



COLDWELL BANKER
SELECT PROPERTIES

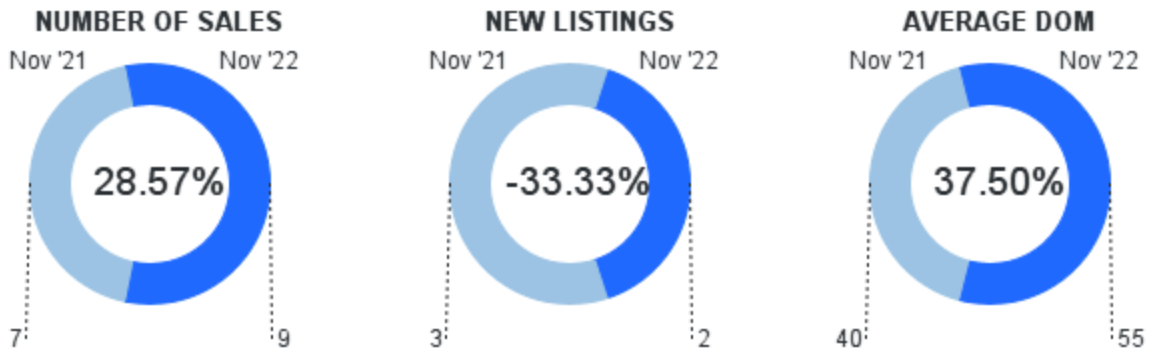
CALDWELL | OHIO
REAL ESTATE REPORT

NOVEMBER 2022

CALDWELL (OH) | November 2022

REAL ESTATE SNAPSHOT - Change since this time last year

Single Family



28.68%

MEDIAN SALES PRICE
SINGLE FAMILY

43.72%

AVERAGE SALES PRICE
SINGLE FAMILY

43.33%

MEDIAN LIST PRICE
(SOLD LISTINGS)
SINGLE FAMILY

48.09%

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	2	3	-33.33% ↓	49	61	-19.67% ↓
Sold Listings	9	7	28.57% ↑	53	44	20.45% ↑
Median List Price (Solds)	\$184,900	\$129,000	43.33% ↑	\$165,000	\$136,950	20.48% ↑
Median Sold Price	\$175,000	\$136,000	28.68% ↑	\$158,000	\$137,500	14.91% ↑
Median Days on Market	58	50	16% ↑	42	49	-14.29% ↓
Average List Price (Solds)	\$207,277	\$139,971	48.09% ↑	\$212,533	\$140,363	51.42% ↑
Average Sold Price	\$197,922	\$137,714	43.72% ↑	\$202,233	\$136,272	48.4% ↑
Average Days on Market	55	40	37.5% ↑	67	68	-1.47% ↓
List/Sold Price Ratio	95.3%	97.9%	-2.59% ↓	97%	95.6%	1.48% ↑

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.

