



COLDWELL BANKER
SELECT PROPERTIES

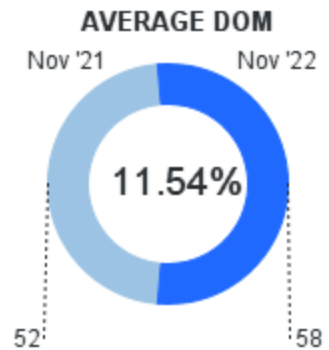
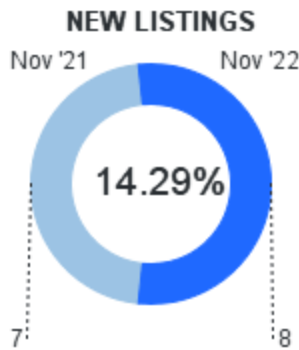
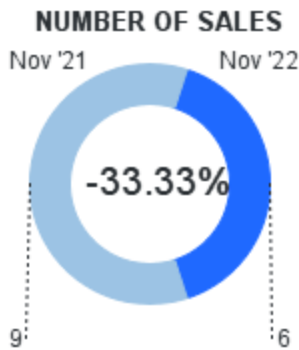
MORGAN COUNTY (OH)
REAL ESTATE REPORT

NOVEMBER 2022

MORGAN COUNTY | November 2022

REAL ESTATE SNAPSHOT - Change since this time last year

Single Family



-14.13% ↓

MEDIAN SALES PRICE
SINGLE FAMILY

-21.22% ↓

AVERAGE SALES PRICE
SINGLE FAMILY

-19.71% ↓

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

-24.08% ↓

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

■ Nov '21

■ Nov '22

AREA REPORT

MORGAN COUNTY

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	8	7	14.29% ↑	108	142	-23.94% ↓
Sold Listings	6	9	-33.33% ↓	88	110	-20% ↓
Median List Price (Solds)	\$117,950	\$146,900	-19.71% ↓	\$155,000	\$133,900	15.76% ↑
Median Sold Price	\$115,000	\$133,929	-14.13% ↓	\$150,625	\$134,900	11.66% ↑
Median Days on Market	51	50	2% ↑	64	54	18.52% ↑
Average List Price (Solds)	\$125,233	\$164,955	-24.08% ↓	\$174,060	\$166,132	4.77% ↑
Average Sold Price	\$120,000	\$152,325	-21.22% ↓	\$166,864	\$160,935	3.68% ↑
Average Days on Market	58	52	11.54% ↑	83	69	20.29% ↑
List/Sold Price Ratio	93.7%	91.8%	2.06% ↑	95.6%	96.5%	-0.97% ↓

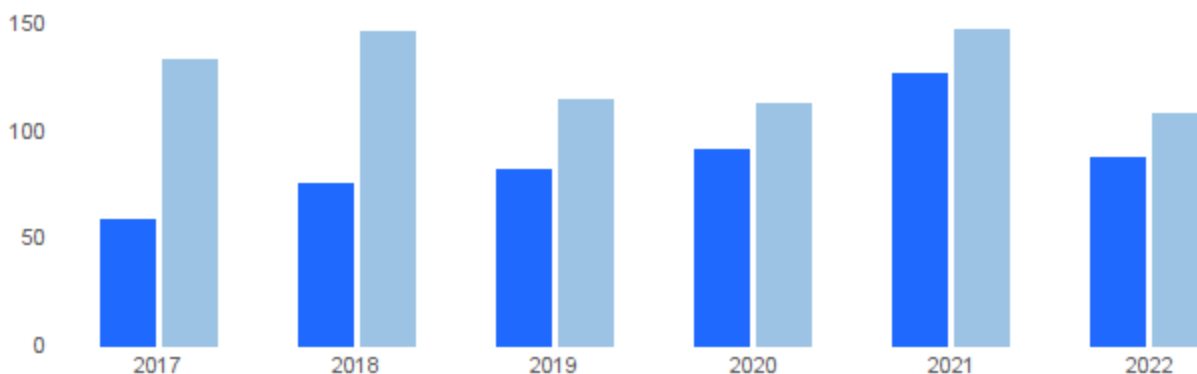
SOLD AND NEW PROPERTIES (UNITS)

November 2022 | Single Family ?

