



COLDWELL BANKER
SELECT PROPERTIES

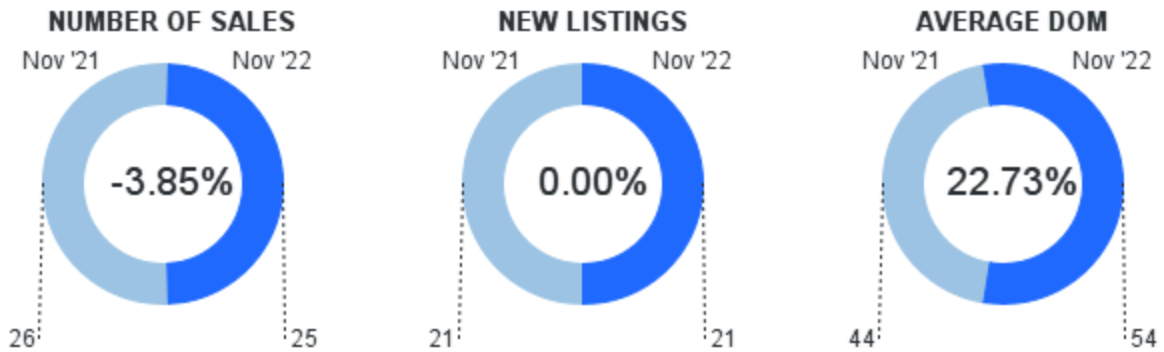
MARIETTA | OHIO
REAL ESTATE REPORT

NOVEMBER 2022

MARIETTA (OH) | November 2022

REAL ESTATE SNAPSHOT - Change since this time last year

Single Family



-24.68% ↓

MEDIAN SALES PRICE
SINGLE FAMILY

-2.52% ↓

AVERAGE SALES PRICE
SINGLE FAMILY

-20.49% ↓

**MEDIAN LIST PRICE
(SOLD LISTINGS)**
SINGLE FAMILY

1.42% ↑

**AVERAGE LIST PRICE
(SOLD LISTINGS)**
SINGLE FAMILY

■ Nov '21 ■ Nov '22

AREA REPORT

SINGLE FAMILY HOMES

FULL MARKET SUMMARY

November 2022 | Single Family ?

