



COLDWELL BANKER
SELECT PROPERTIES

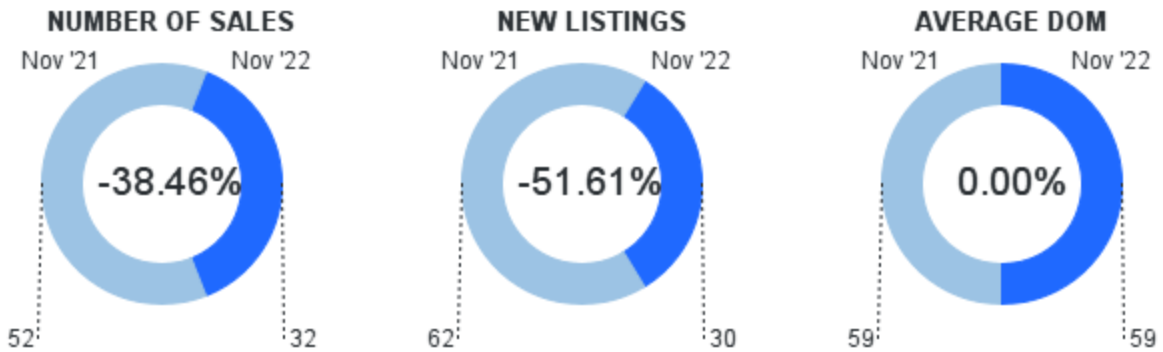
PARKERSBURG | WV
REAL ESTATE REPORT

NOVEMBER 2022

PARKERSBURG (WV) | November 2022

REAL ESTATE SNAPSHOT - Change since this time last year

Single Family



-1.79% ↓

MEDIAN SALES PRICE
SINGLE FAMILY

2.96% ↑

AVERAGE SALES PRICE
SINGLE FAMILY

1.75% ↑

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

3.22% ↑

**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	30	62	-51.61% ↓	506	554	-8.66% ↓
Sold Listings	32	52	-38.46% ↓	448	436	2.75% ↑
Median List Price (Solds)	\$145,000	\$142,500	1.75% ↑	\$145,000	\$145,000	0%
Median Sold Price	\$137,500	\$140,000	-1.79% ↓	\$140,000	\$140,000	0%
Median Days on Market	49	49	0%	45	51	-11.76% ↓
Average List Price (Solds)	\$157,912	\$152,985	3.22% ↑	\$165,754	\$164,554	0.73% ↑
Average Sold Price	\$150,421	\$146,091	2.96% ↑	\$160,179	\$159,421	0.48% ↑
Average Days on Market	59	59	0%	57	66	-13.64% ↓
List/Sold Price Ratio	93.4%	94.7%	-1.36% ↓	95.8%	98%	-2.21% ↓

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.

