

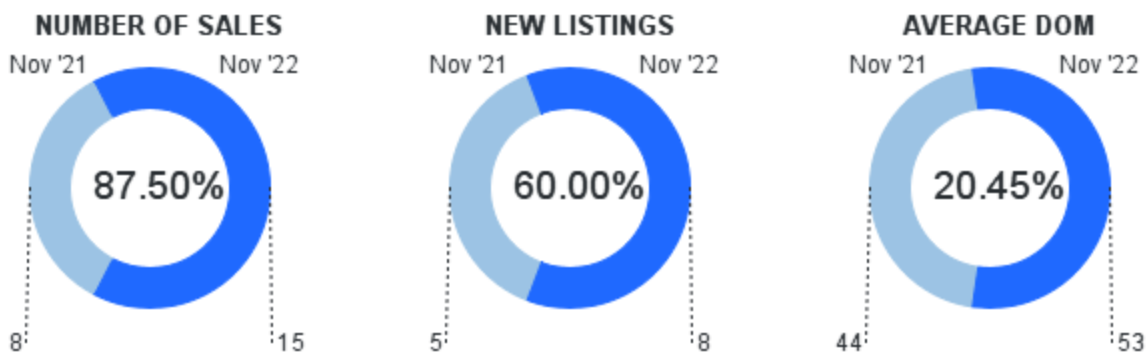


**COLDWELL BANKER**  
**SELECT PROPERTIES**

**NOBLE COUNTY (OH)  
REAL ESTATE REPORT**

NOVEMBER 2022


**NOBLE COUNTY | November 2022**  
**REAL ESTATE SNAPSHOT - Change since this time last year**  
**Single Family**




**53.85%**   
**MEDIAN SALES PRICE**  
SINGLE FAMILY

**48.23%**   
**AVERAGE SALES PRICE**  
SINGLE FAMILY

**68.94%**   
**MEDIAN LIST PRICE**  
**(SOLD LISTINGS)**  
SINGLE FAMILY

**54.77%**   
**AVERAGE LIST PRICE**  
**(SOLD LISTINGS)**  
SINGLE FAMILY

 Nov '21     Nov '22

# AREA REPORT

## NOBLE COUNTY

### FULL MARKET SUMMARY

November 2022 | Single Family ?

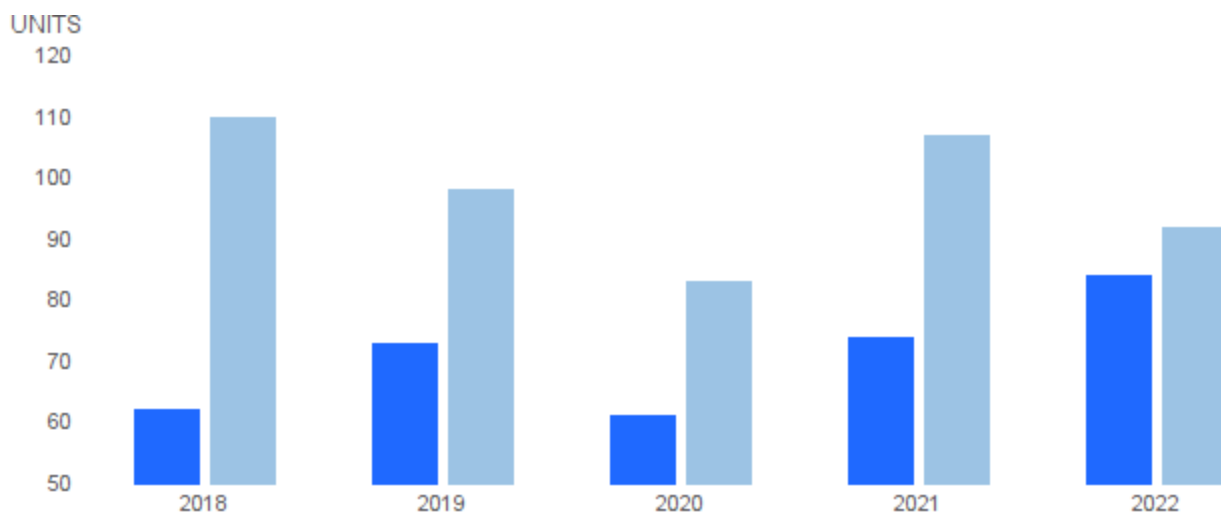
	Month to Date			Year to Date		
	November 2022	November 2021	% Change	YTD 2022	YTD 2021	% Change
New Listings	8	5	60% ↑	92	102	-9.8% ↓
Sold Listings	15	8	87.5% ↑	84	68	23.53% ↑
Median List Price (Solds)	\$184,900	\$109,450	68.94% ↑	\$167,000	\$149,900	11.41% ↑
Median Sold Price	\$170,000	\$110,500	53.85% ↑	\$159,500	\$146,250	9.06% ↑
Median Days on Market	57	52	9.62% ↑	42	48	-12.5% ↓
Average List Price (Solds)	\$191,270	\$123,587	54.77% ↑	\$225,575	\$161,133	39.99% ↑
Average Sold Price	\$180,223	\$121,587	48.23% ↑	\$214,540	\$157,214	36.46% ↑
Average Days on Market	53	44	20.45% ↑	79	67	17.91% ↑
List/Sold Price Ratio	95.1%	97.9%	-2.87% ↓	96.2%	96.4%	-0.21% ↓