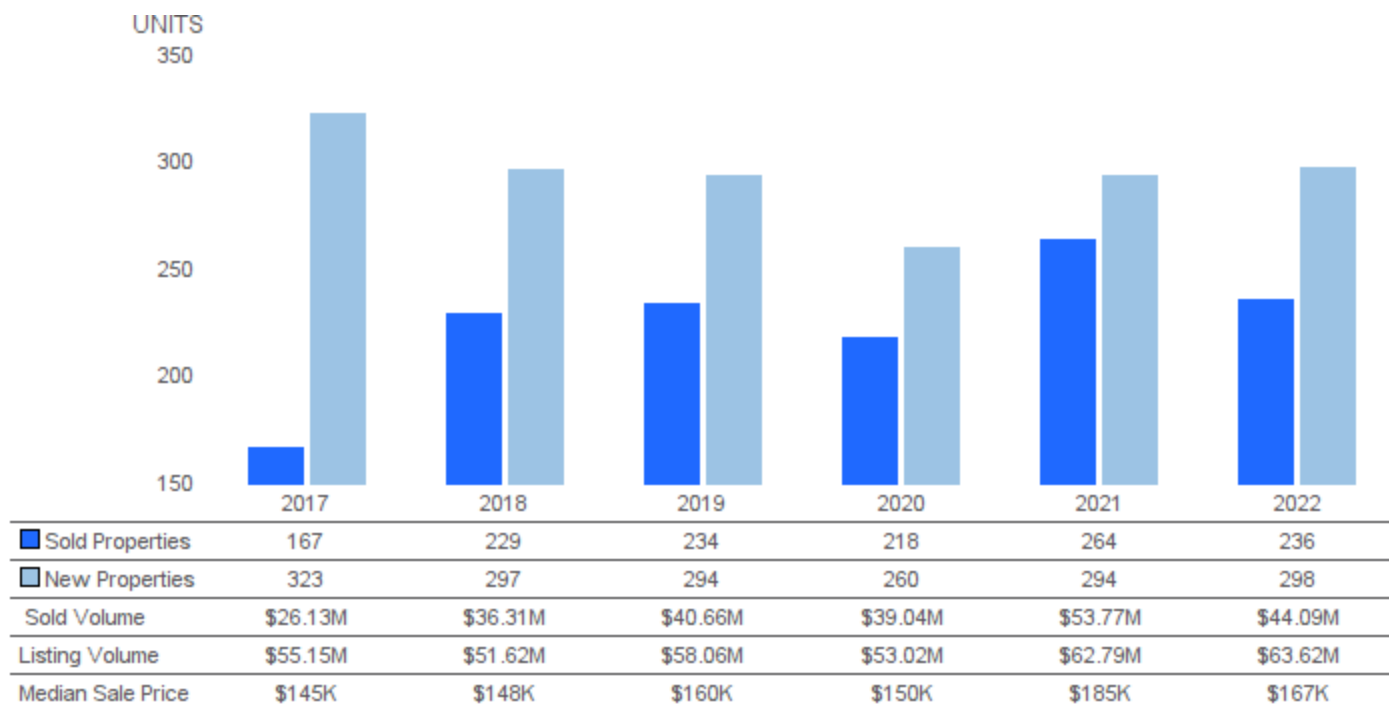
	Month to Date			Year to Date		
	November 2022	November 2021	% Change	YTD 2022	YTD 2021	% Change
New Listings	21	21	0%	298	284	4.93% ↑
Sold Listings	25	26	-3.85% ↓	236	239	-1.26% ↓
Median List Price (Solds)	\$155,000	\$194,950	-20.49% ↓	\$167,000	\$185,000	-9.73% ↓
Median Sold Price	\$145,000	\$192,500	-24.68% ↓	\$166,500	\$185,000	-10% ↓
Median Days on Market	50	33	51.52% ↑	49	55	-10.91% ↓
Average List Price (Solds)	\$217,100	\$214,065	1.42% ↑	\$191,307	\$207,799	-7.94% ↓
Average Sold Price	\$203,740	\$209,015	-2.52% ↓	\$186,829	\$202,428	-7.71% ↓
Average Days on Market	54	44	22.73% ↑	56	77	-27.27% ↓
List/Sold Price Ratio	93.8%	96.8%	-3.07% ↓	97.6%	96.7%	1.02% ↑

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.