Sold Properties | Number of properties sold during the year

New Properties | Number of properties listed during the year.

UNITS
200



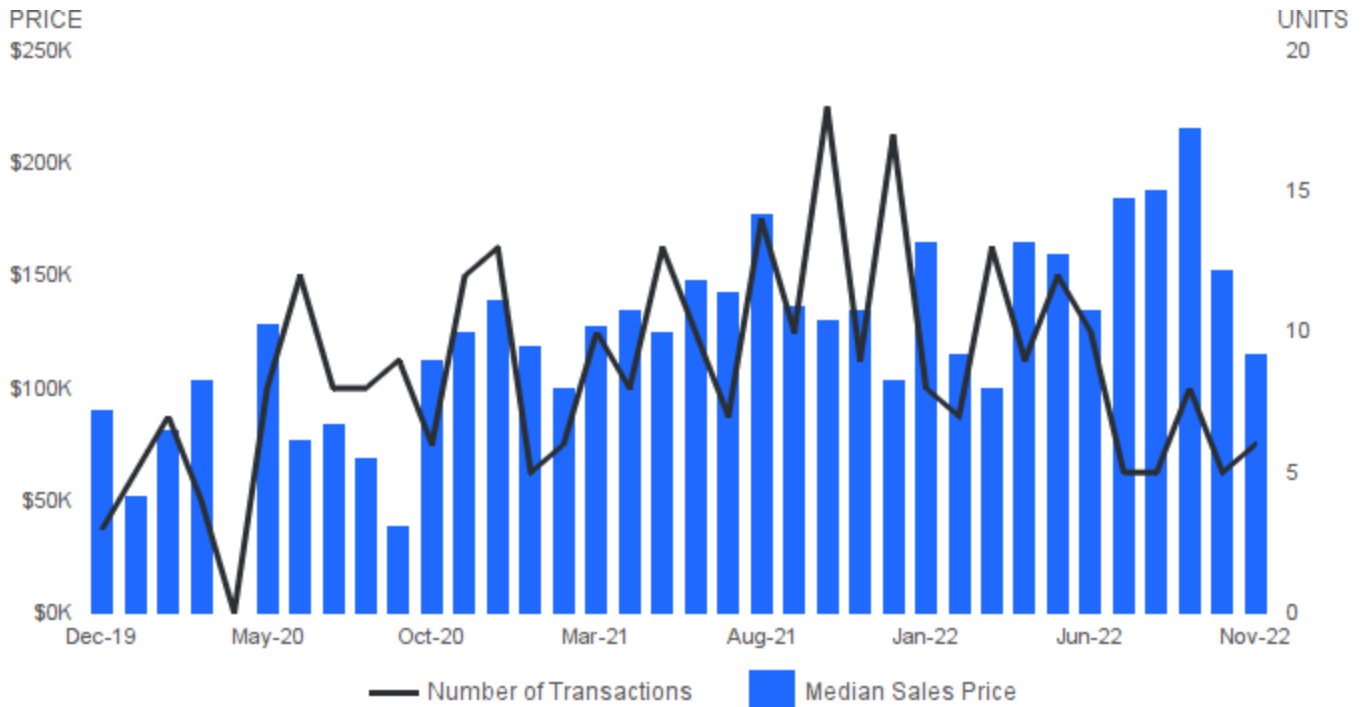
Sold Properties	59	76	82	92	127	88
New Properties	134	147	115	113	148	108
Sold Volume	\$6.18M	\$7.71M	\$7.86M	\$10.52M	\$19.56M	\$14.68M
Listing Volume	\$16.17M	\$15.33M	\$13.00M	\$13.89M	\$24.48M	\$21.06M
Median Sale Price	\$96K	\$89K	\$85K	\$96K	\$130K	\$151K

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.