### 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.



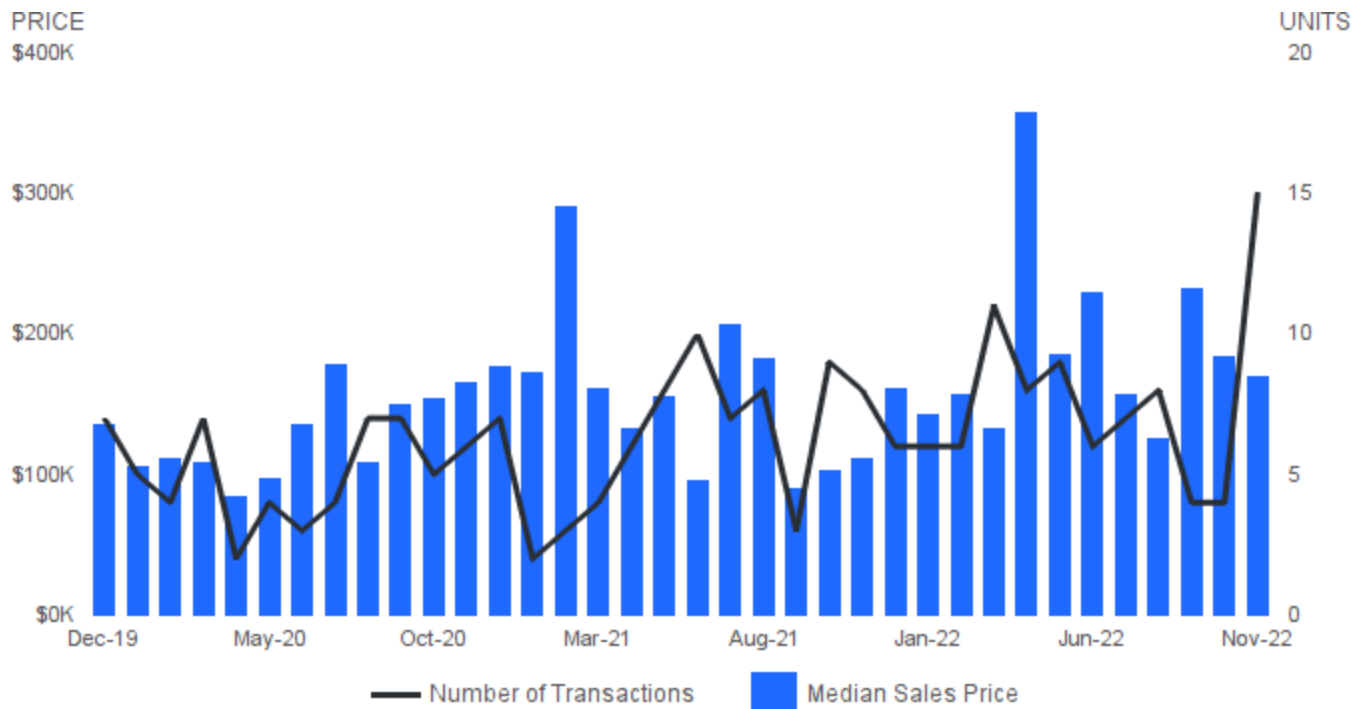
Sold Properties	62	73	61	74	84
New Properties	110	98	83	107	92
Sold Volume	\$6.83M	\$7.90M	\$9.07M	\$11.50M	\$18.02M
Listing Volume	\$14.31M	\$16.98M	\$15.82M	\$21.50M	\$22.09M
Median Sale Price	\$91K	\$87K	\$133K	\$149K	\$160K