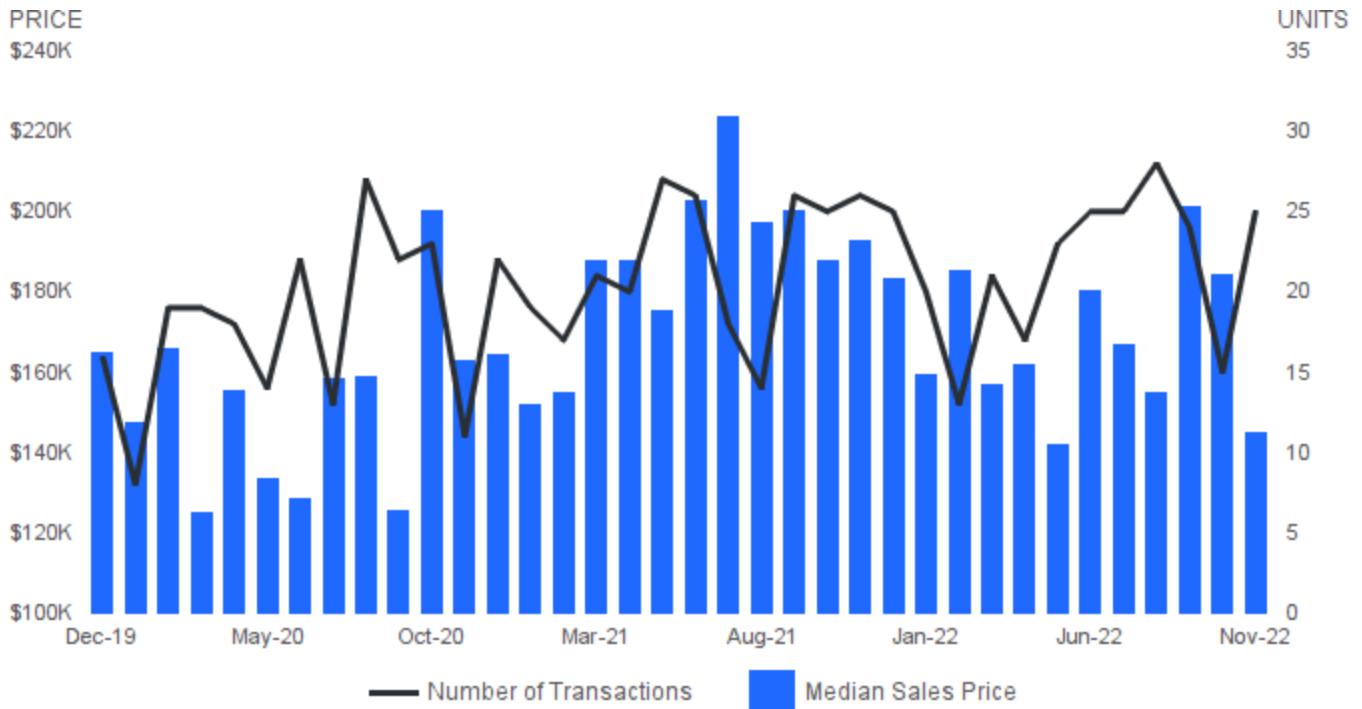


MEDIAN SALES PRICE AND NUMBER OF SALES

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.

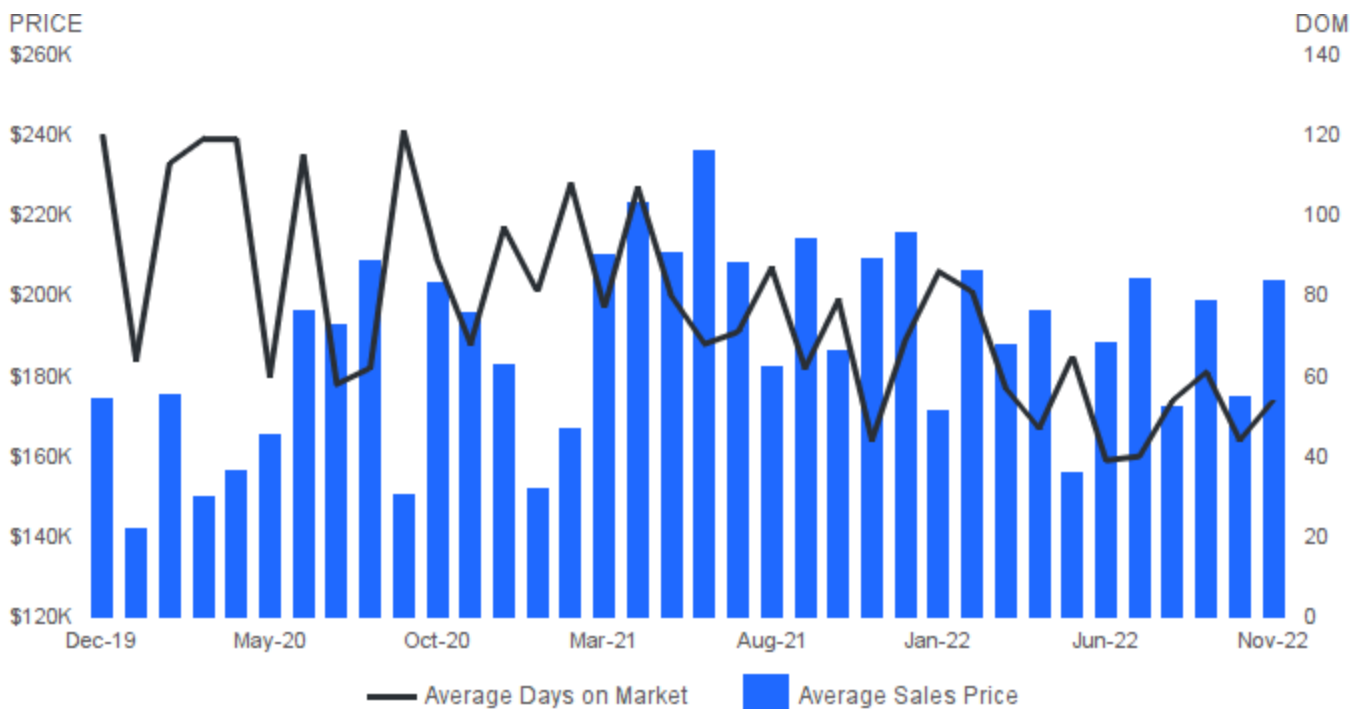


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

November 2022 | Single Family ?