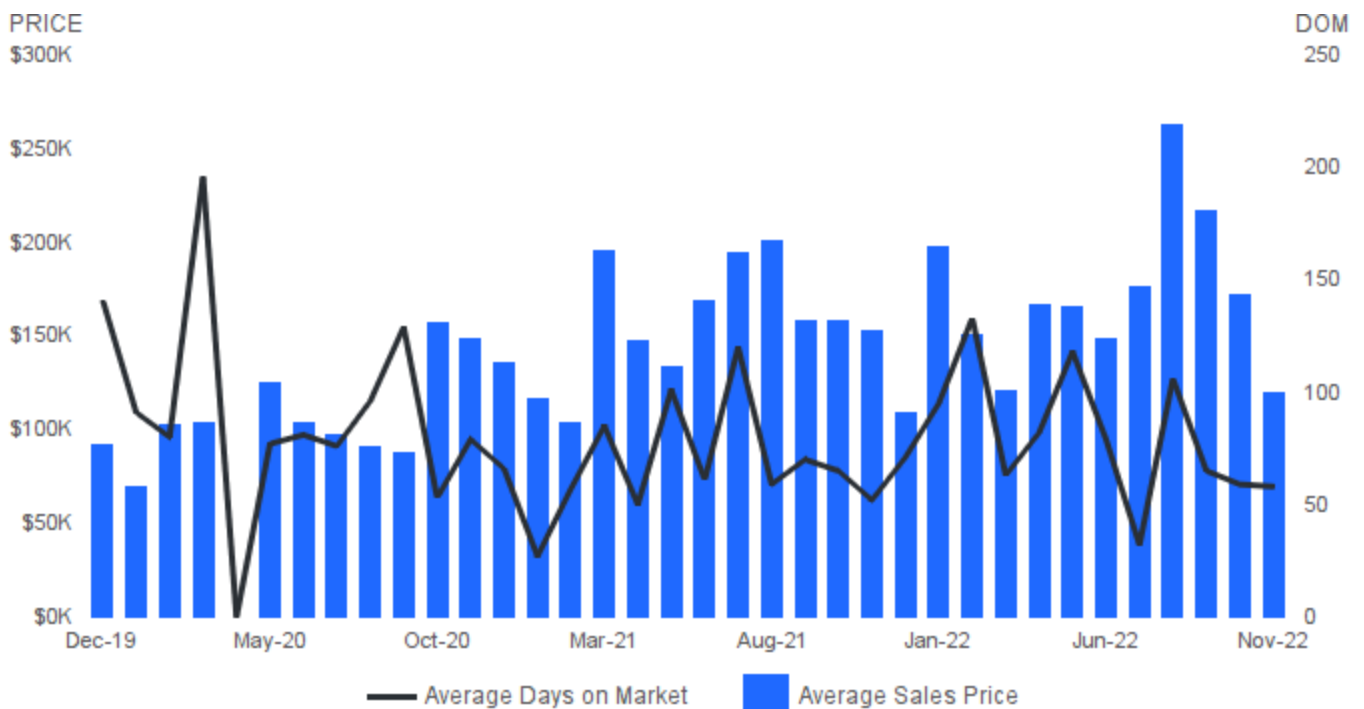


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

November 2022 | Single Family ?

