



COLDWELL BANKER
SELECT PROPERTIES

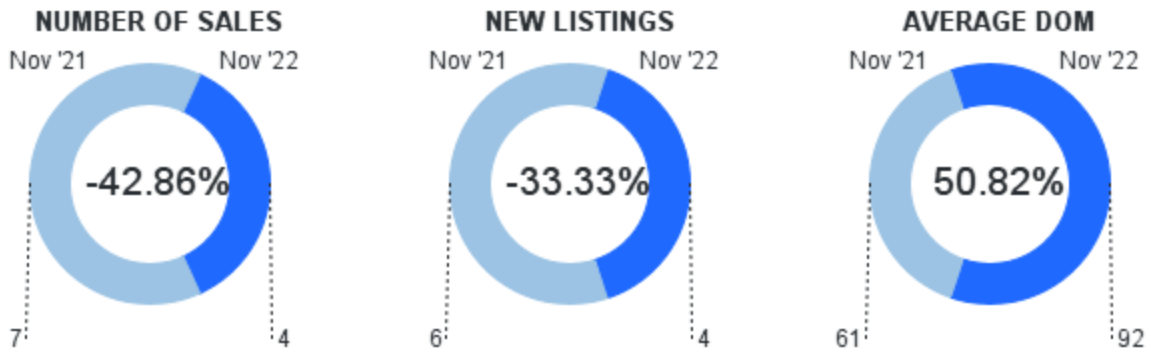
WASHINGTON | WV
REAL ESTATE REPORT

NOVEMBER 2022

WASHINGTON (WV) | November 2022

REAL ESTATE SNAPSHOT - Change since this time last year

Single Family



-0.22% ↓

MEDIAN SALES PRICE
SINGLE FAMILY

-8.51% ↓

AVERAGE SALES PRICE
SINGLE FAMILY

-0.17% ↓

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

-13.23% ↓

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

■ Nov '21 ■ Nov '22

AREA REPORT

SINGLE FAMILY HOMES

FULL MARKET SUMMARY

November 2022 | Single Family ?

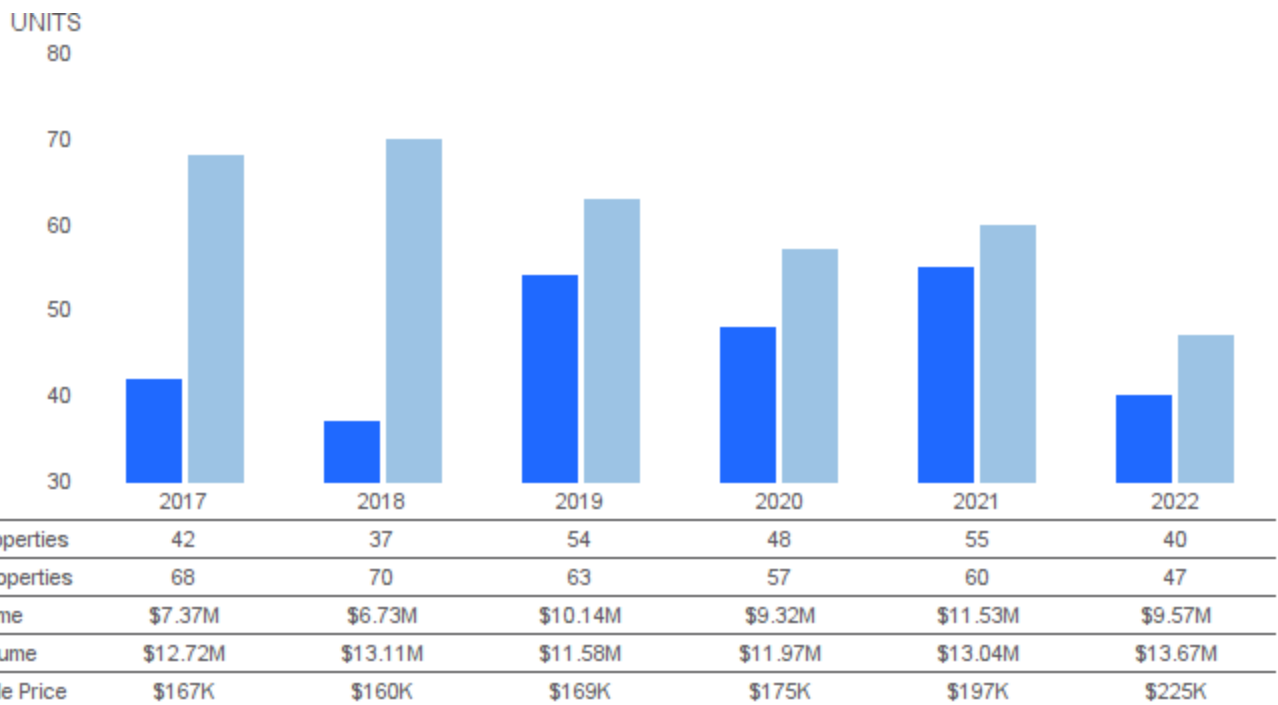
	Month to Date			Year to Date		
	November 2022	November 2021	% Change	YTD 2022	YTD 2021	% Change
New Listings	4	6	-33.33% ↓	47	57	-17.54% ↓
Sold Listings	4	7	-42.86% ↓	40	50	-20% ↓
Median List Price (Solds)	\$229,500	\$229,900	-0.17% ↓	\$230,000	\$197,450	16.49% ↑
Median Sold Price	\$224,500	\$225,000	-0.22% ↓	\$224,500	\$191,500	17.23% ↑
Median Days on Market	83	53	56.6% ↑	37	52	-28.85% ↓
Average List Price (Solds)	\$223,475	\$257,542	-13.23% ↓	\$245,265	\$210,630	16.44% ↑
Average Sold Price	\$228,000	\$249,214	-8.51% ↓	\$239,223	\$204,961	16.72% ↑
Average Days on Market	92	61	50.82% ↑	49	59	-16.95% ↓
List/Sold Price Ratio	101%	95.1%	6.16% ↑	97.1%	96.9%	0.22% ↑

