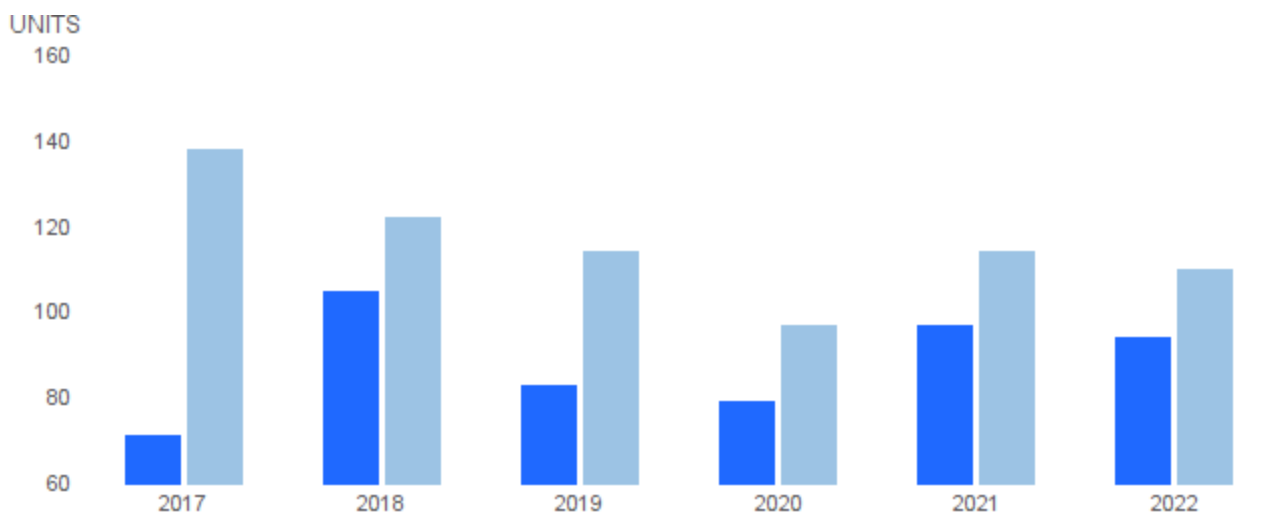
	2017	2018	2019	2020	2021	2022
■ Sold Properties	71	105	83	79	97	94
■ New Properties	138	122	114	97	114	110
Sold Volume	$9.74M	$12.15M	$11.91M	$11.22M	$18.57M	$17.95M
Listing Volume	$18.37M	$17.83M	$18.59M	$16.17M	$22.75M	$21.59M
Median Sale Price	$120K	$110K	$140K	$134K	$166K	$170K