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

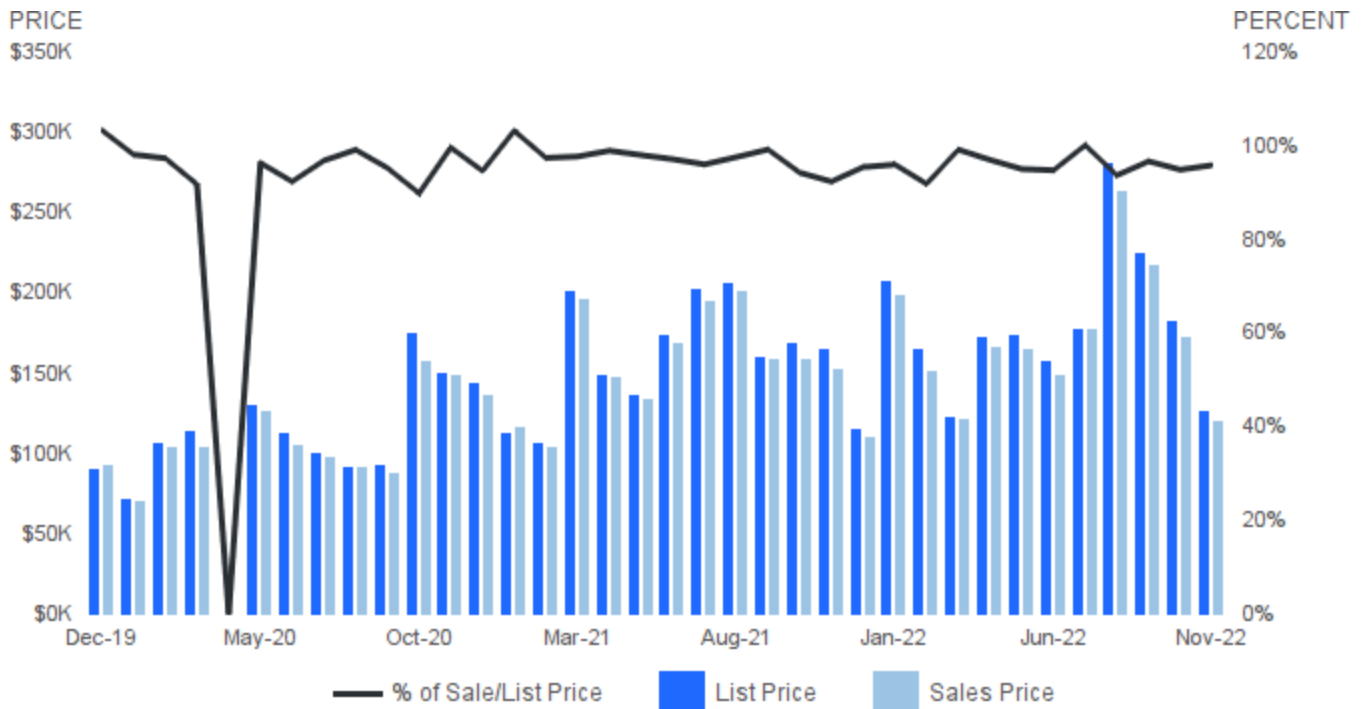
Average Days on Market | Average days on market for all properties sold.



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.