UNITS
80

60

40

20

0

2017

2018

2019

2020

2021

2022

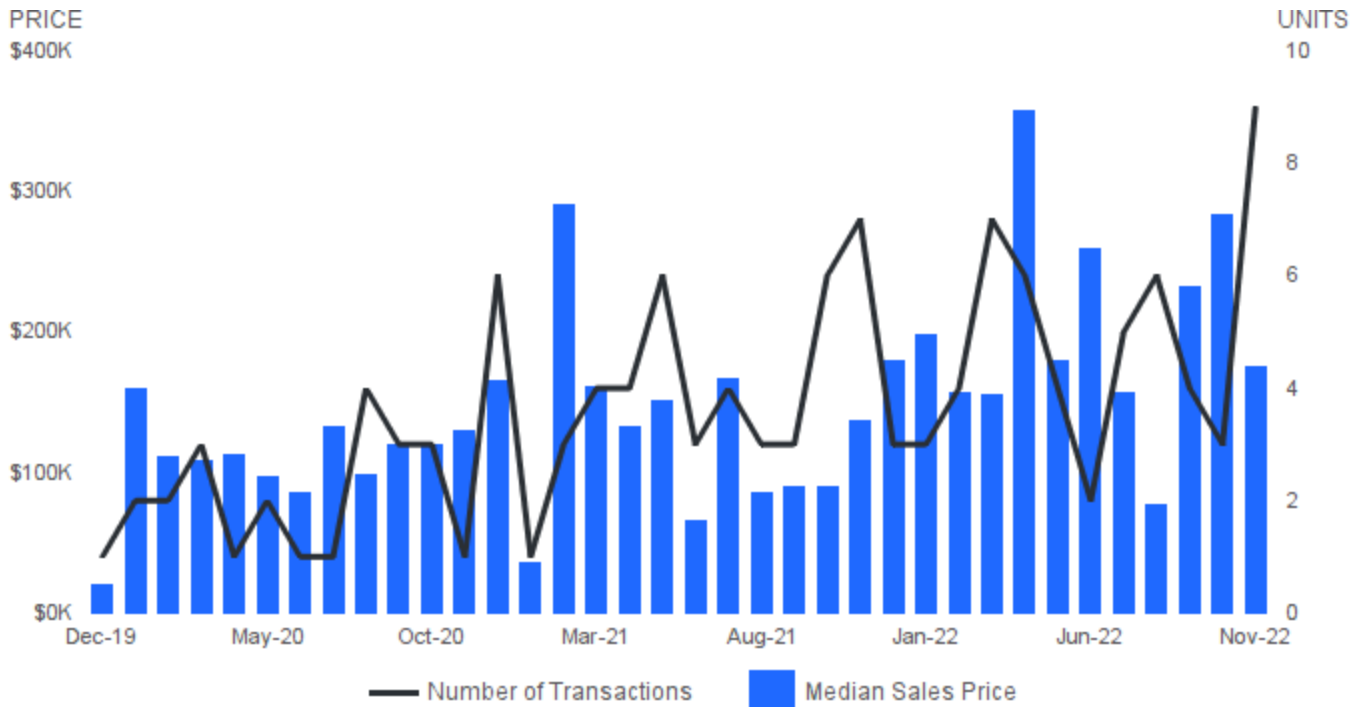
■ Sold Properties	19	35	35	29	47	53
■ New Properties	50	53	42	43	65	49
Sold Volume	\$2.31M	\$3.86M	\$3.31M	\$3.74M	\$6.44M	\$10.72M
Listing Volume	\$5.80M	\$6.31M	\$5.77M	\$8.21M	\$11.85M	\$10.49M
Median Sale Price	\$93K	\$92K	\$87K	\$120K	\$139K	\$158K

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.



AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

November 2022 | Single Family ?

Average Sales Price | Average sales price for all properties sold.