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.

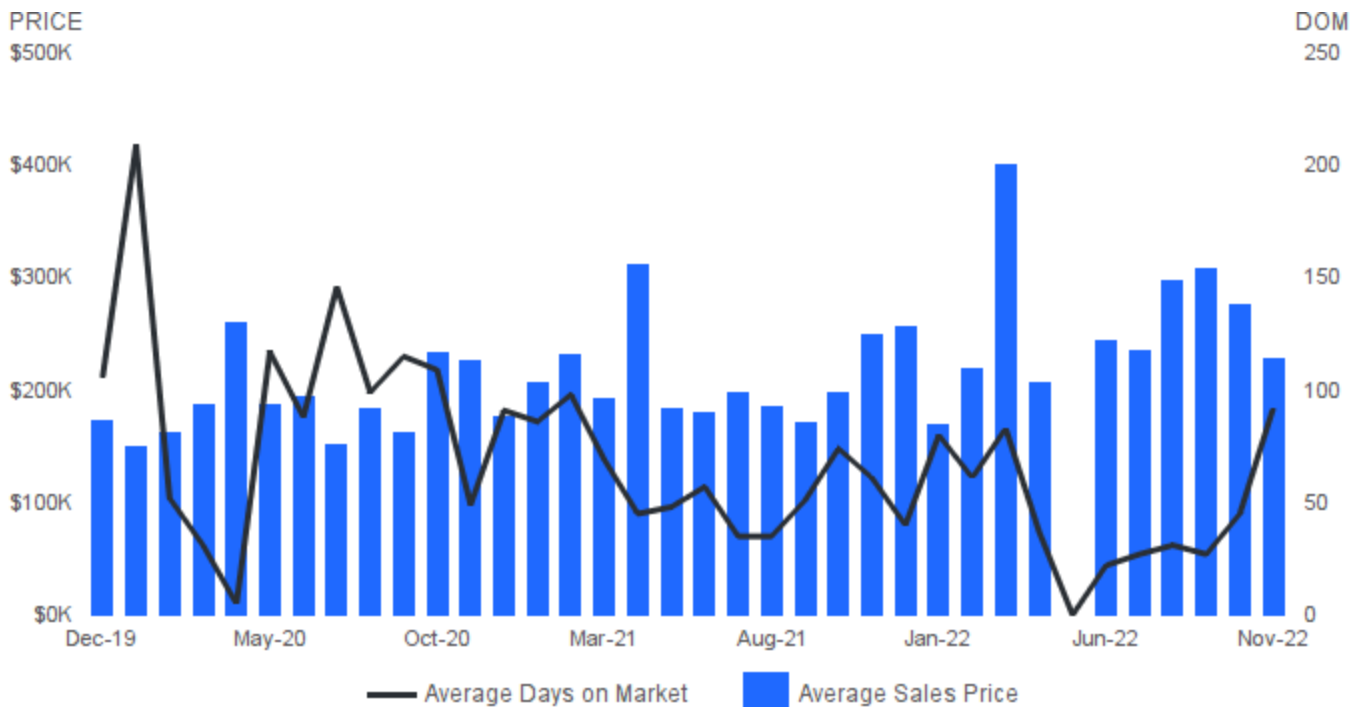


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

November 2022 | Single Family ?