## 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.

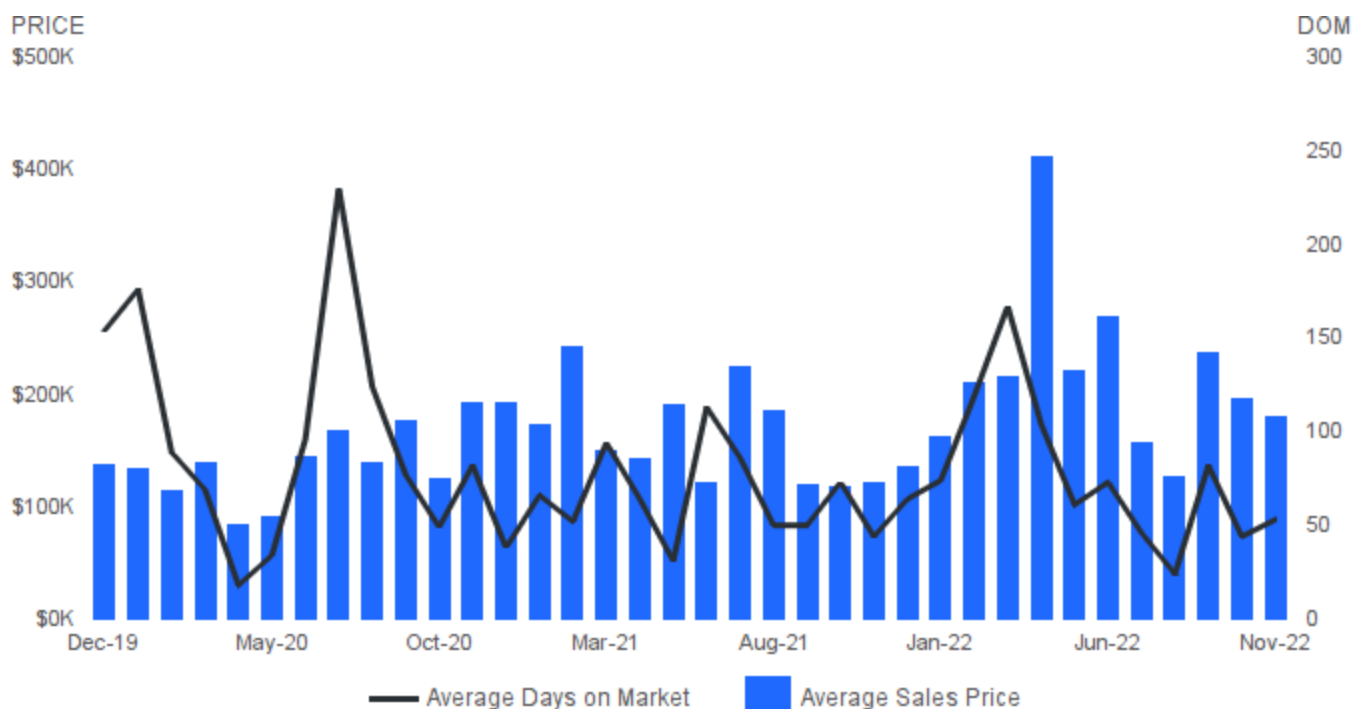


## AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

November 2022 | Single Family ?