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

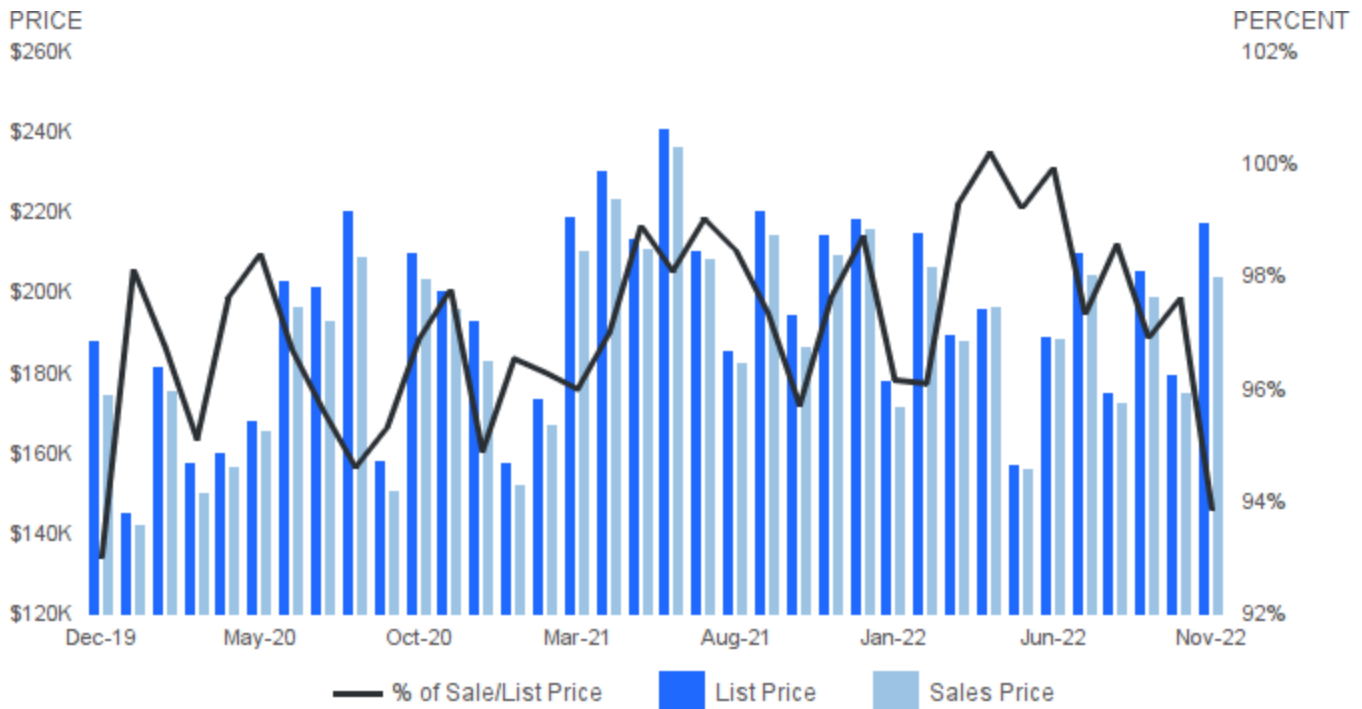
Average Days on Market | Average days on market for all properties sold.



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.