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

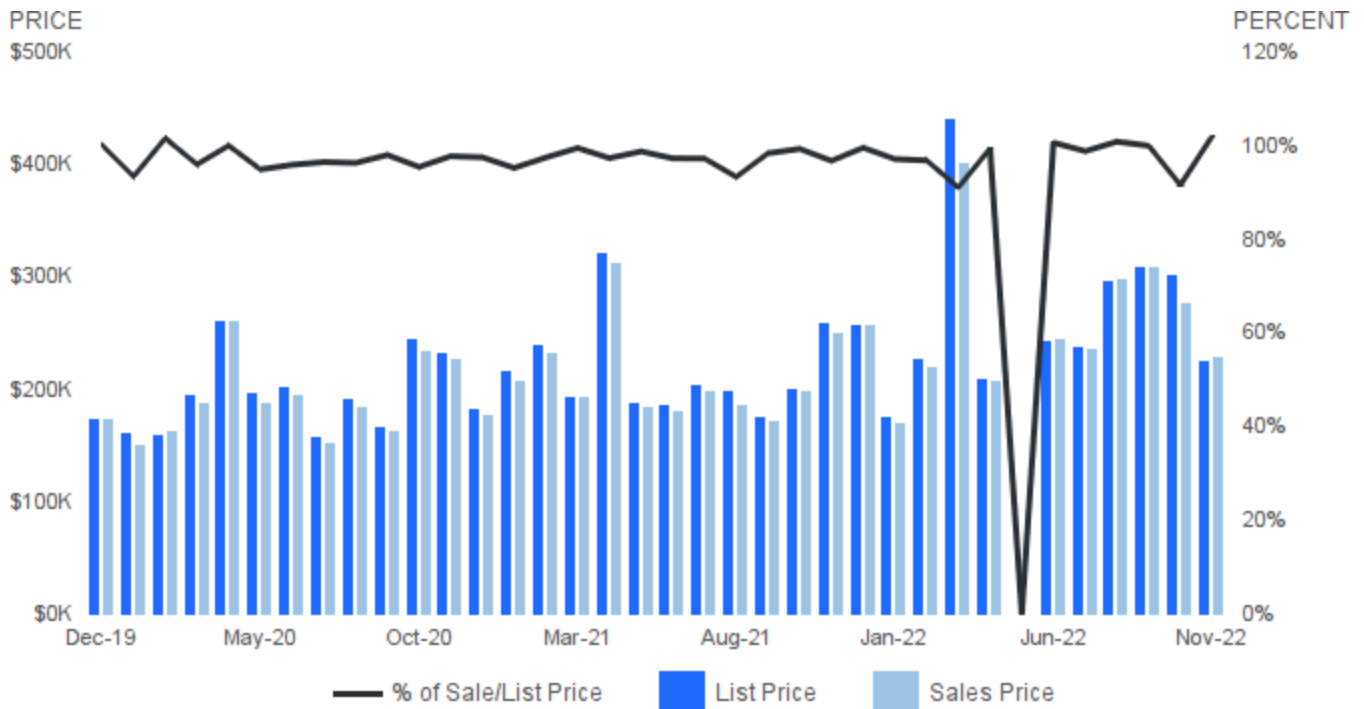
Average Days on Market | Average days on market for all properties sold.



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.

