



COLDWELL BANKER
SELECT PROPERTIES

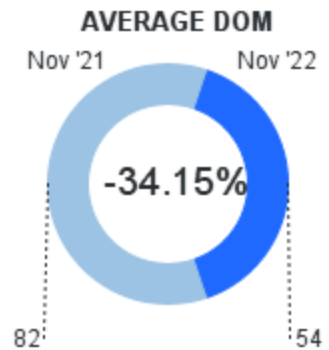
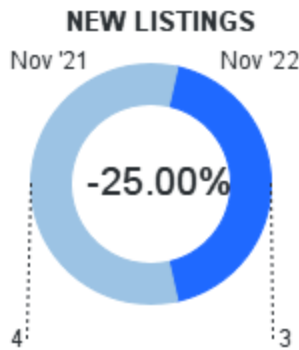
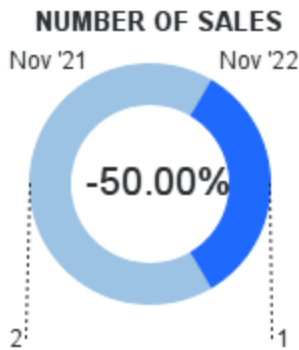
VINCENT | OH
REAL ESTATE REPORT

NOVEMBER 2022

VINCENT (OH) | November 2022

REAL ESTATE SNAPSHOT - Change since this time last year

Single Family



-36.89% ↓

MEDIAN SALES PRICE
SINGLE FAMILY

-36.89% ↓

AVERAGE SALES PRICE
SINGLE FAMILY

-36.78% ↓

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

-36.78% ↓

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

■ Nov '21

■ Nov '22

AREA REPORT

SINGLE FAMILY HOMES

FULL MARKET SUMMARY

November 2022 | Single Family ?

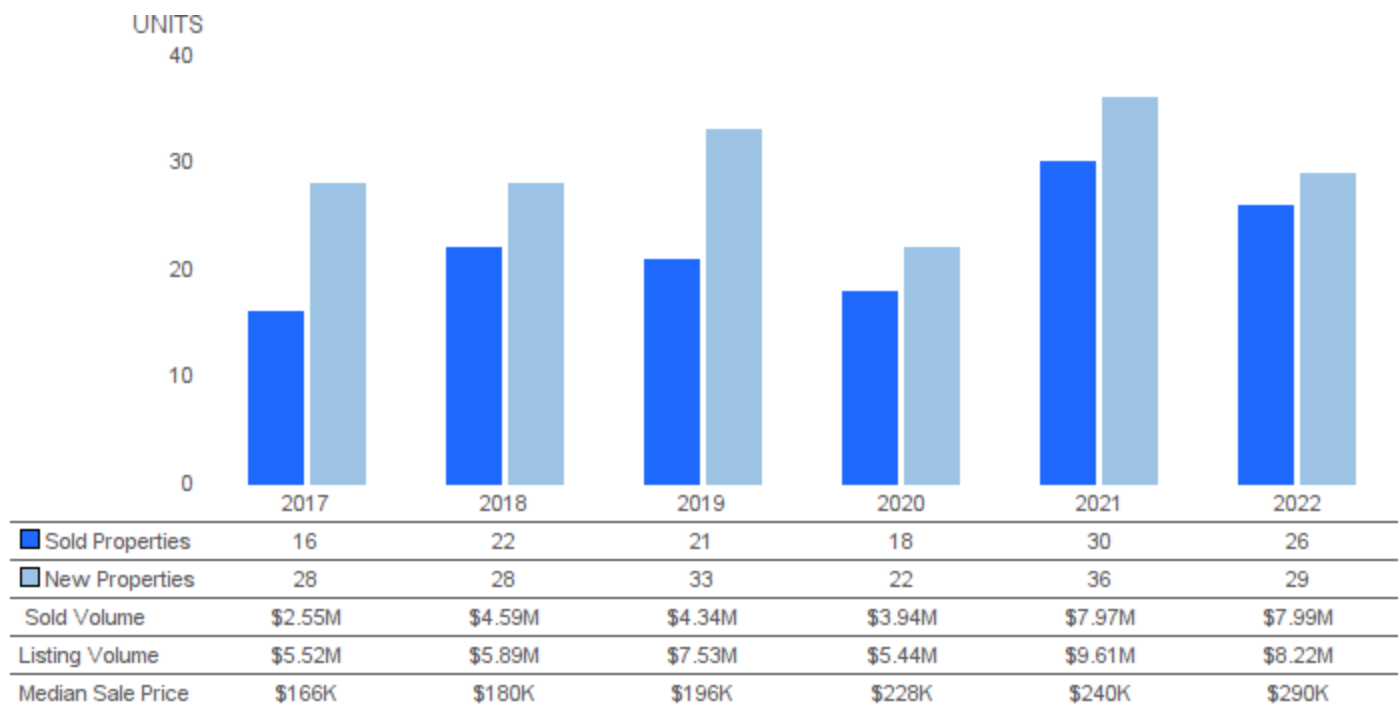
	Month to Date			Year to Date		
	November 2022	November 2021	% Change	YTD 2022	YTD 2021	% Change
New Listings	3	4	-25% ↓	29	34	-14.71% ↓
Sold Listings	1	2	-50% ↓	26	27	-3.7% ↓
Median List Price (Solds)	\$192,500	\$304,500	-36.78% ↓	\$299,950	\$269,000	11.51% ↑
Median Sold Price	\$192,500	\$305,000	-36.89% ↓	\$290,000	\$247,500	17.17% ↑
Median Days on Market	54	82	-34.15% ↓	53	45	17.78% ↑
Average List Price (Solds)	\$192,500	\$304,500	-36.78% ↓	\$307,750	\$286,114	7.56% ↑
Average Sold Price	\$192,500	\$305,000	-36.89% ↓	\$307,130	\$276,568	11.05% ↑
Average Days on Market	54	82	-34.15% ↓	57	63	-9.52% ↓
List/Sold Price Ratio	100%	100%	0%	99.4%	96.7%	2.77% ↑