MEDIAN SALES PRICE AND NUMBER OF SALES

November 2022 | Single Family ⊙

Median Sales Price | Price of the ""middle"" property sold -an equal number of sales were above and below this price.
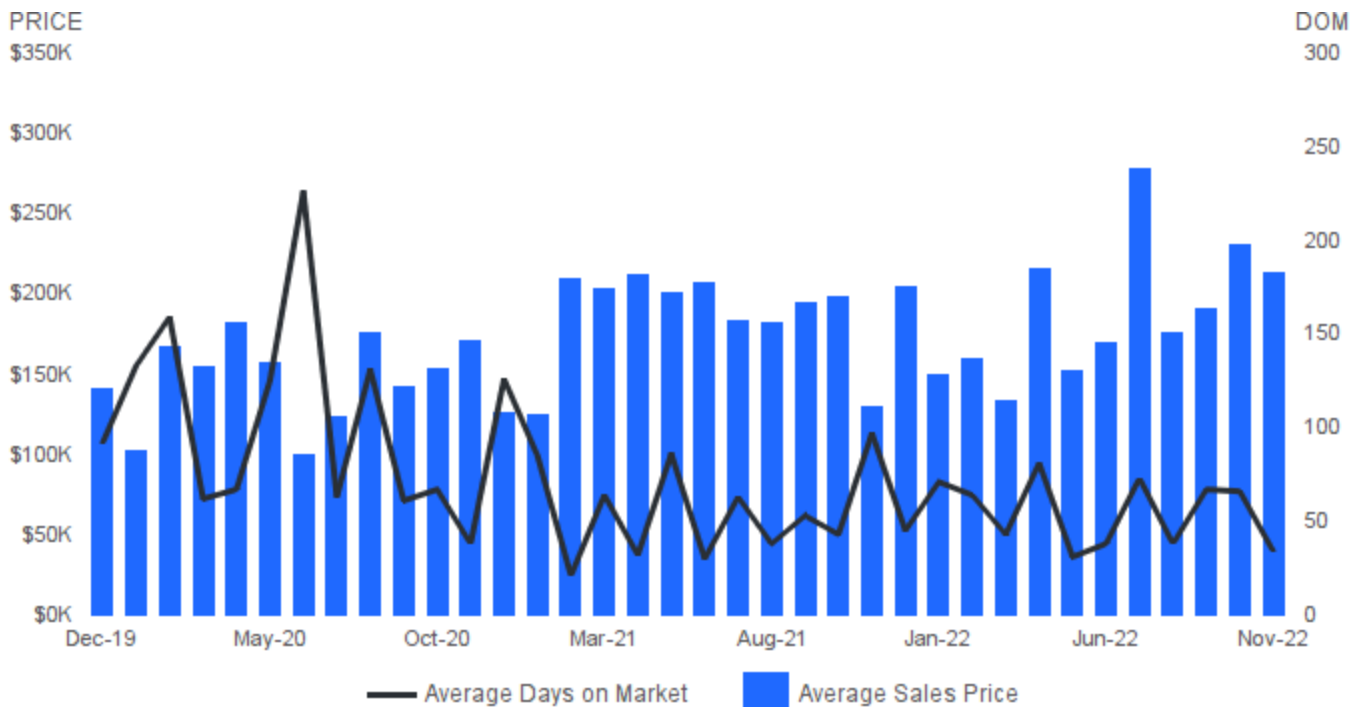**Number of Sales** | Number of properties sold.

PRICE

UNITS

$300K

20

$250K

15

$200K

$150K

10

$100K

$50K

5

$0K

0

Dec-19   May-20   Oct-20   Mar-21   Aug-21   Jan-22   Jun-22   Nov-22

—— Number of Transactions   ▮ Median Sales Price

AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

November 2022 | Single Family ⊙

Average Sales Price | Average sales price for all properties sold.
Average Days on Market | Average days on market for all properties sold.