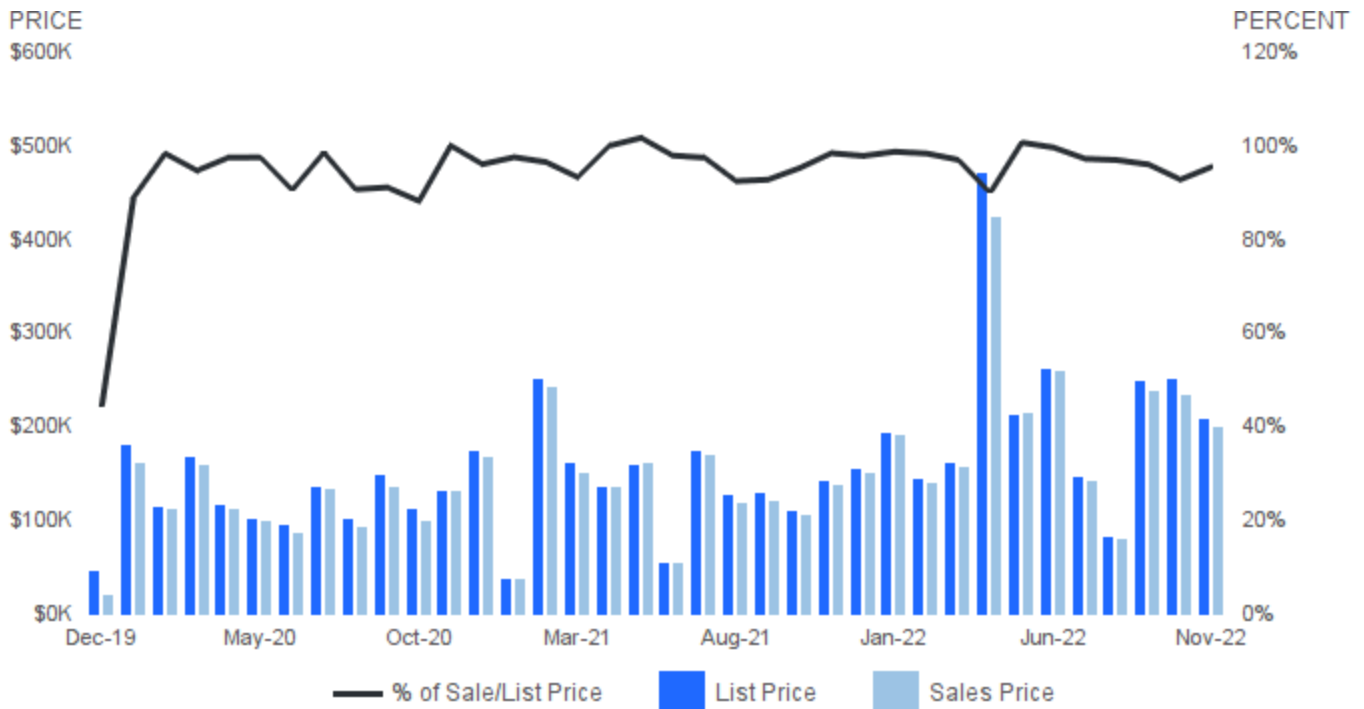
Average Days on Market | Average days on market for all properties sold.



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.