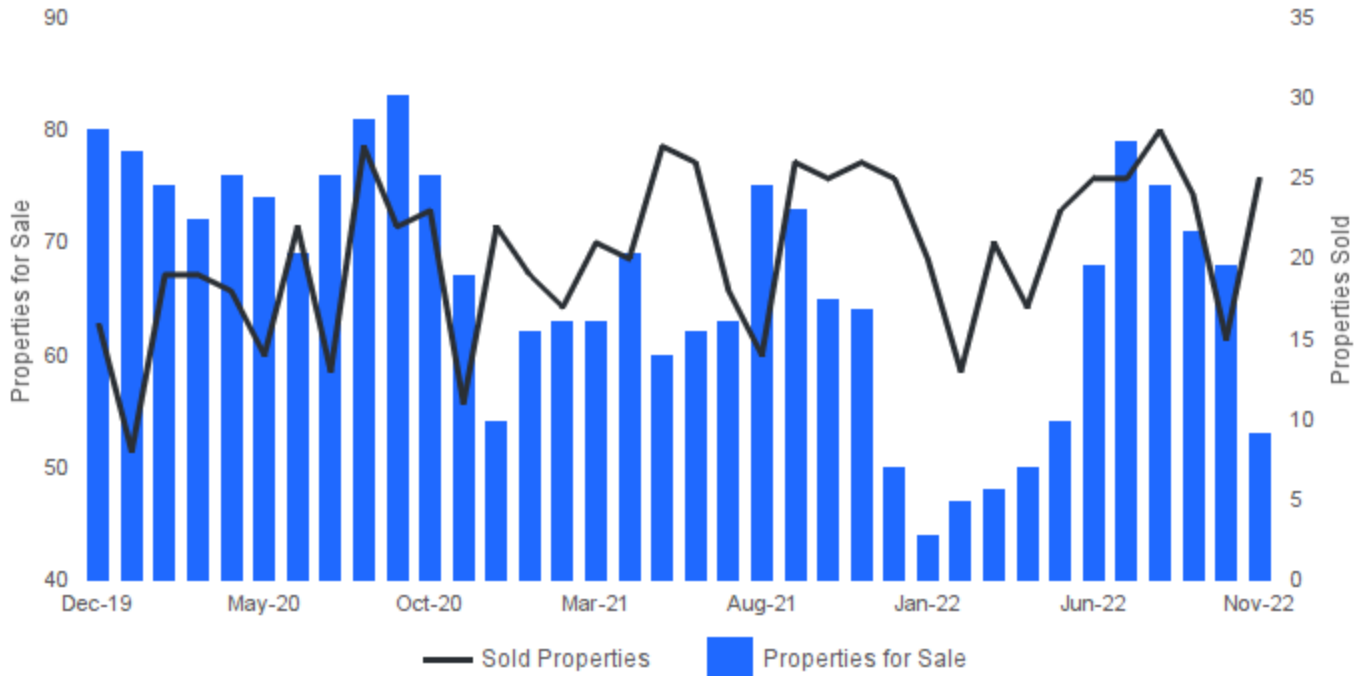


PROPERTIES FOR SALE AND SOLD PROPERTIES

November 2022 | Single Family ?

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

Sold Properties | Number of properties sold.