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

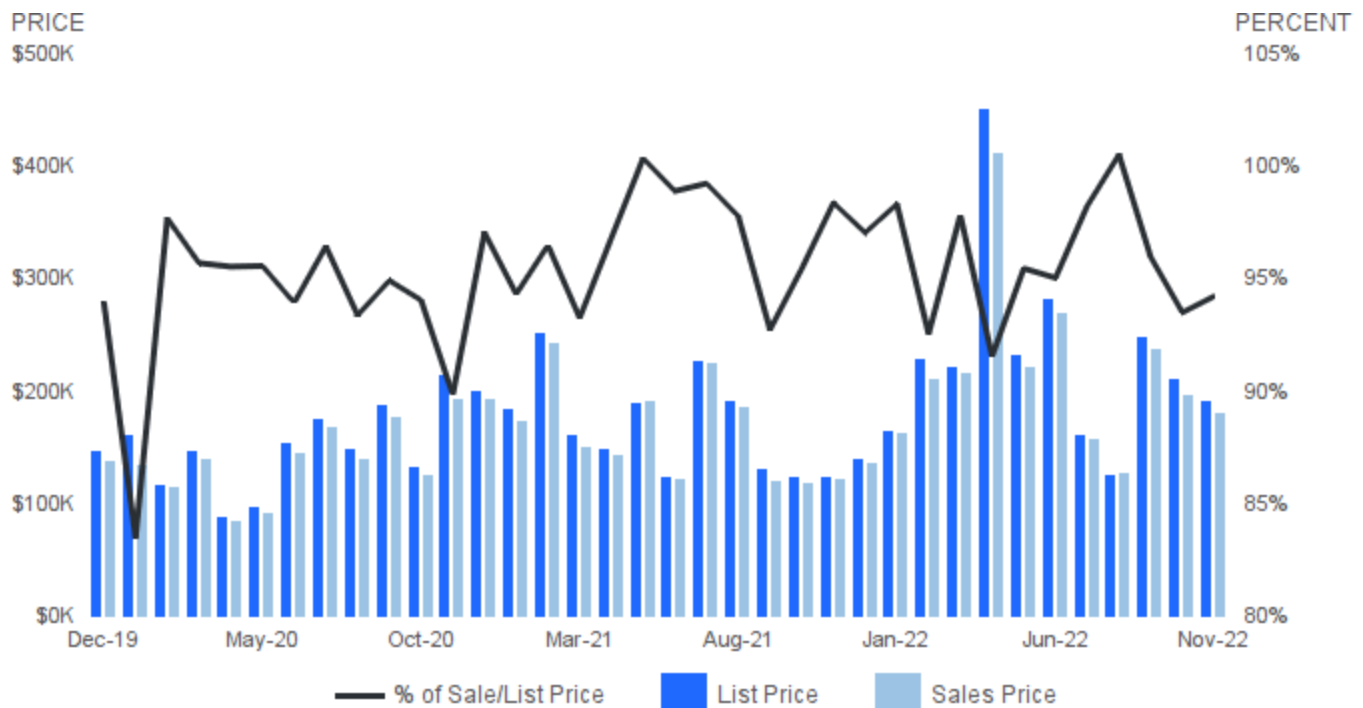
**Average Days on Market** | Average days on market for all properties sold.



