



COLDWELL BANKER
SELECT PROPERTIES

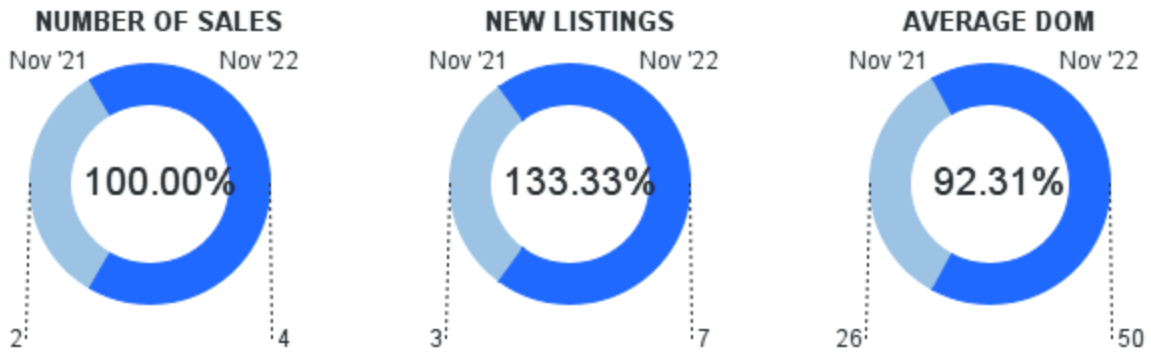
WILLIAMSTOWN | WV
REAL ESTATE REPORT

NOVEMBER 2022

WILLIAMSTOWN (WV) | November 2022

REAL ESTATE SNAPSHOT - Change since this time last year

Single Family



-44.06% ↓

MEDIAN SALES PRICE
SINGLE FAMILY

-47.58% ↓

AVERAGE SALES PRICE
SINGLE FAMILY

-41.37% ↓

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

-44.78% ↓

**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	7	3	133.33% ↑	65	49	32.65% ↑
Sold Listings	4	2	100% ↑	47	41	14.63% ↑
Median List Price (Solds)	\$322,450	\$550,000	-41.37% ↓	\$189,000	\$195,000	-3.08% ↓
Median Sold Price	\$317,450	\$567,500	-44.06% ↓	\$188,500	\$190,000	-0.79% ↓
Median Days on Market	32	26	23.08% ↑	30	49	-38.78% ↓
Average List Price (Solds)	\$303,725	\$550,000	-44.78% ↓	\$242,170	\$259,558	-6.7% ↓
Average Sold Price	\$297,475	\$567,500	-47.58% ↓	\$239,096	\$257,793	-7.25% ↓
Average Days on Market	50	26	92.31% ↑	33	55	-40% ↓
List/Sold Price Ratio	98.3%	98%	0.26% ↑	97.8%	98.8%	-1% ↓

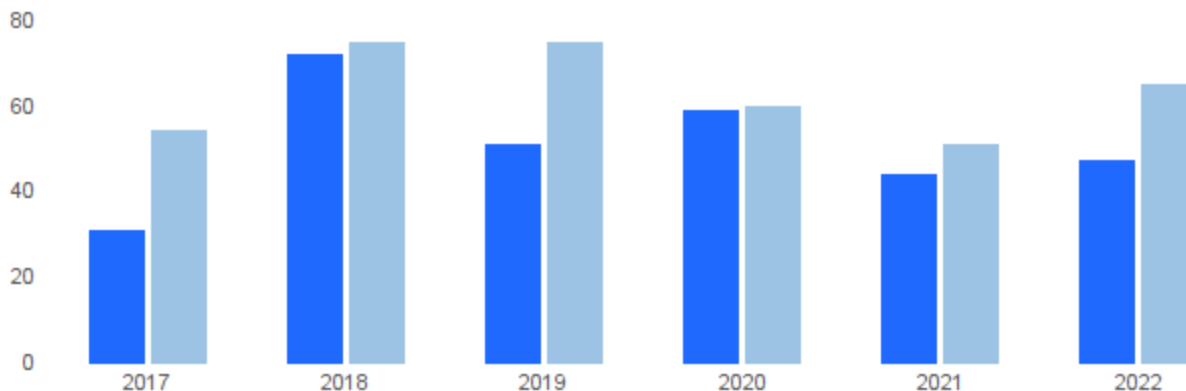
SOLD AND NEW PROPERTIES (UNITS)

November 2022 | Single Family ?

Sold Properties | Number of properties sold during the year

New Properties | Number of properties listed during the year.

UNITS
100



Sold Properties	31	72	51	59	44	47
New Properties	54	75	75	60	51	65
Sold Volume	\$5.08M	\$13.72M	\$11.61M	\$12.16M	\$11.25M	\$11.24M
Listing Volume	\$9.30M	\$16.99M	\$16.44M	\$14.39M	\$13.32M	\$18.13M
Median Sale Price	\$138K	\$146K	\$160K	\$165K	\$188K	\$189K

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.