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.

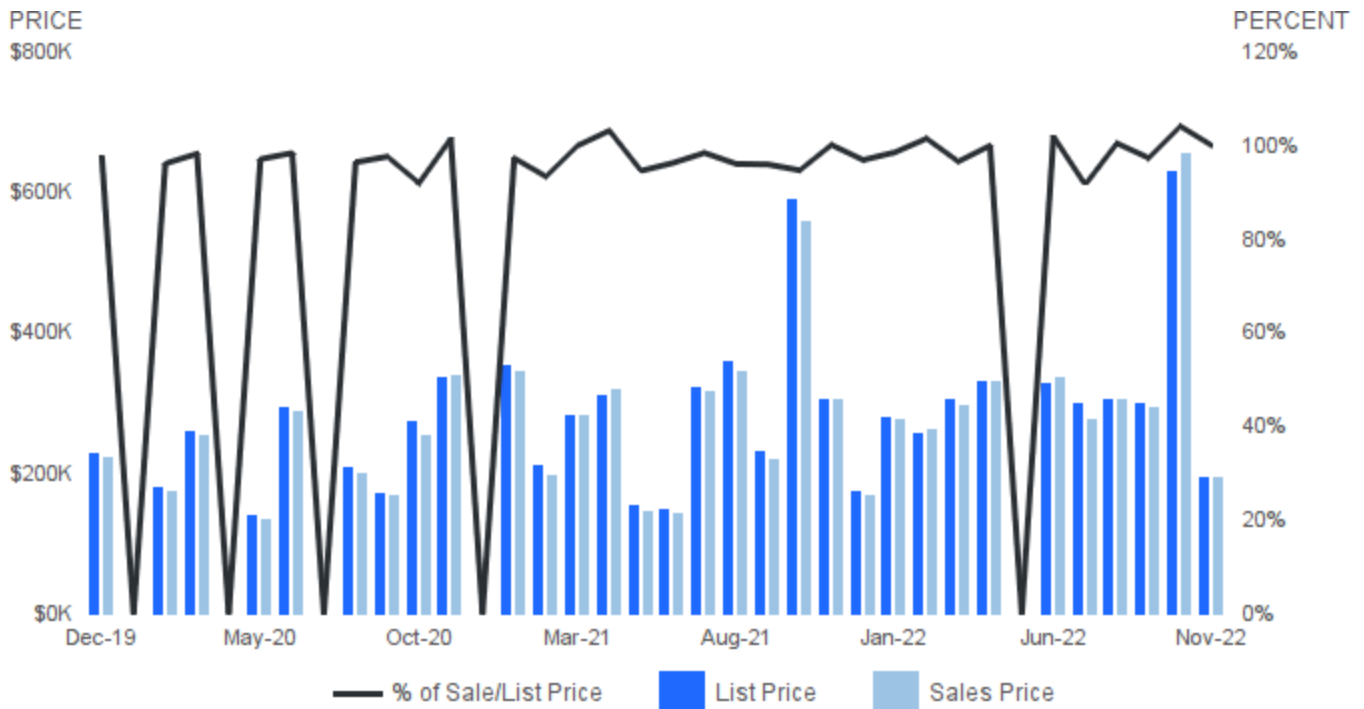
Average Days on Market | Average days on market for all properties sold.



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.