PRICE

DOM

$350K

300

$300K

250

$250K

200

$200K

150

$150K

$100K

100

$50K

50

$0K

0

Dec-19   May-20   Oct-20   Mar-21   Aug-21   Jan-22   Jun-22   Nov-22

—— Average Days on Market   ▮ Average Sales Price

SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

November 2022 | Single Family ⓘ

Sale Price as a Percentage of Original Price | Average sale price of property as percentage of final list price.
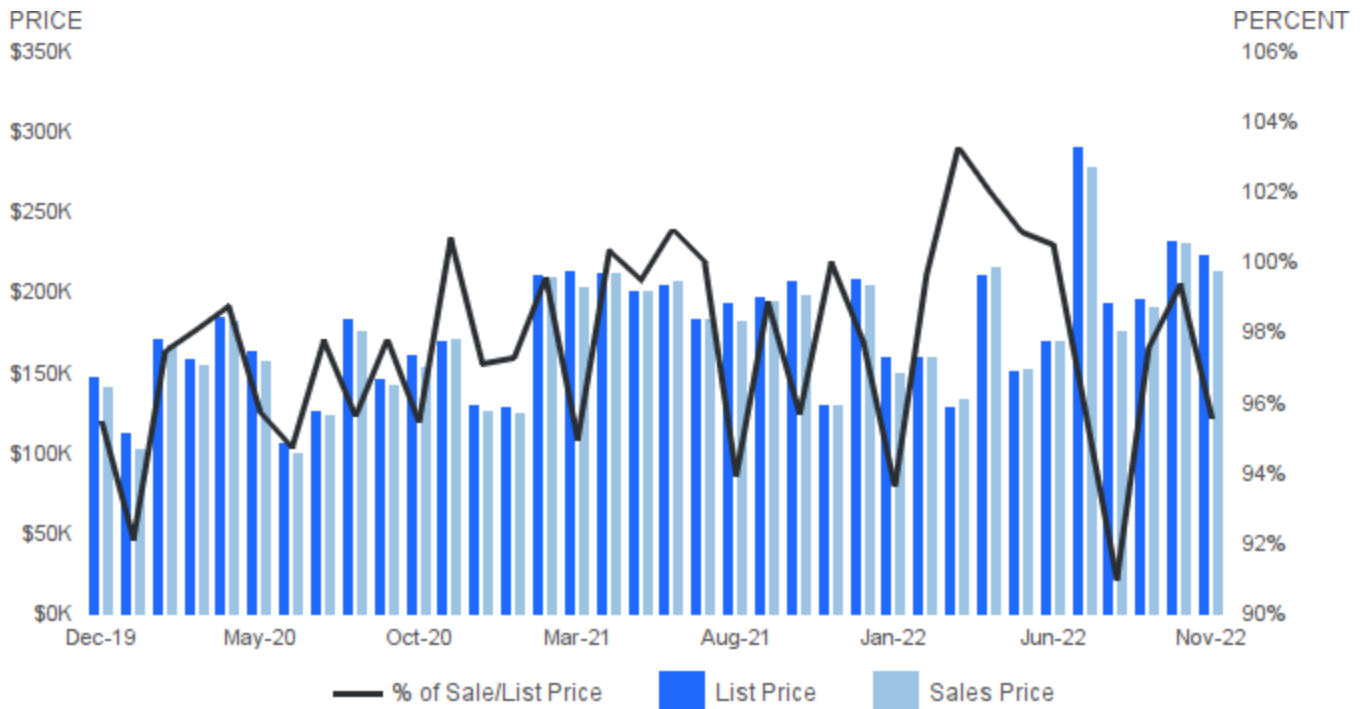
AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

November 2022 | Single Family ⓘ

Average Sales Price | Average sales price for all properties sold.
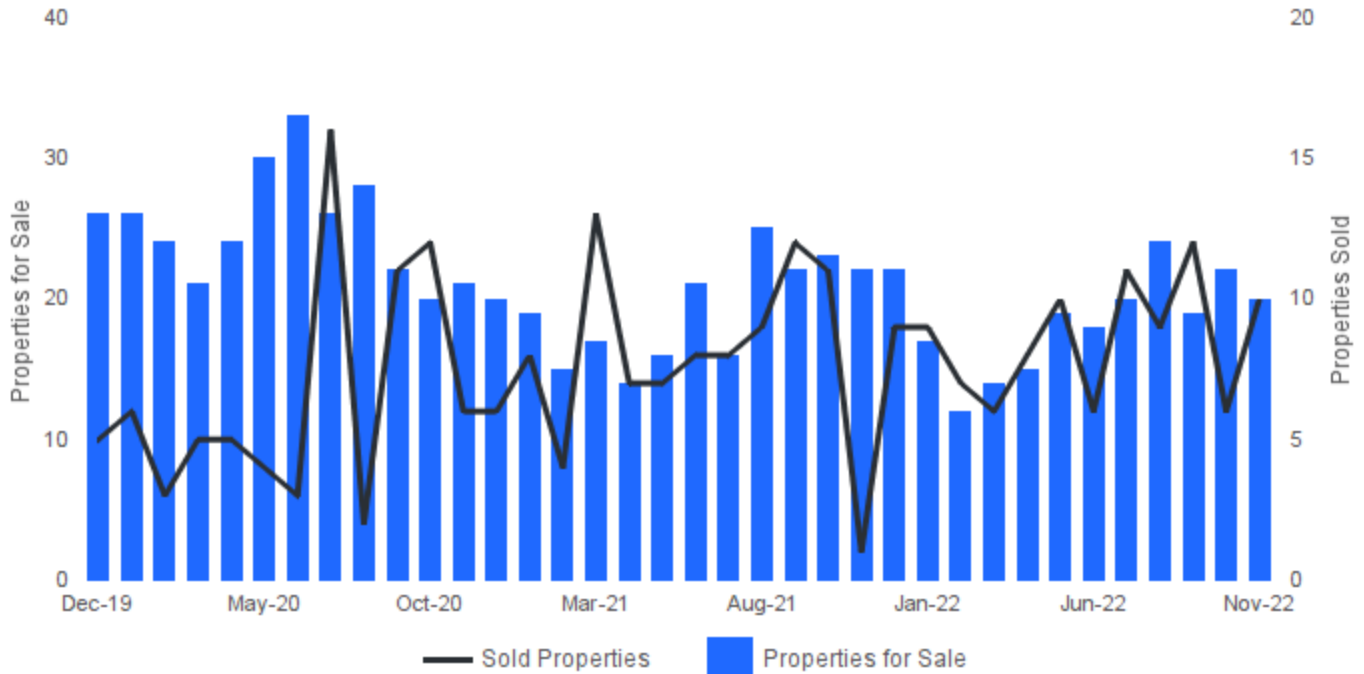**Properties for Sale** | Number of properties listed for sale at the end of month.