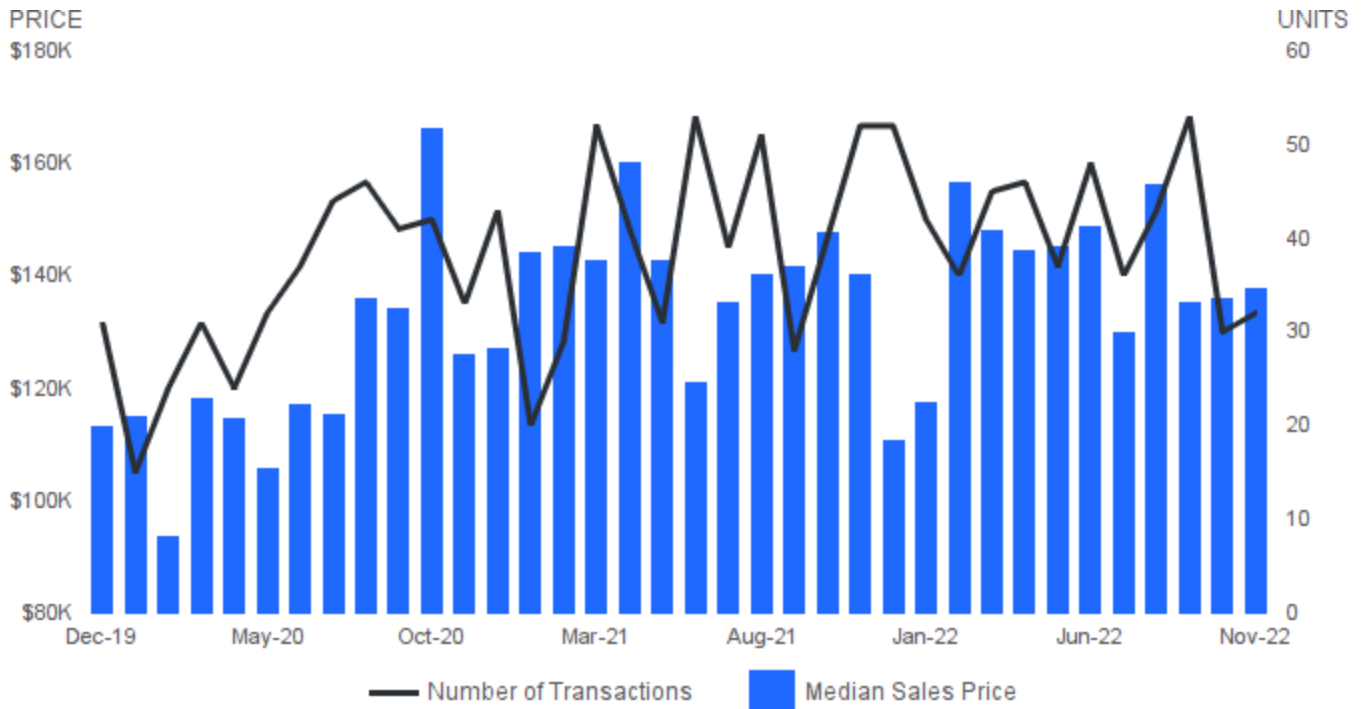


MEDIAN SALES PRICE AND NUMBER OF SALES

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.

