



COLDWELL BANKER
SELECT PROPERTIES

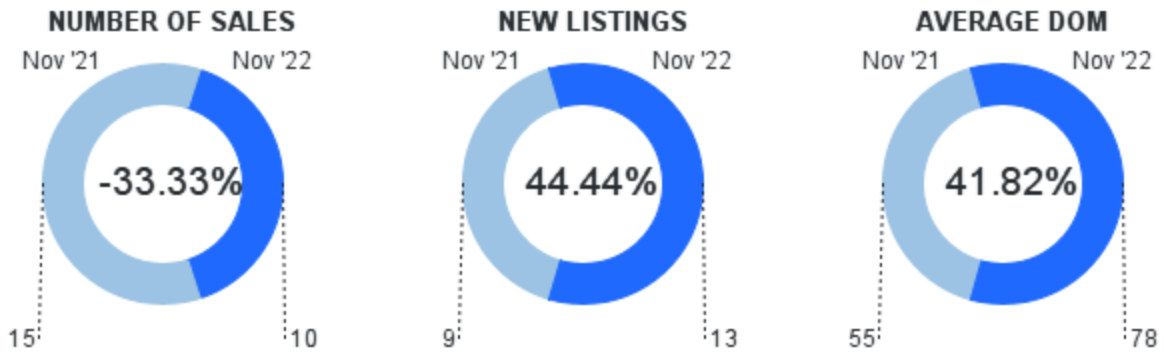
VIENNA | WV
REAL ESTATE REPORT

NOVEMBER 2022

VIENNA (WV) | November 2022

REAL ESTATE SNAPSHOT - Change since this time last year

Single Family



-3.74% ↓

MEDIAN SALES PRICE
SINGLE FAMILY

-12.97% ↓

AVERAGE SALES PRICE
SINGLE FAMILY

-10.08% ↓

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

-16.01% ↓

**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	13	9	44.44% ↑	165	183	-9.84% ↓
Sold Listings	10	15	-33.33% ↓	143	164	-12.8% ↓
Median List Price (Solds)	\$170,750	\$189,900	-10.08% ↓	\$175,000	\$175,000	0%
Median Sold Price	\$171,350	\$178,000	-3.74% ↓	\$167,000	\$171,700	-2.74% ↓
Median Days on Market	31	41	-24.39% ↓	44	48	-8.33% ↓
Average List Price (Solds)	\$195,650	\$232,953	-16.01% ↓	\$211,196	\$208,679	1.21% ↑
Average Sold Price	\$192,440	\$221,113	-12.97% ↓	\$205,658	\$202,250	1.69% ↑
Average Days on Market	78	55	41.82% ↑	57	68	-16.18% ↓
List/Sold Price Ratio	97%	96.4%	0.62% ↑	98%	97%	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.