PROPERTIES FOR SALE AND SOLD PROPERTIES

November 2022 | Single Family ?

Properties for Sale | Number of properties listed for sale at the end of month.
Sold Properties | Number of properties sold.

Legend: — Sold Properties   ▮ Properties for Sale

AVERAGE ASKING/SOLD/UNSOLD PRICE

November 2022 | Single Family ?

Unsold Price | the average active list price
**Asking Price** | the average asking price of sold properties
Sold Price | the average selling price

Legend: —— Asking Price   - - - Sold Price   ······· Unsold Price
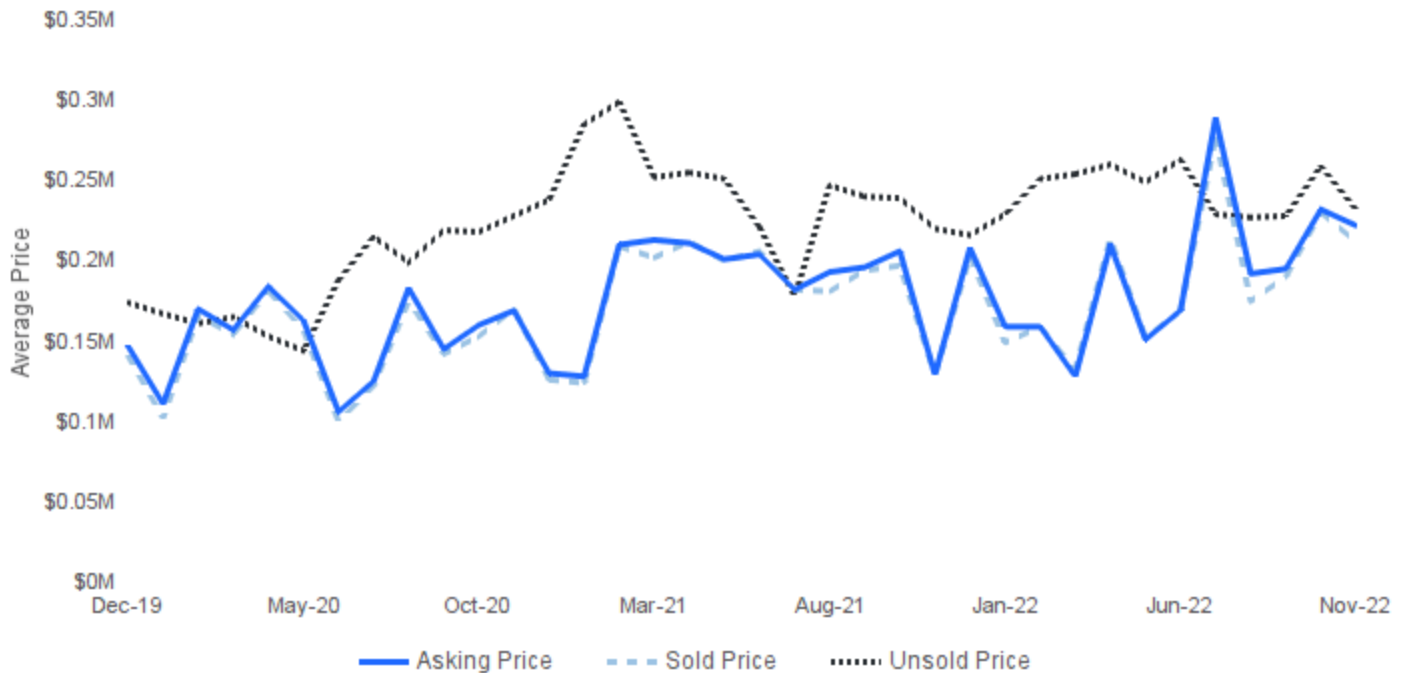
ABSORPTION RATE