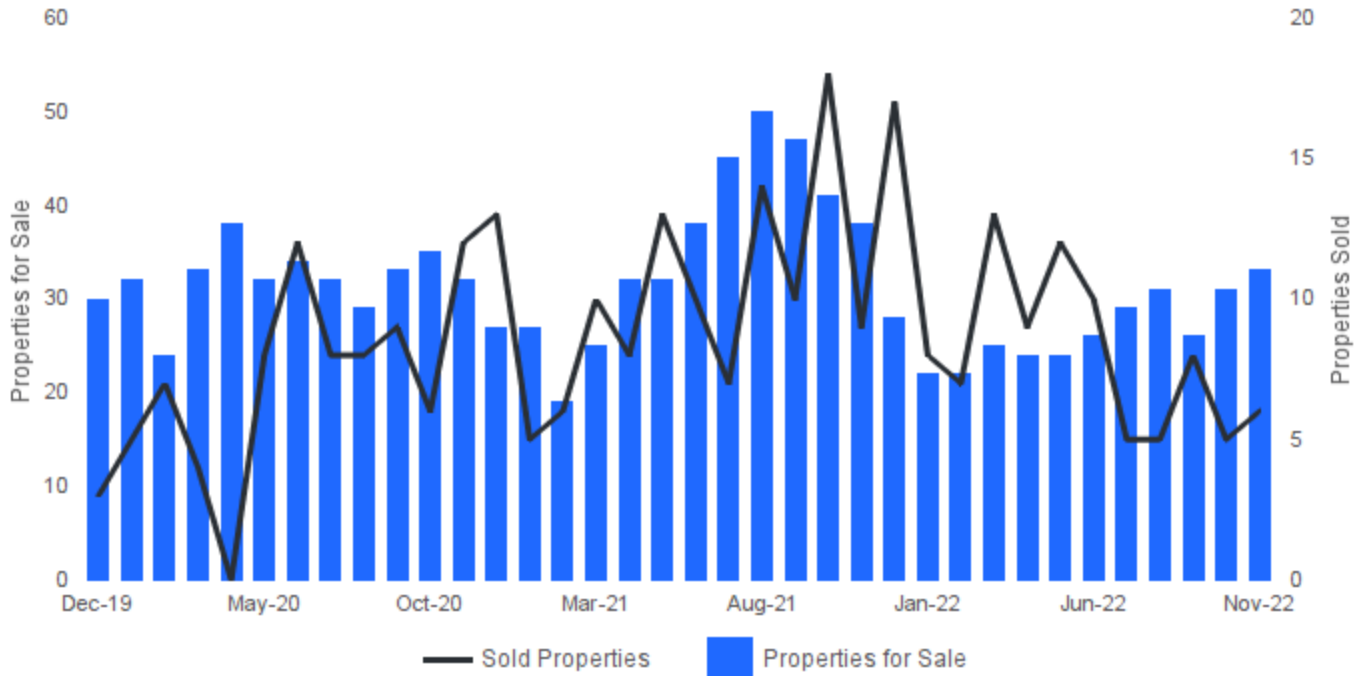


PROPERTIES FOR SALE AND SOLD PROPERTIES

November 2022 | Single Family ?

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

Sold Properties | Number of properties sold.