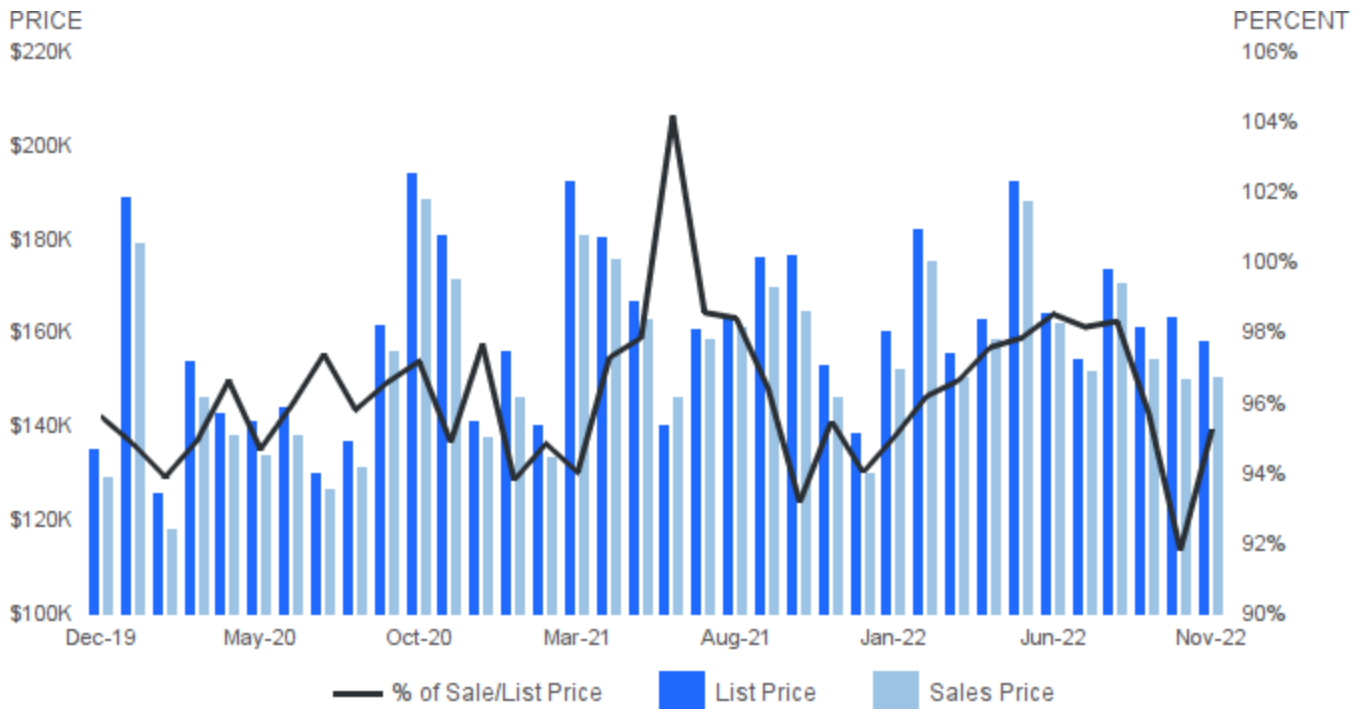
Average Days on Market | Average days on market for all properties sold.