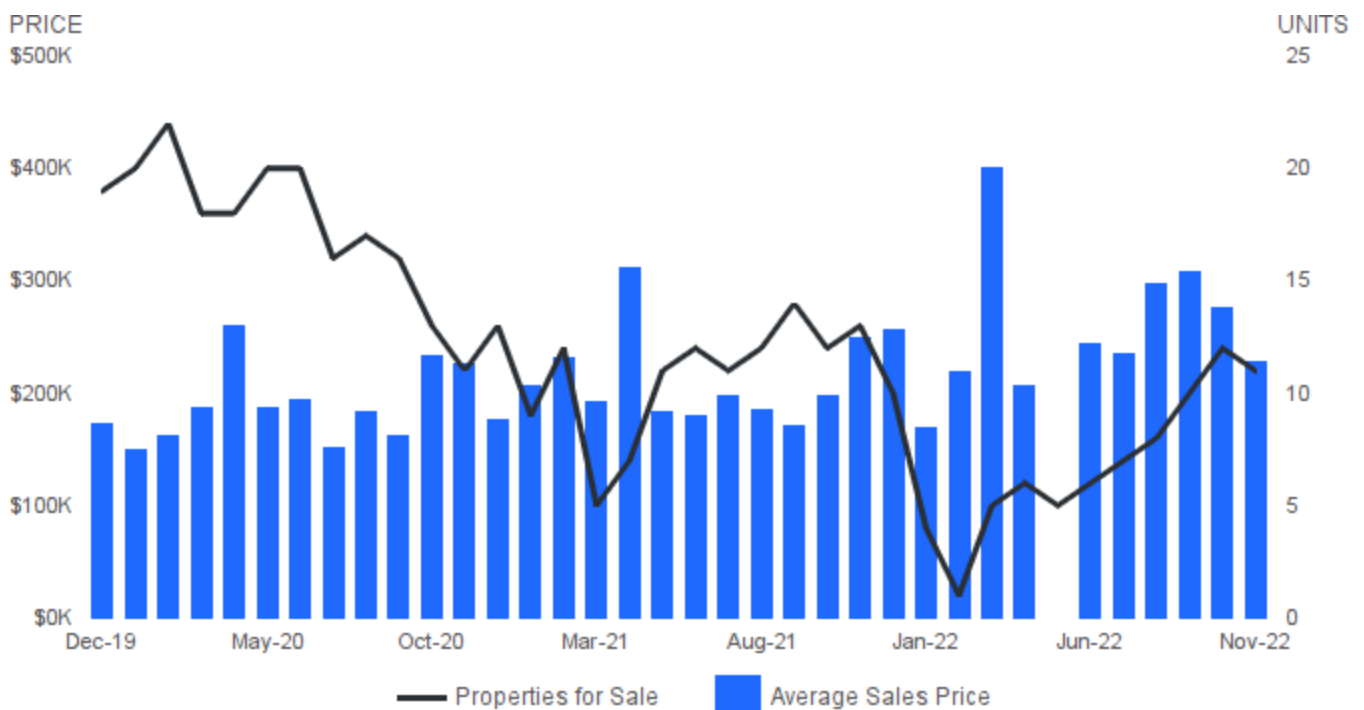


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

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.