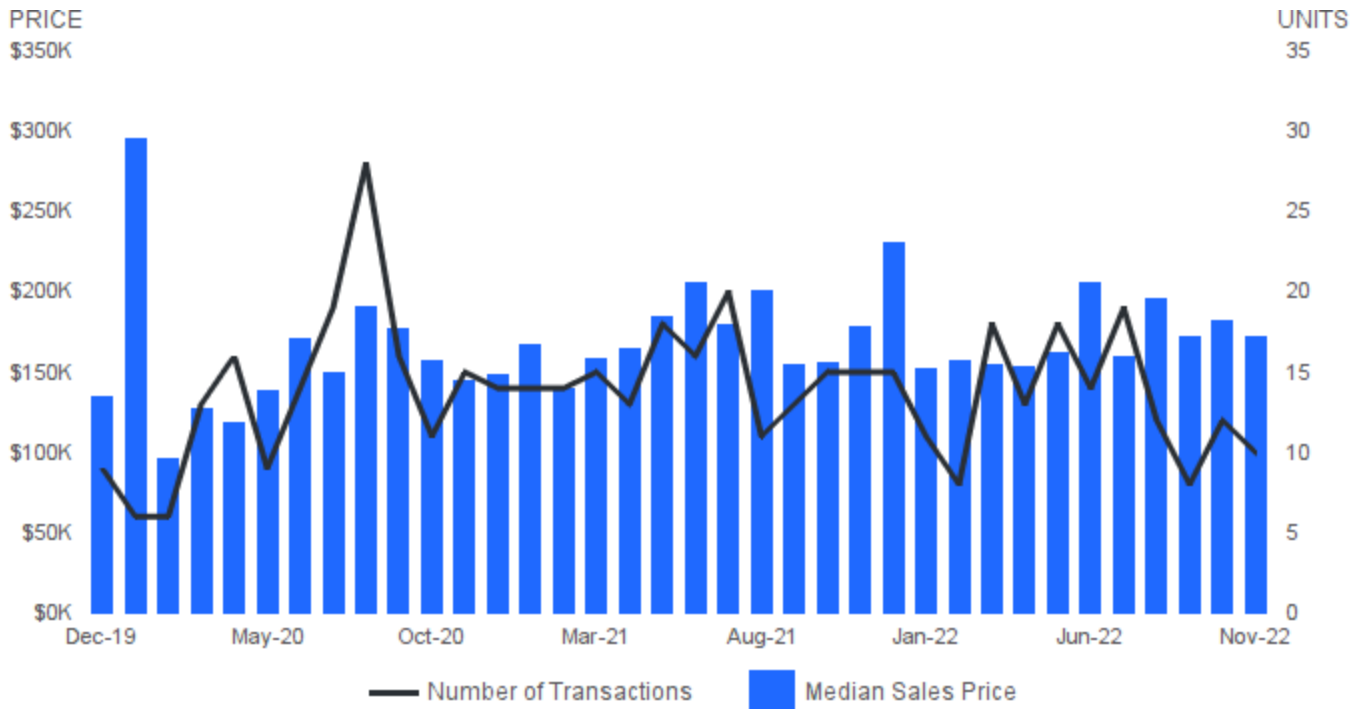


MEDIAN SALES PRICE AND NUMBER OF SALES

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.

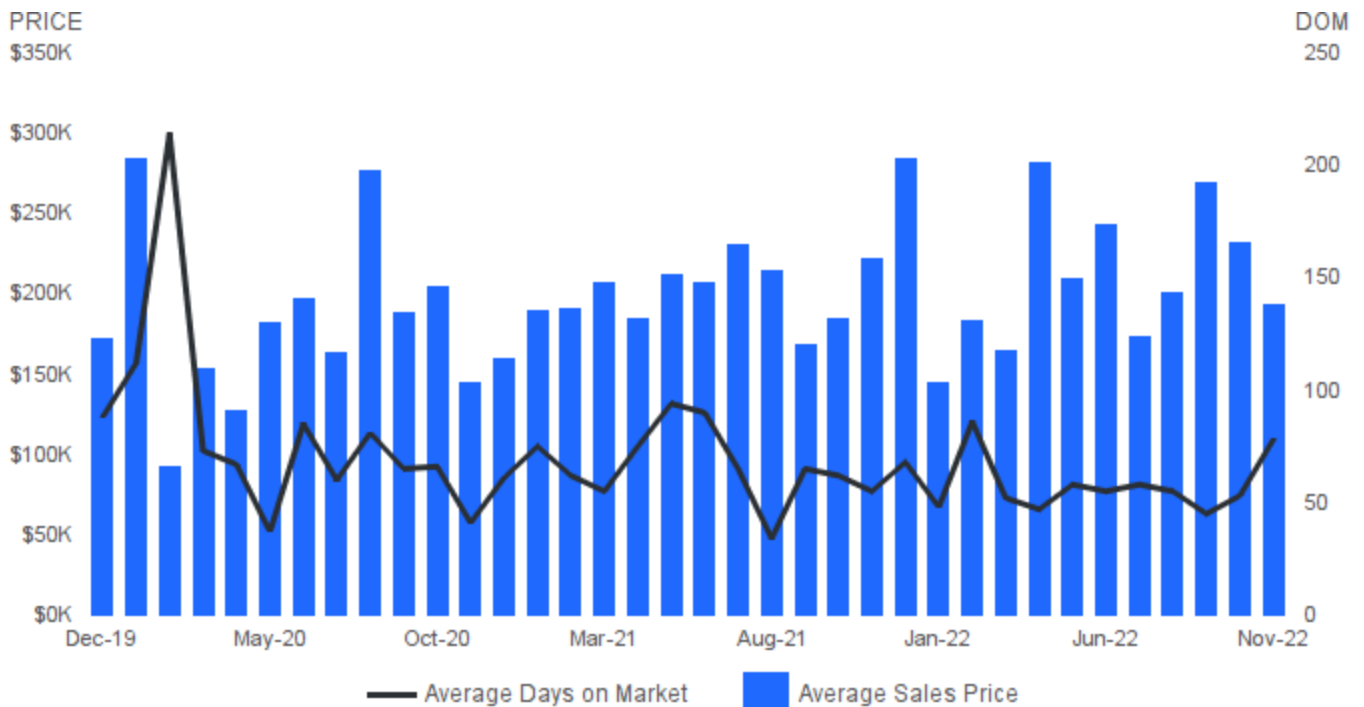


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

November 2022 | Single Family ?