## 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.

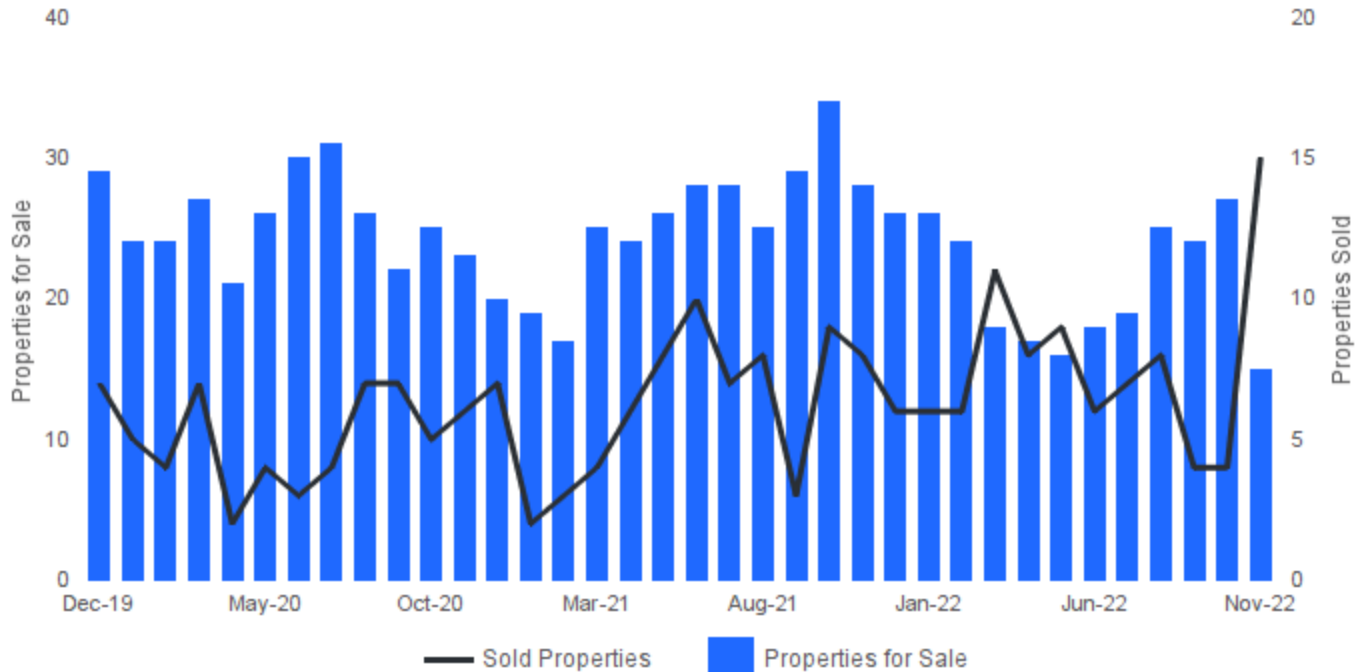


## PROPERTIES FOR SALE AND SOLD PROPERTIES

November 2022 | Single Family ?