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.

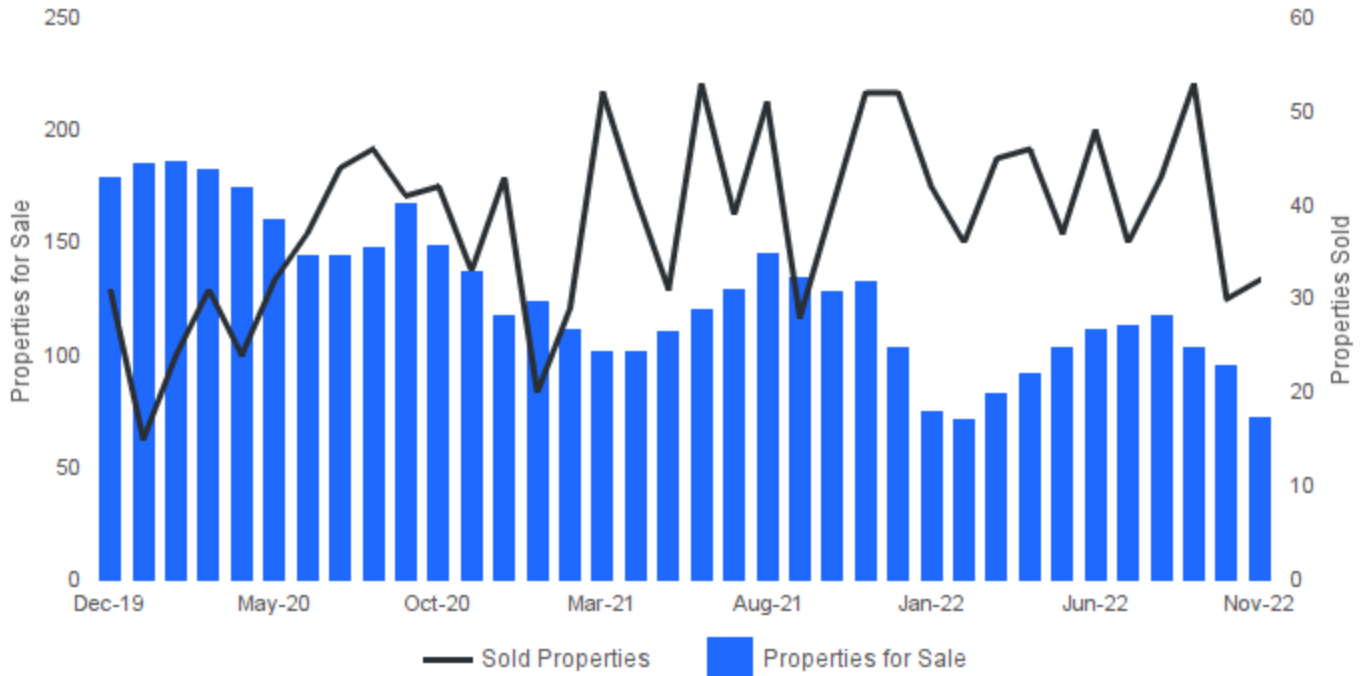


PROPERTIES FOR SALE AND SOLD PROPERTIES

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

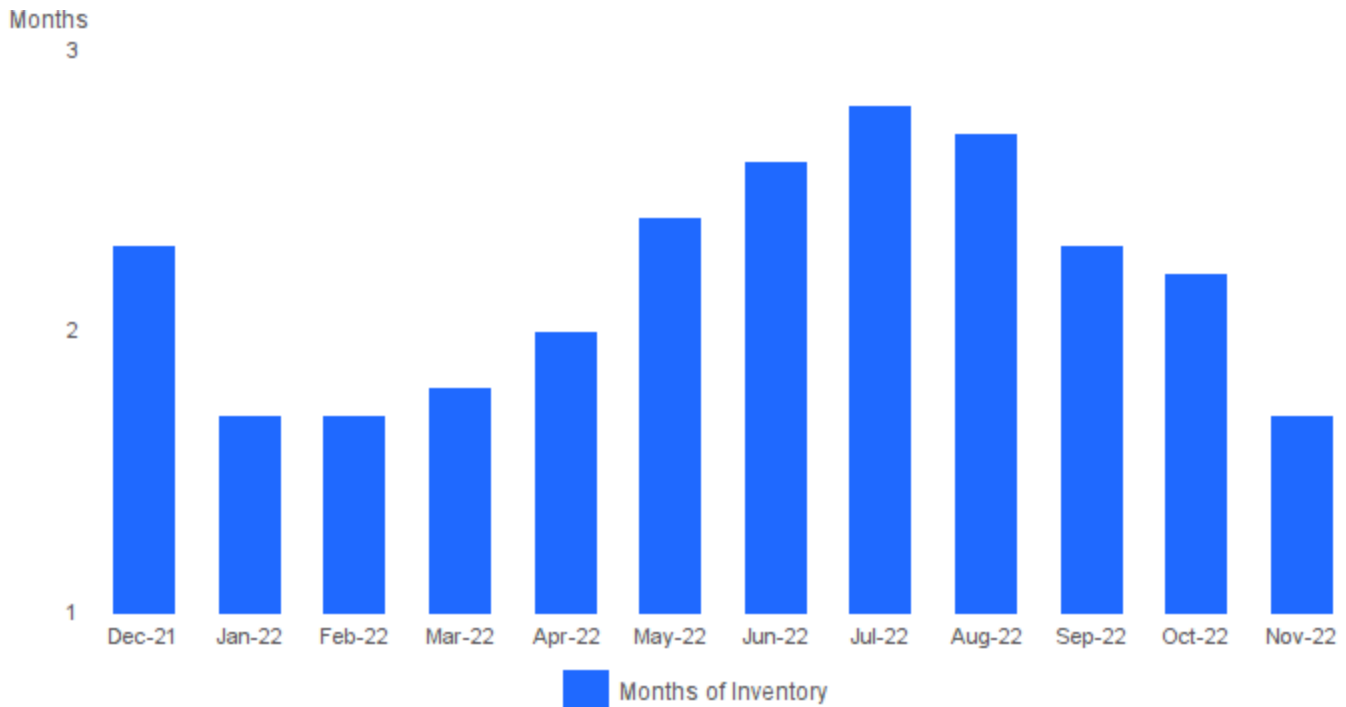
Sold Price | the average selling price



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.