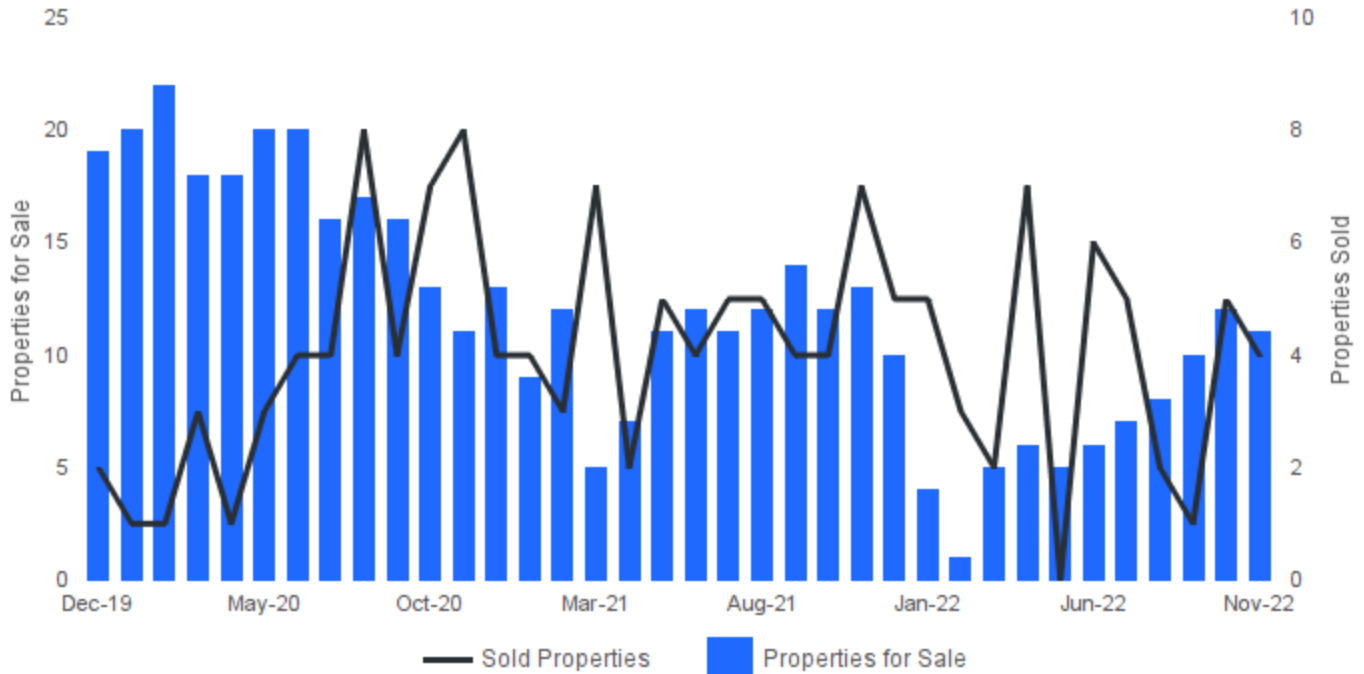


PROPERTIES FOR SALE AND SOLD PROPERTIES

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

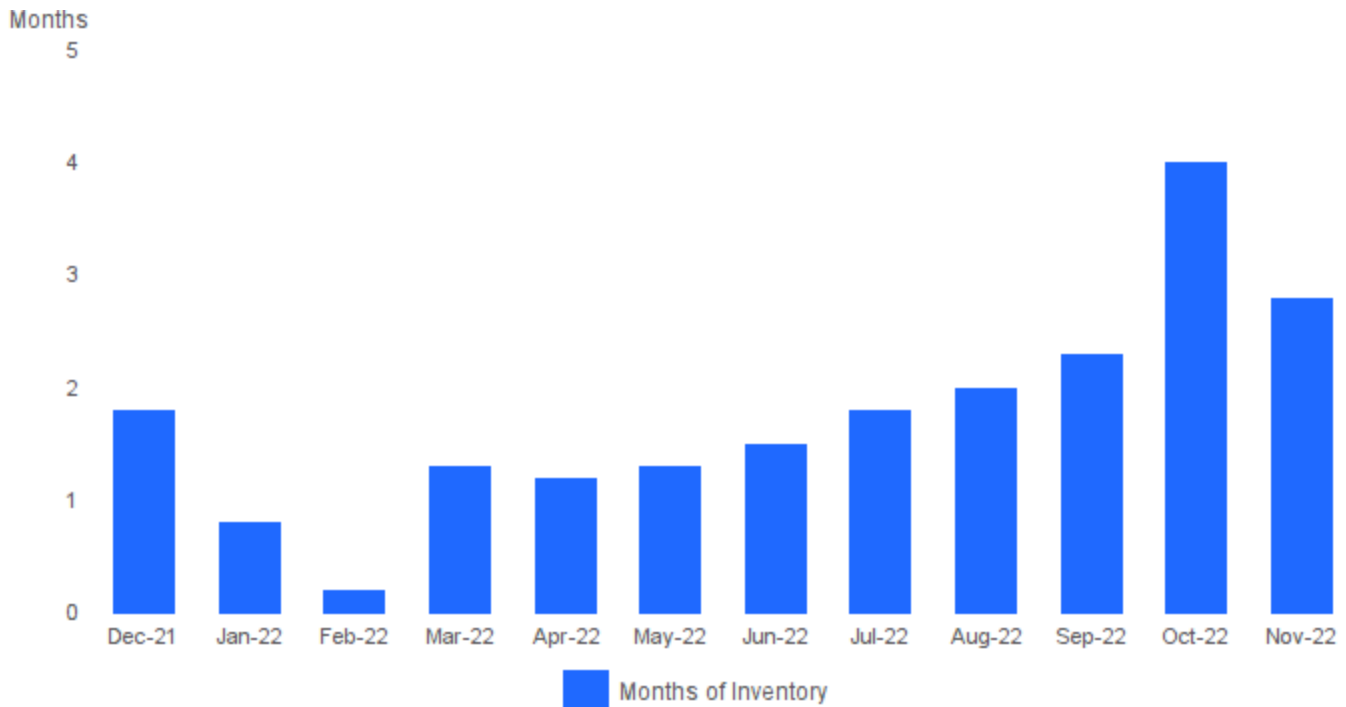
Sold Price | the average selling price



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.