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

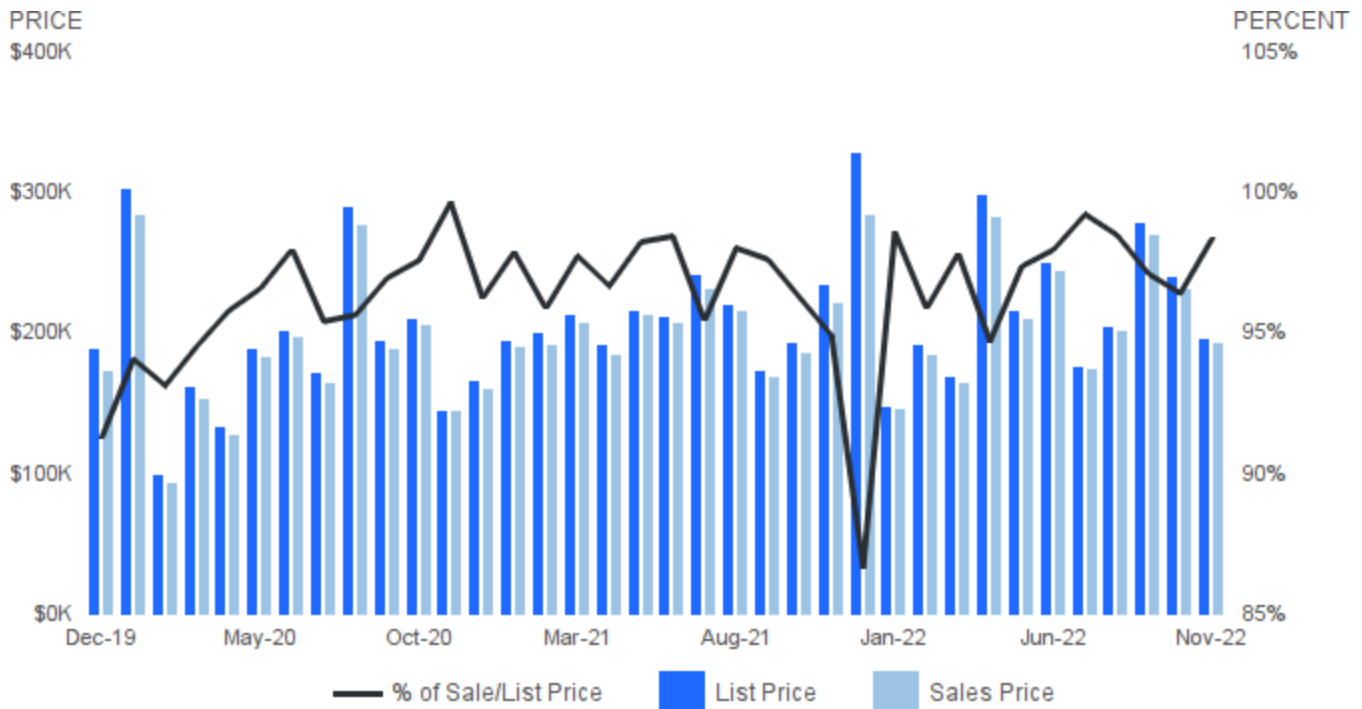
Average Days on Market | Average days on market for all properties sold.



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.