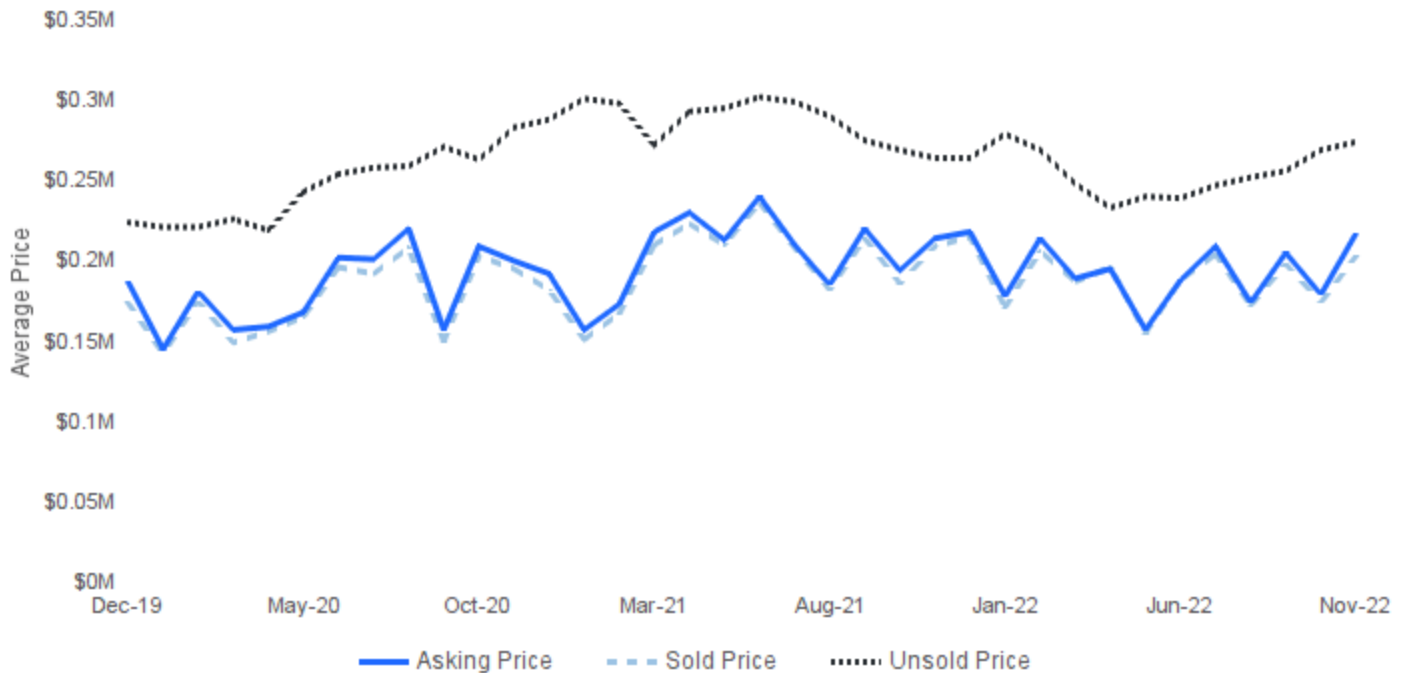
AVERAGE ASKING/SOLD/UNSOLD PRICE

November 2022 | Single Family ?