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

**Sold Properties** | Number of properties sold.



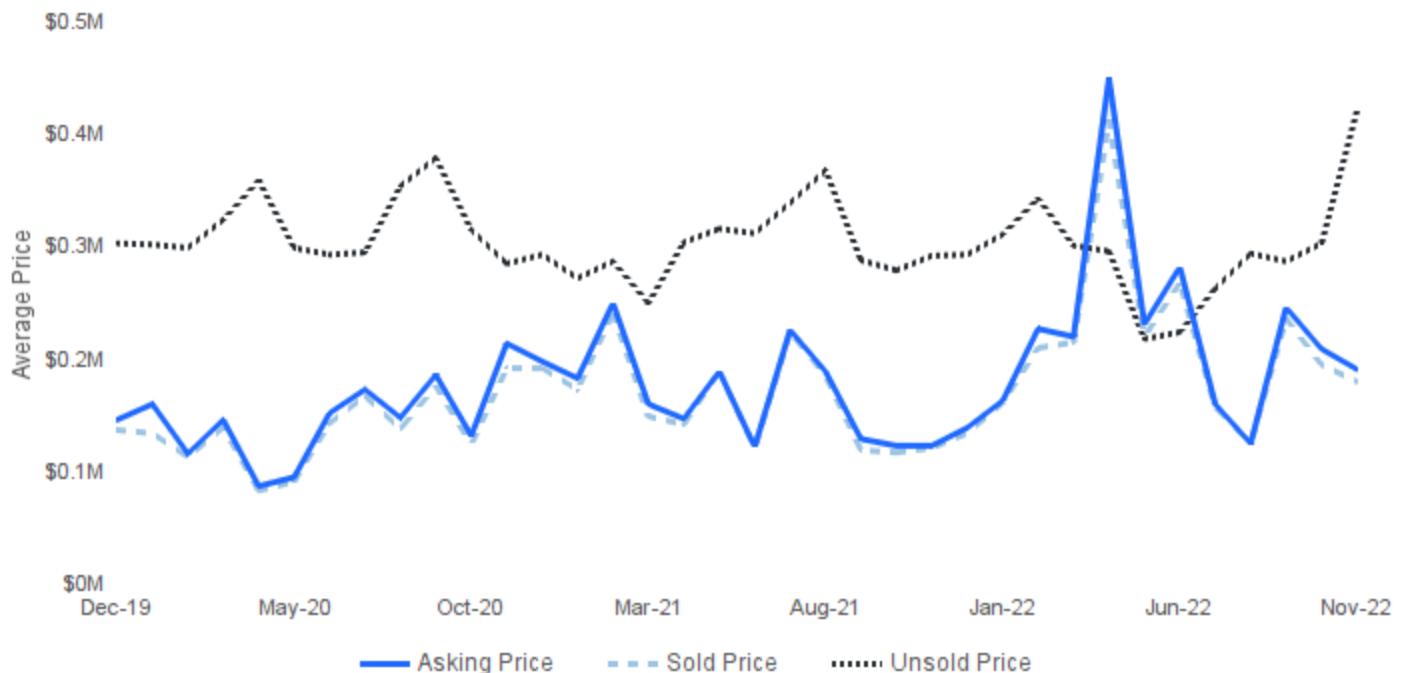
## AVERAGE ASKING/SOLD/UNSOLD PRICE

November 2022 | Single Family ?

**Unsold Price** | the average active list price

**Asking Price** | the average asking price of sold properties

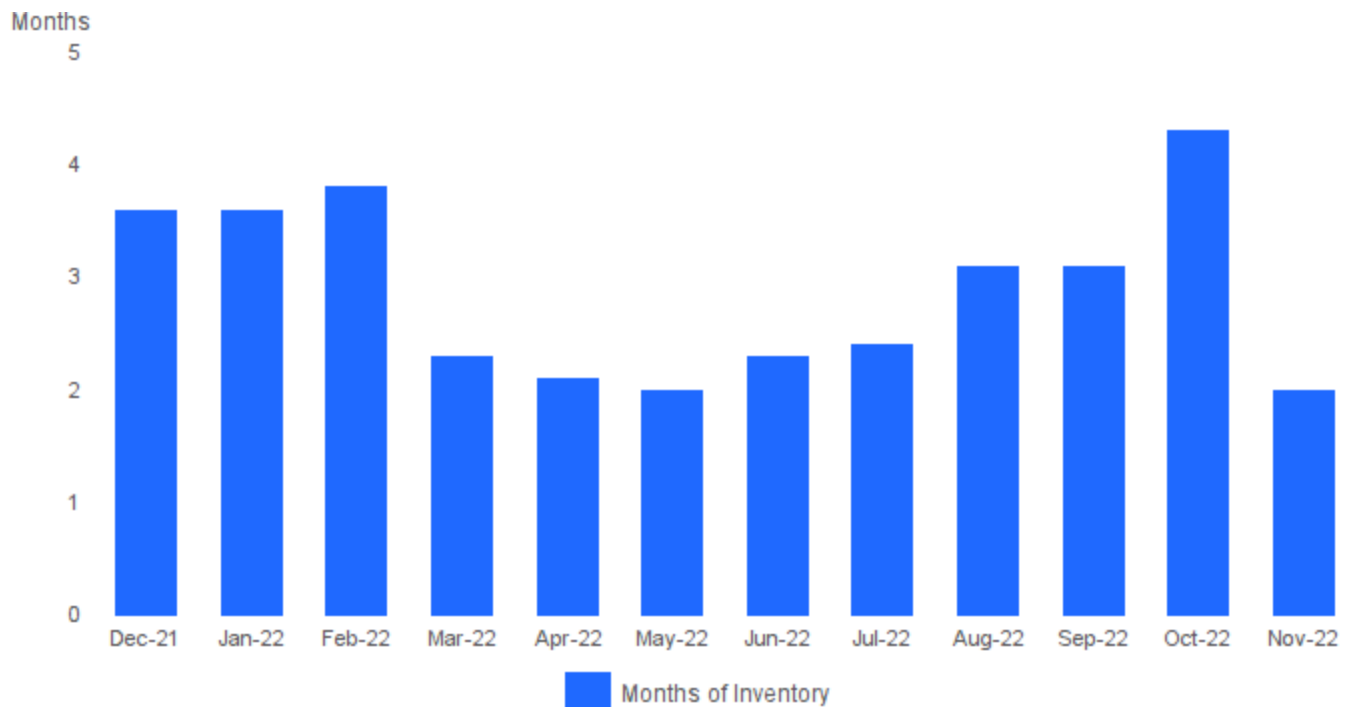
**Sold Price** | the average selling price



## 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.