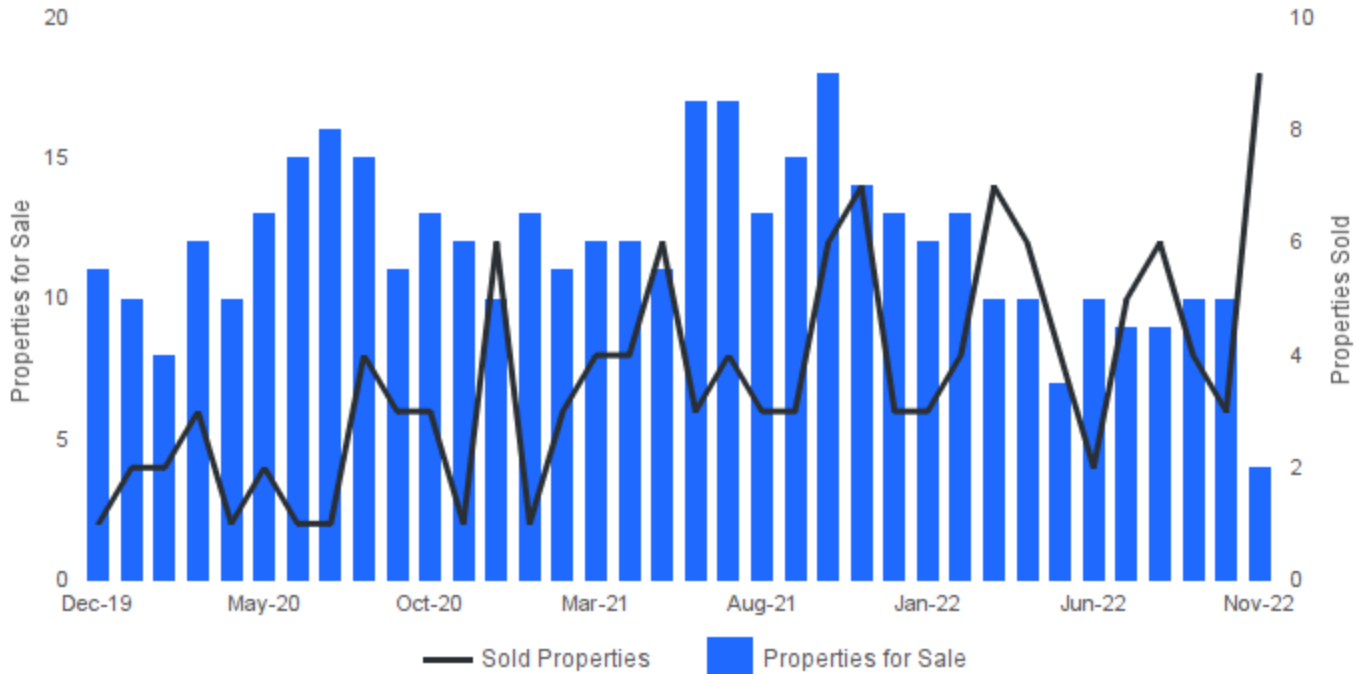


PROPERTIES FOR SALE AND SOLD PROPERTIES

November 2022 | Single Family ?

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

Sold Properties | Number of properties sold.