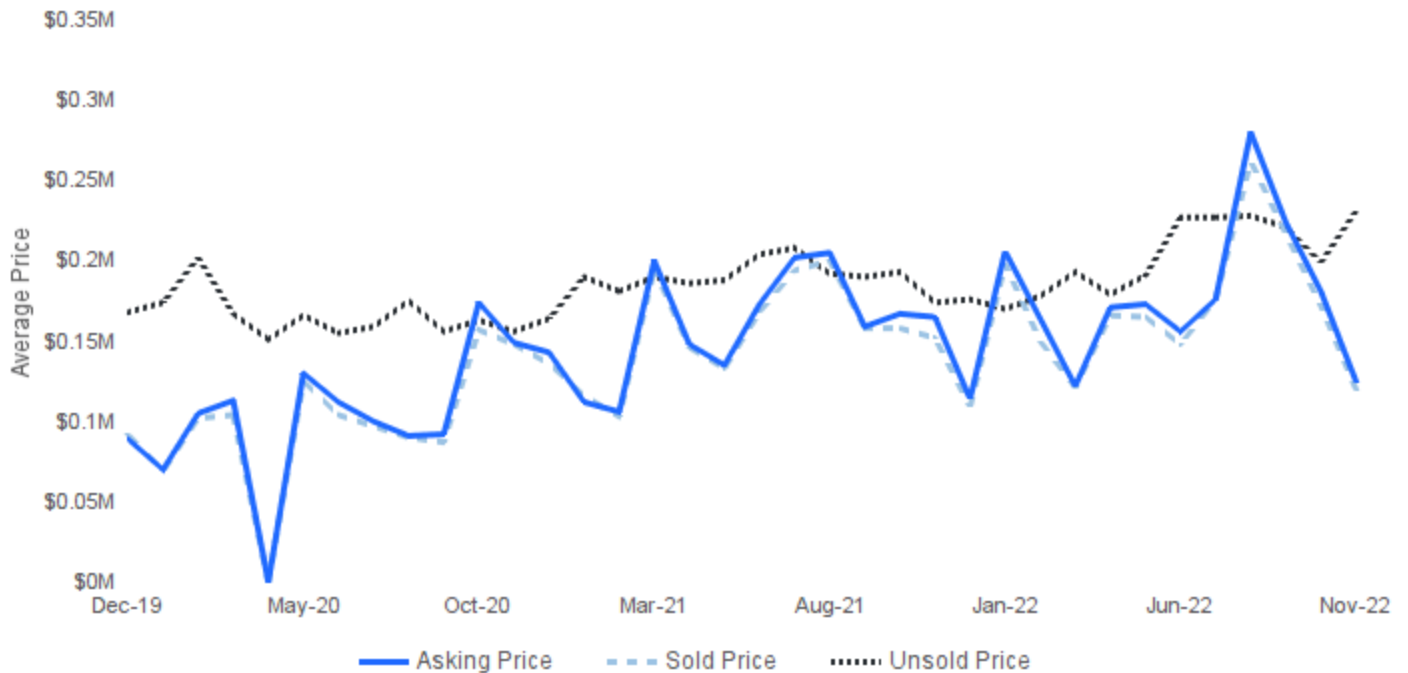
AVERAGE ASKING/SOLD/UNSOLD PRICE

November 2022 | Single Family ?

Unsold Price | the average active list price

Asking Price | the average asking price of sold properties

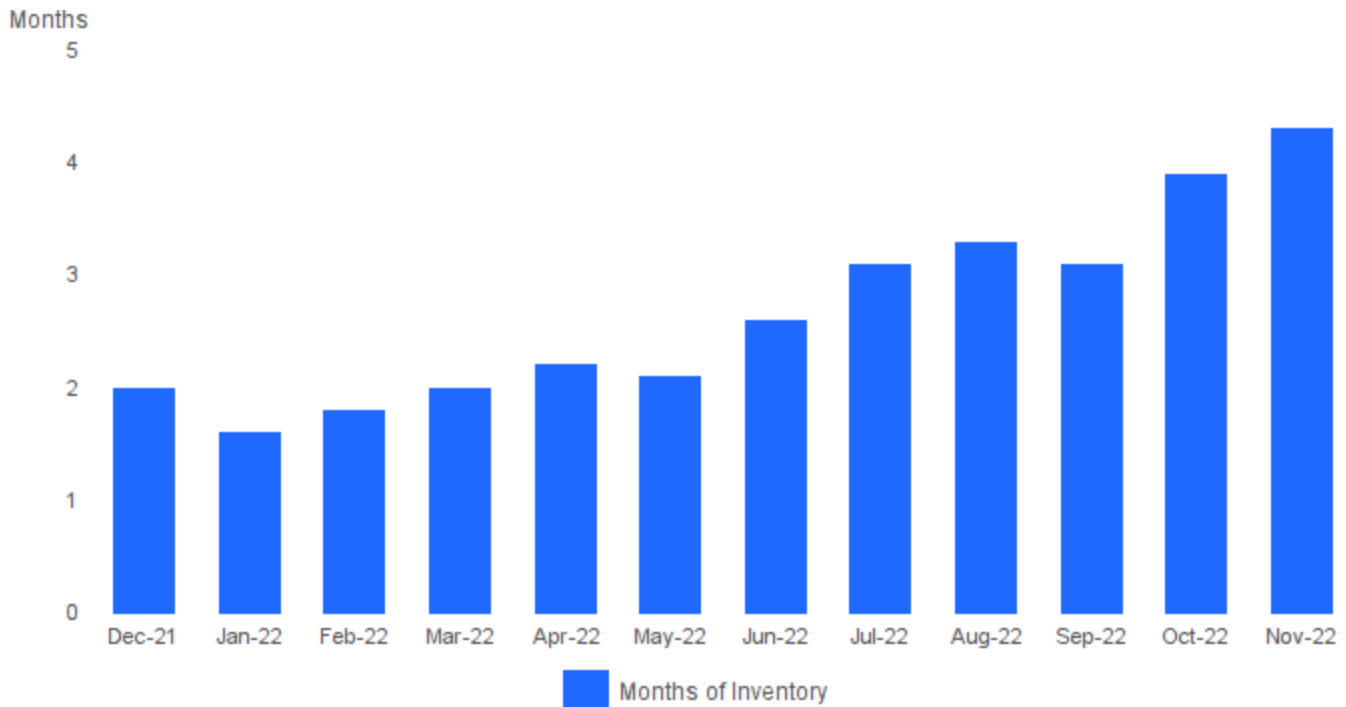
Sold Price | the average selling price



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.