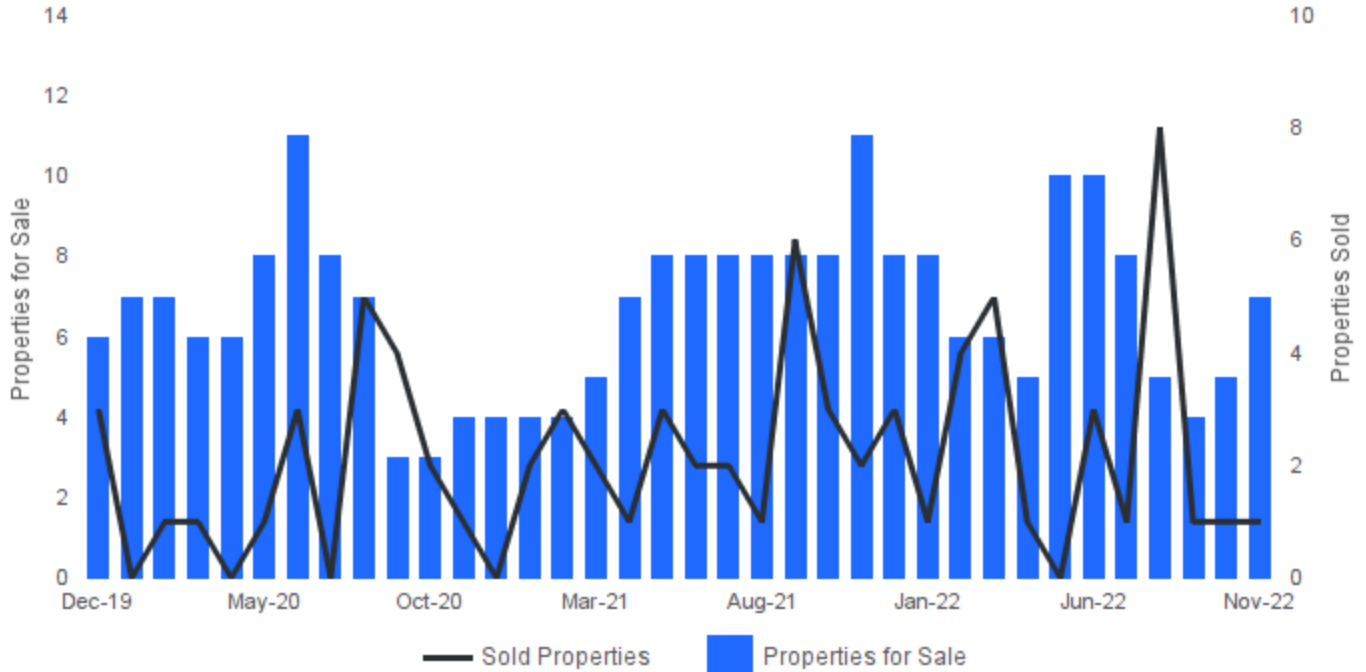


PROPERTIES FOR SALE AND SOLD PROPERTIES

November 2022 | Single Family ?

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

Sold Properties | Number of properties sold.