November 2022 | Single Family ⊙

Absorption Rate | Looks at the past year's monthly supply of inventory. In a normal market there should be a 6 month supply. The higher the rate above 6 the more aggressive a seller has to be with the competition; price and having a picture perfect property.
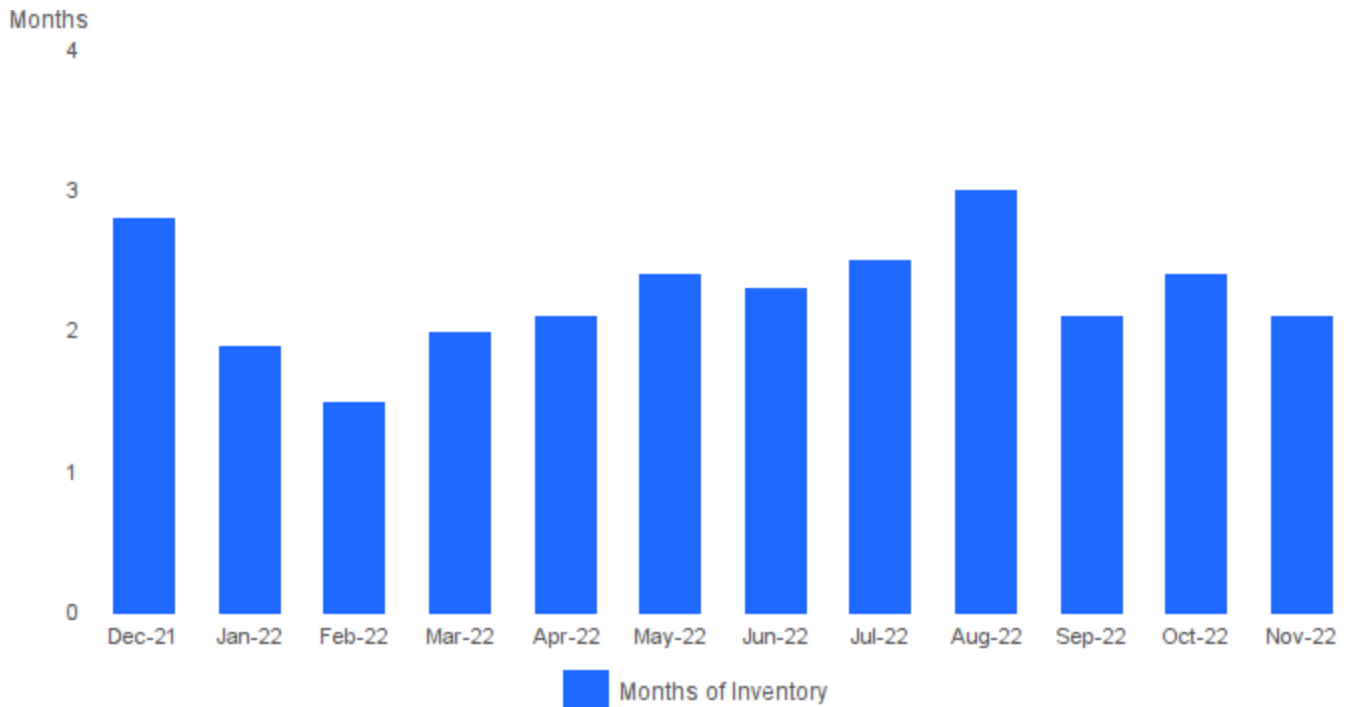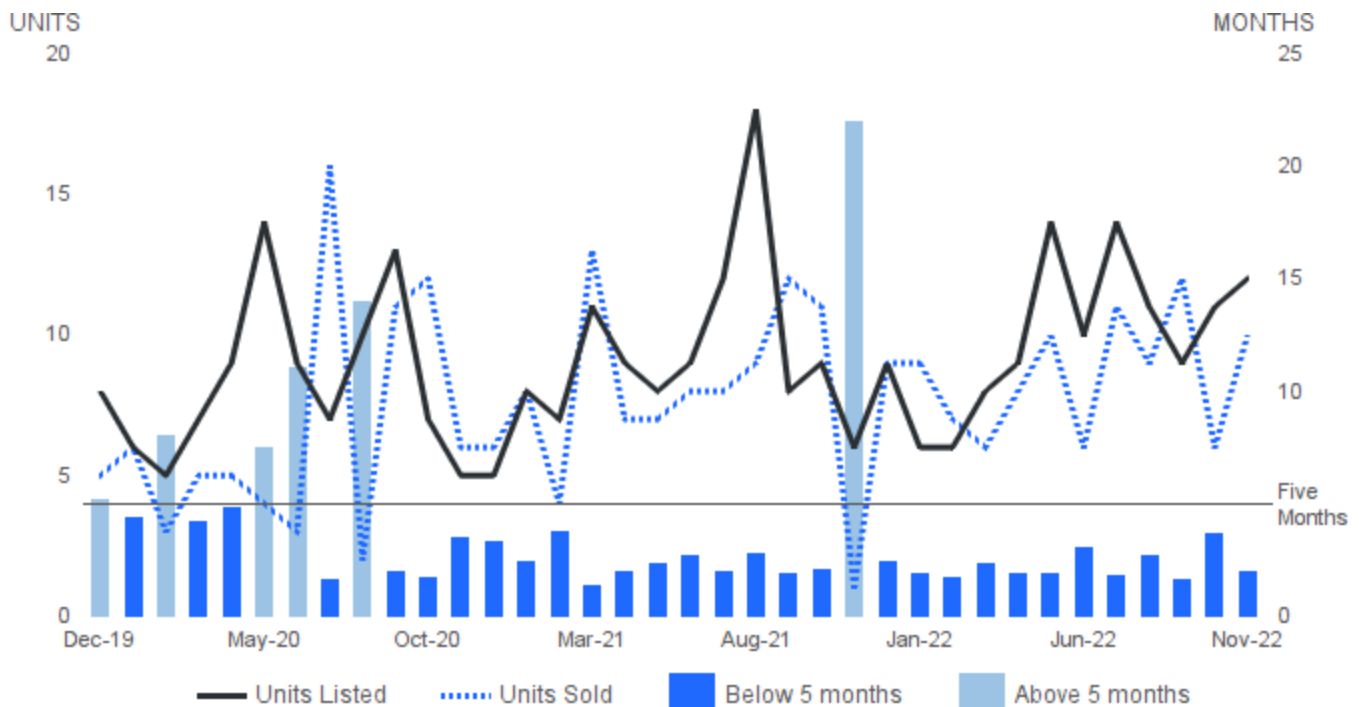

MONTHS SUPPLY OF INVENTORY

November 2022 | Single Family ⊙

Months Supply of Inventory | Properties for sale divided by number of properties sold.
Units Listed | Number of properties listed for sale at the end of month.
Units Sold | Number of properties sold.