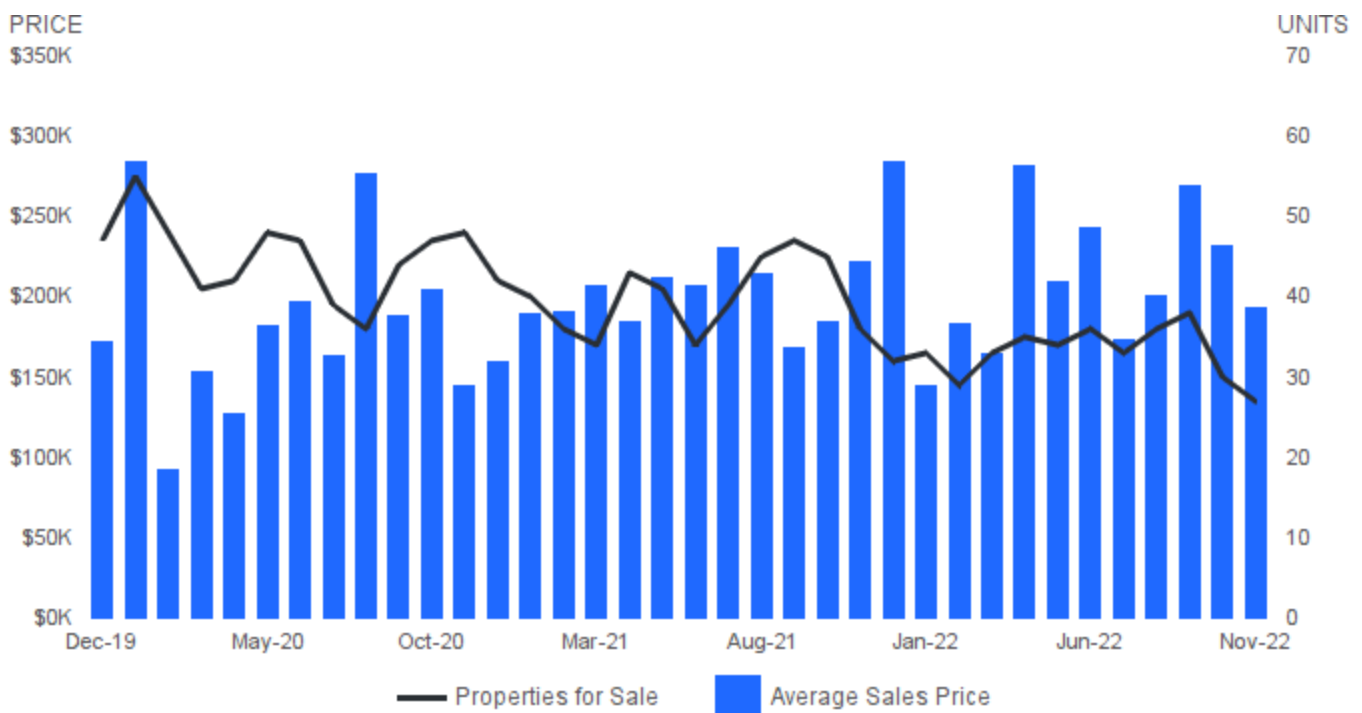


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

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.