Unsold Price | the average active list price

Asking Price | the average asking price of sold properties

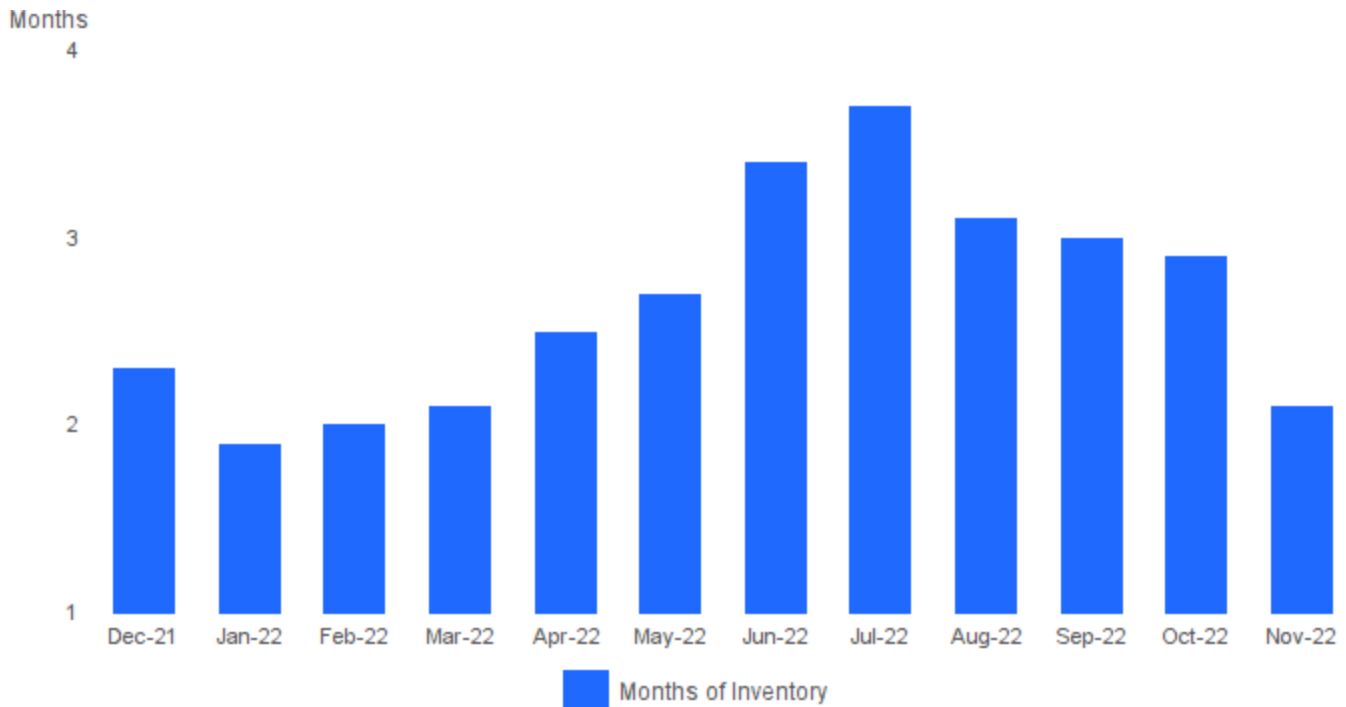
Sold Price | the average selling price



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.



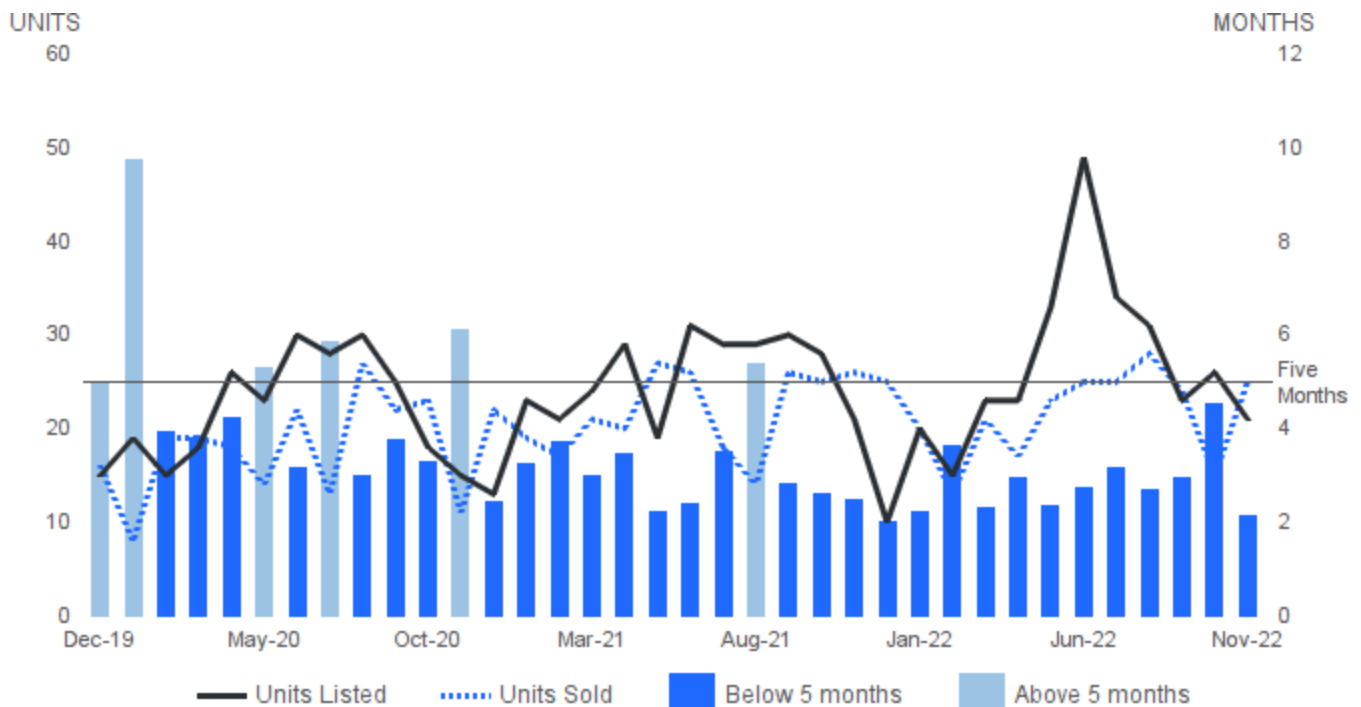
MONTHS SUPPLY OF INVENTORY

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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