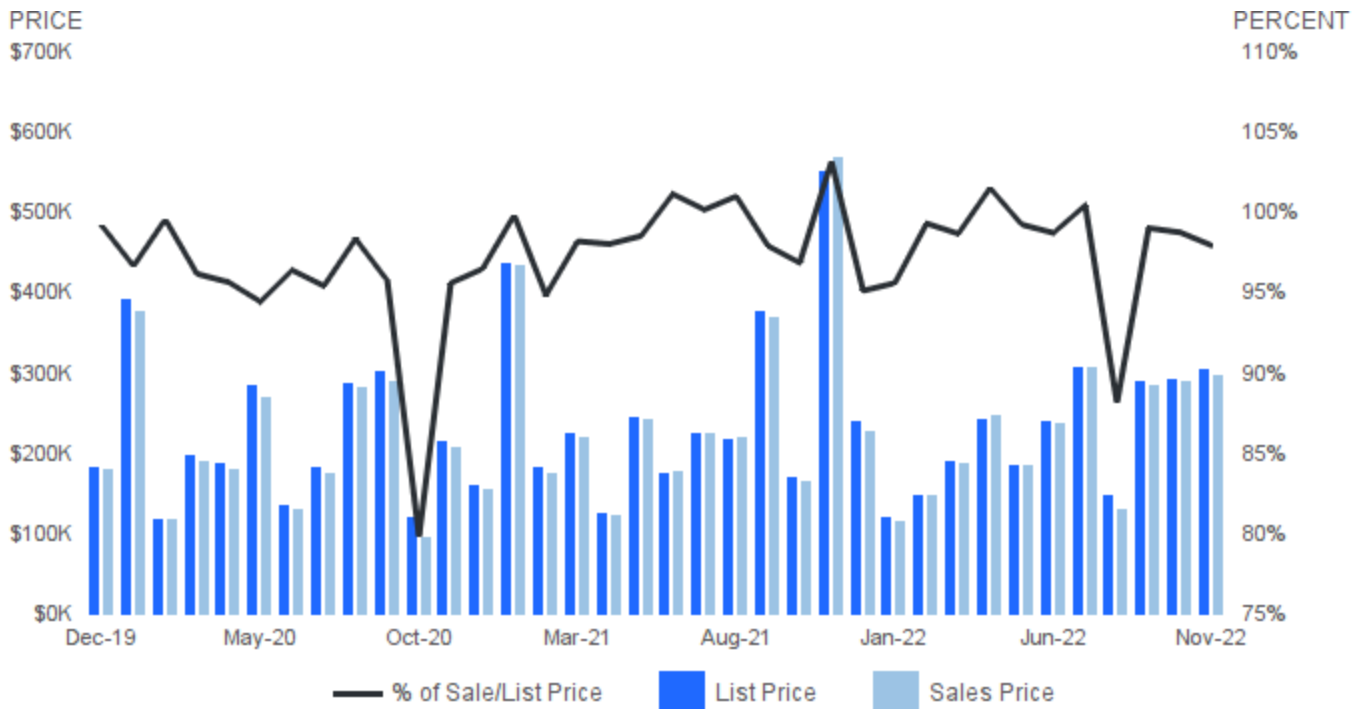
Average Days on Market | Average days on market for all properties sold.



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

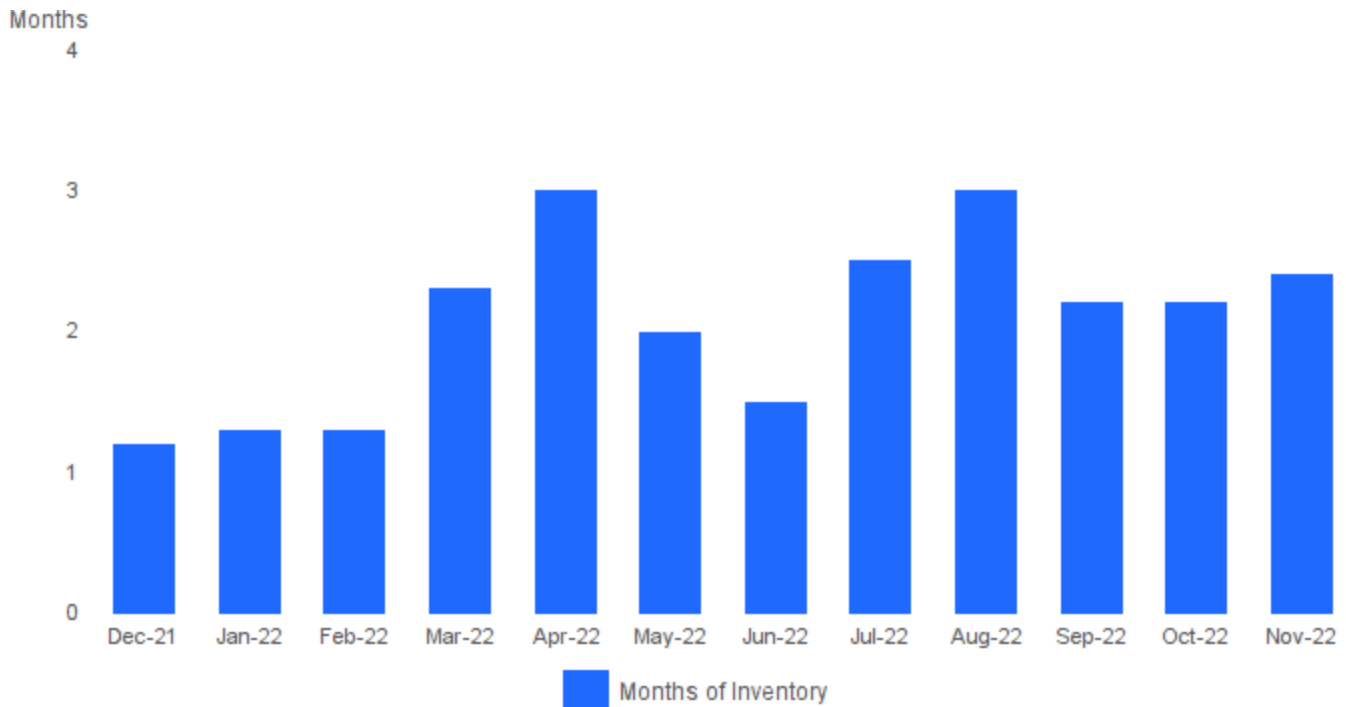
Sold Price | the average selling price



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.