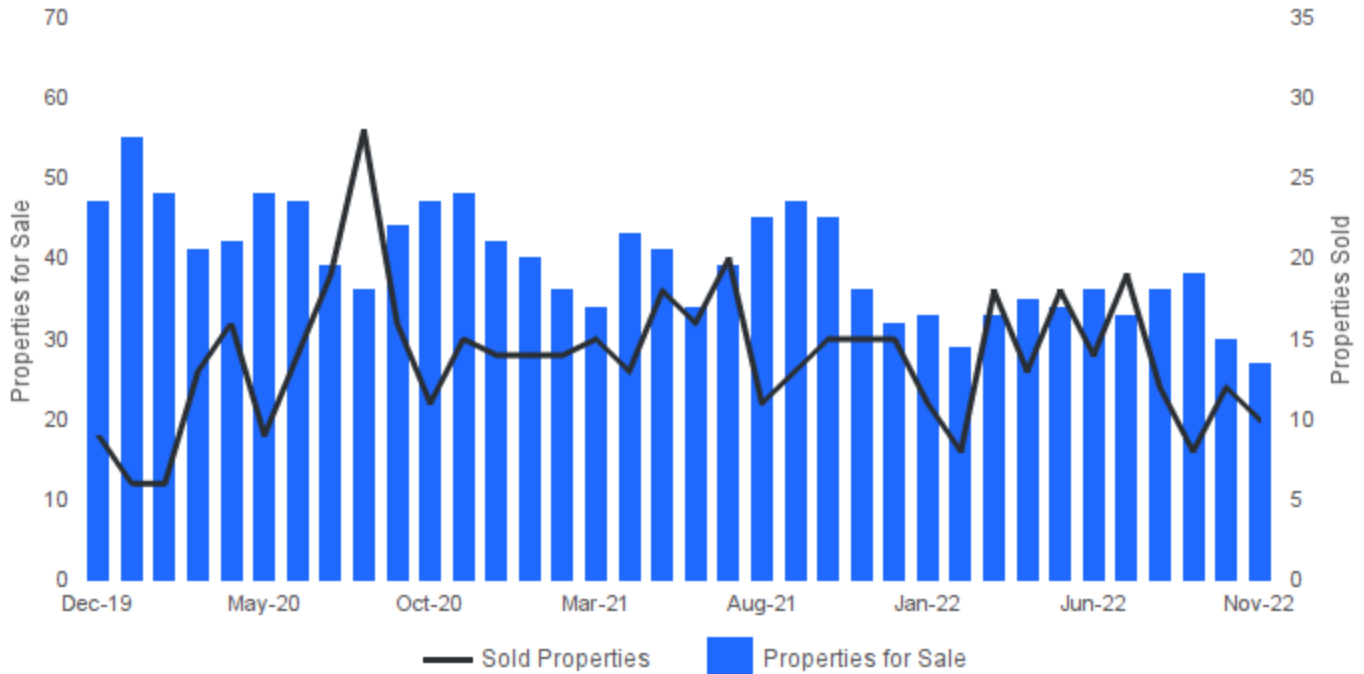


PROPERTIES FOR SALE AND SOLD PROPERTIES

November 2022 | Single Family ?

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

Sold Properties | Number of properties sold.



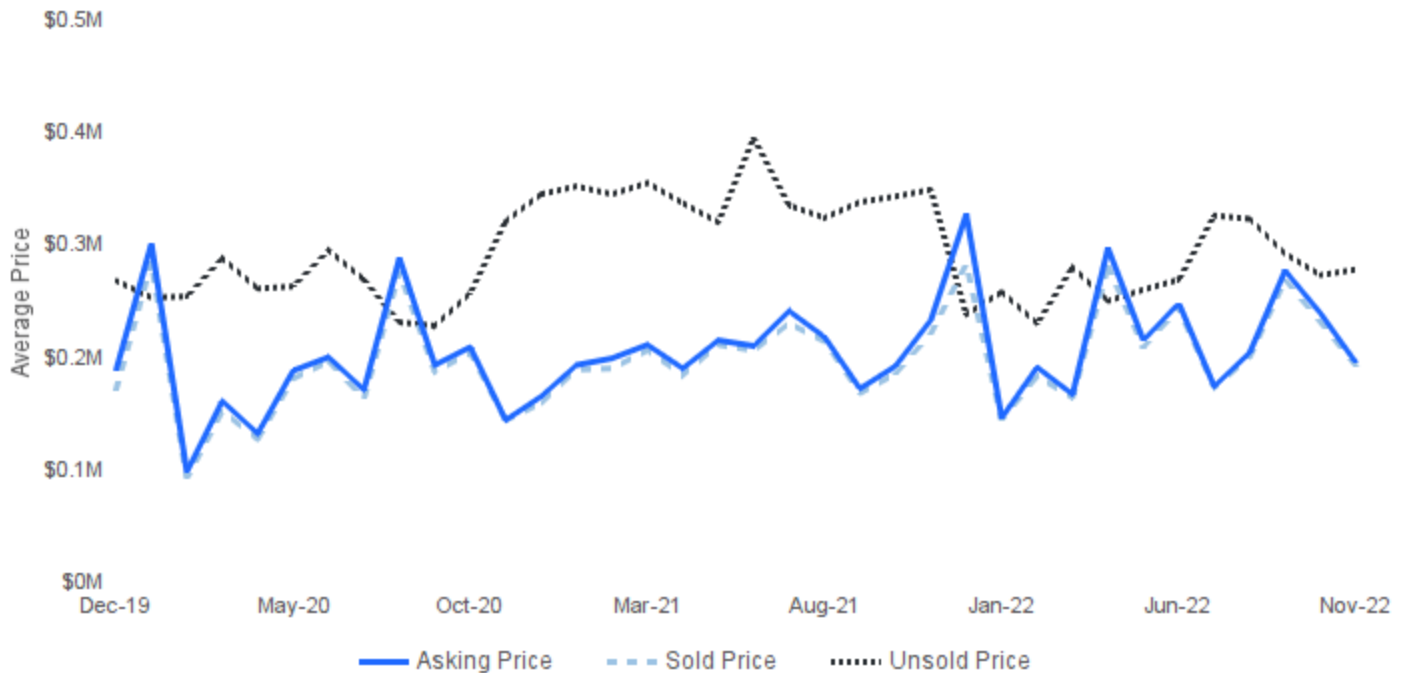
AVERAGE ASKING/SOLD/UNSOLD PRICE

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
3



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.