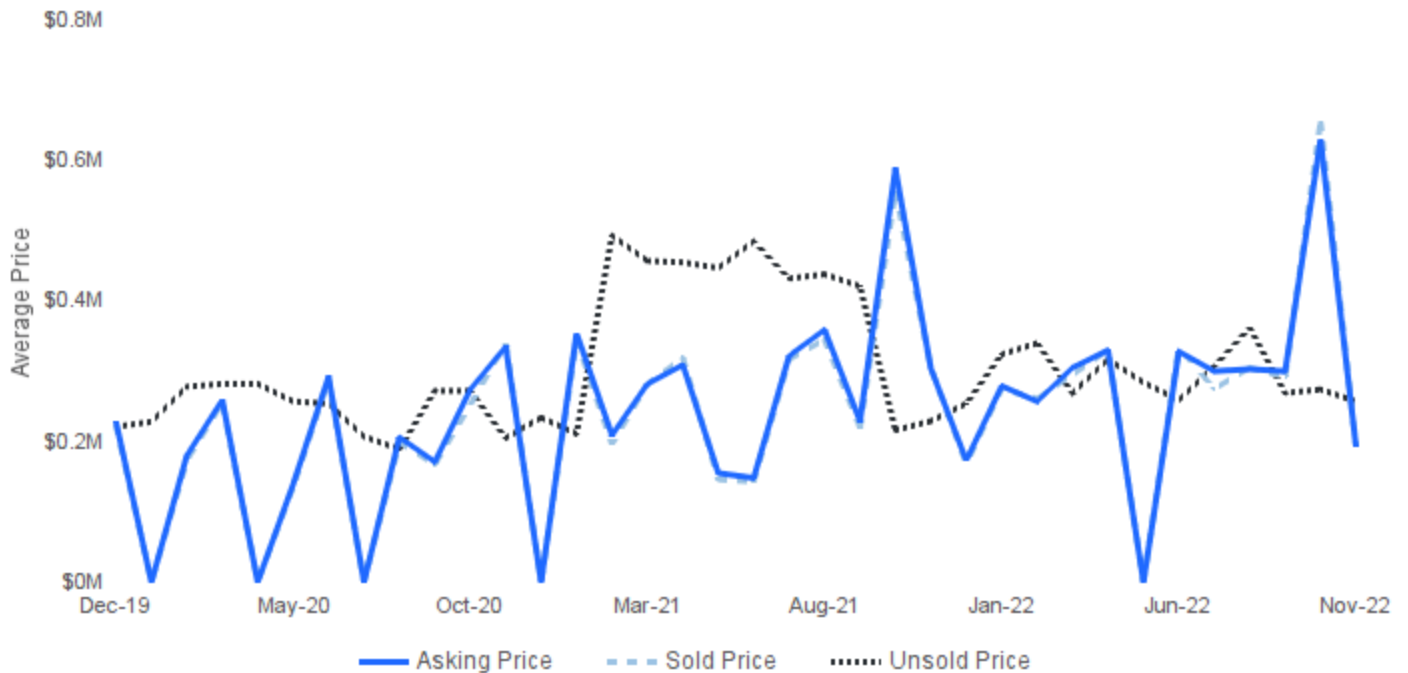
AVERAGE ASKING/SOLD/UNSOLD PRICE

November 2022 | Single Family ?

Unsold Price | the average active list price

Asking Price | the average asking price of sold properties

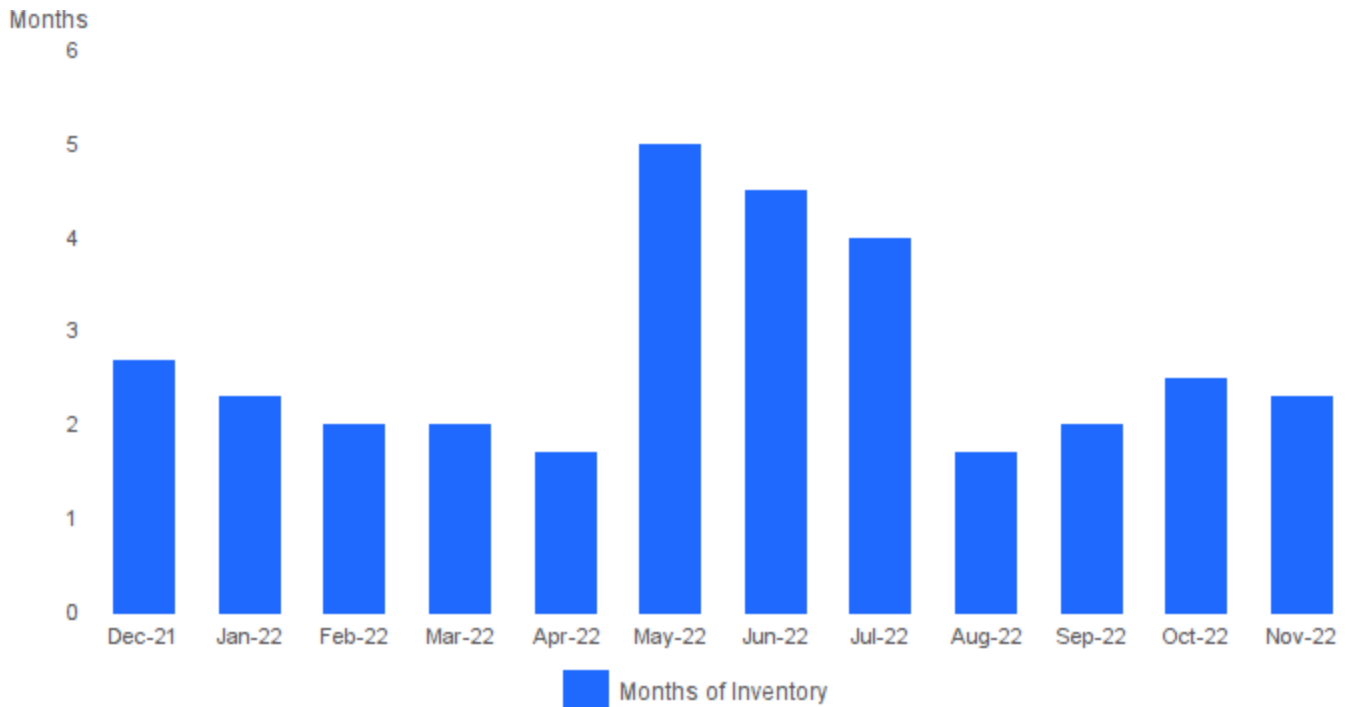
Sold Price | the average selling price



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.