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

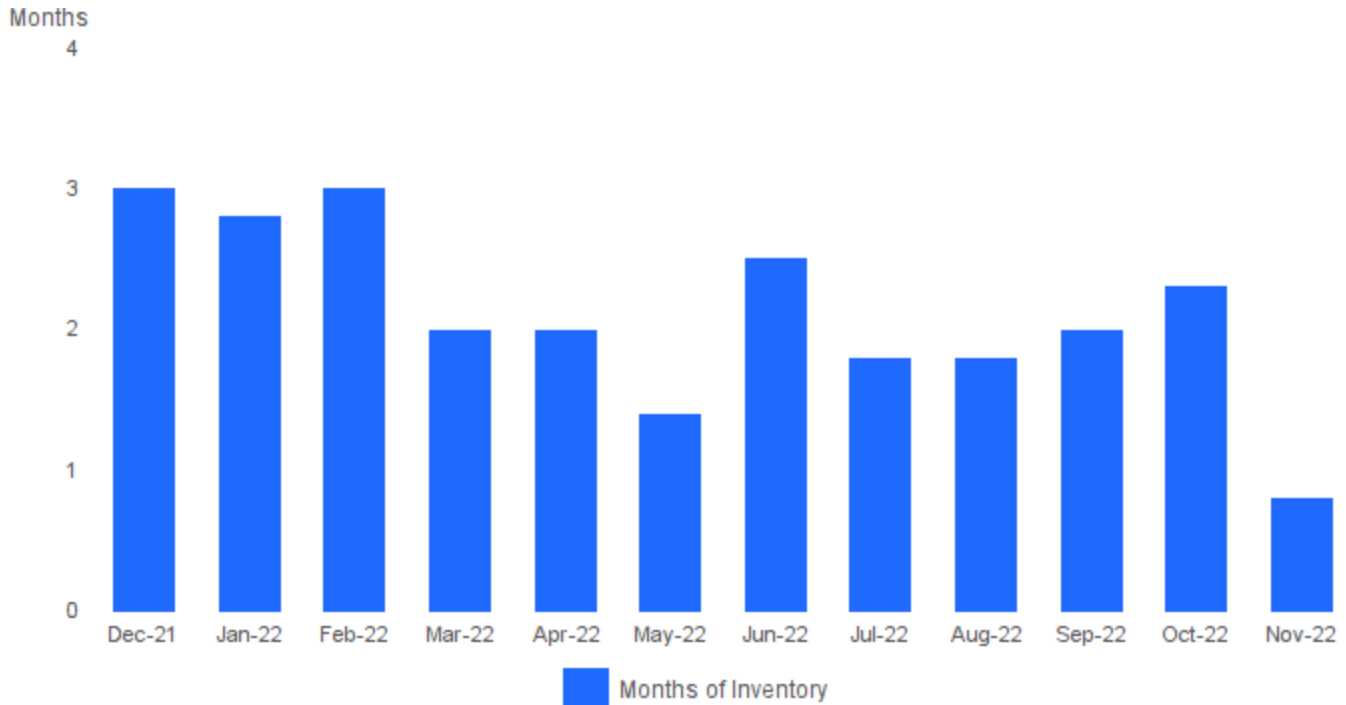
Sold Price | the average selling price



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.



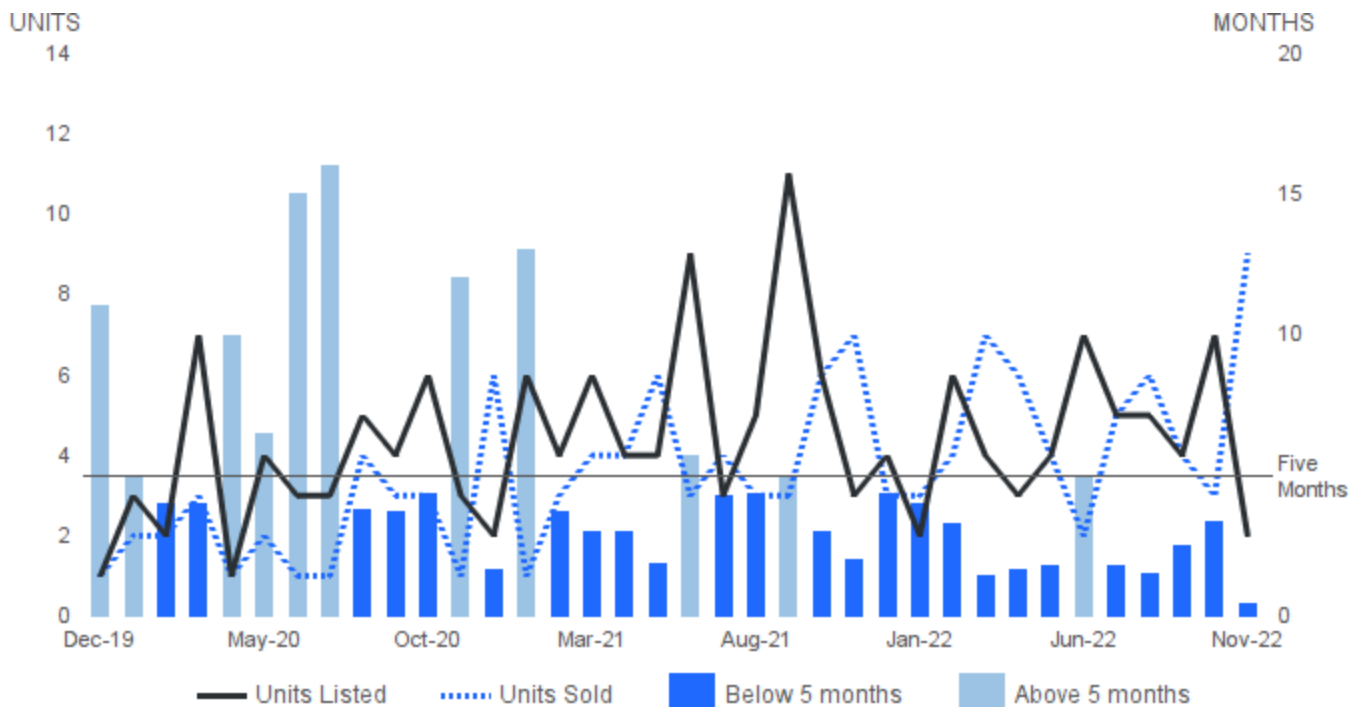
MONTHS SUPPLY OF INVENTORY

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.



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