



COLDWELL BANKER
SELECT PROPERTIES

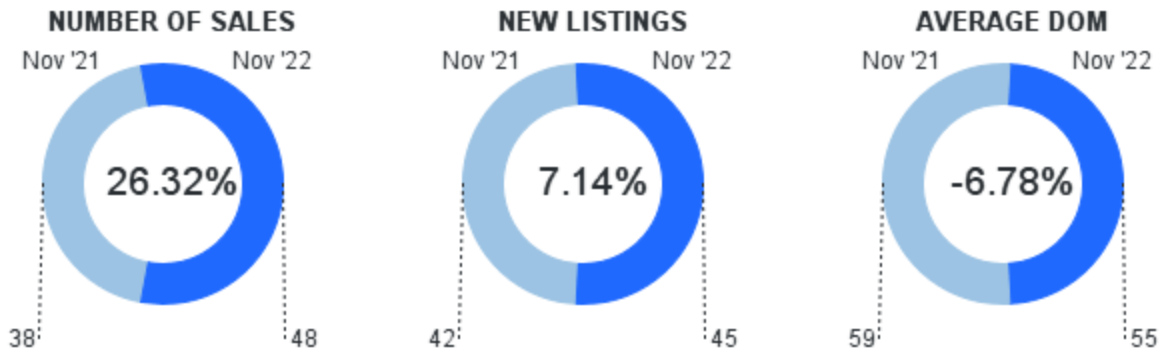
**WASHINGTON COUNTY
REAL ESTATE REPORT**

NOVEMBER 2022

WASHINGTON COUNTY | November 2022

REAL ESTATE SNAPSHOT - Change since this time last year

Single Family



-3.33% ↓

MEDIAN SALES PRICE
SINGLE FAMILY

7.18% ↑

AVERAGE SALES PRICE
SINGLE FAMILY

0.69% ↑

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

9.48% ↑

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

■ Nov '21 ■ Nov '22

AREA REPORT

WASHINGTON COUNTY

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	45	42	7.14% ↑	562	542	3.69% ↑
Sold Listings	48	38	26.32% ↑	456	453	0.66% ↑
Median List Price (Solds)	\$188,750	\$187,450	0.69% ↑	\$179,900	\$179,900	0%
Median Sold Price	\$181,250	\$187,500	-3.33% ↓	\$176,900	\$175,000	1.09% ↑
Median Days on Market	50	49	2.04% ↑	51	54	-5.56% ↓
Average List Price (Solds)	\$223,062	\$203,749	9.48% ↑	\$208,155	\$208,714	-0.27% ↓
Average Sold Price	\$211,846	\$197,652	7.18% ↑	\$202,540	\$202,551	-0.01% ↓
Average Days on Market	55	59	-6.78% ↓	60	72	-16.67% ↓
List/Sold Price Ratio	93.9%	95.5%	-1.71% ↓	97.6%	96.7%	0.98% ↑

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.

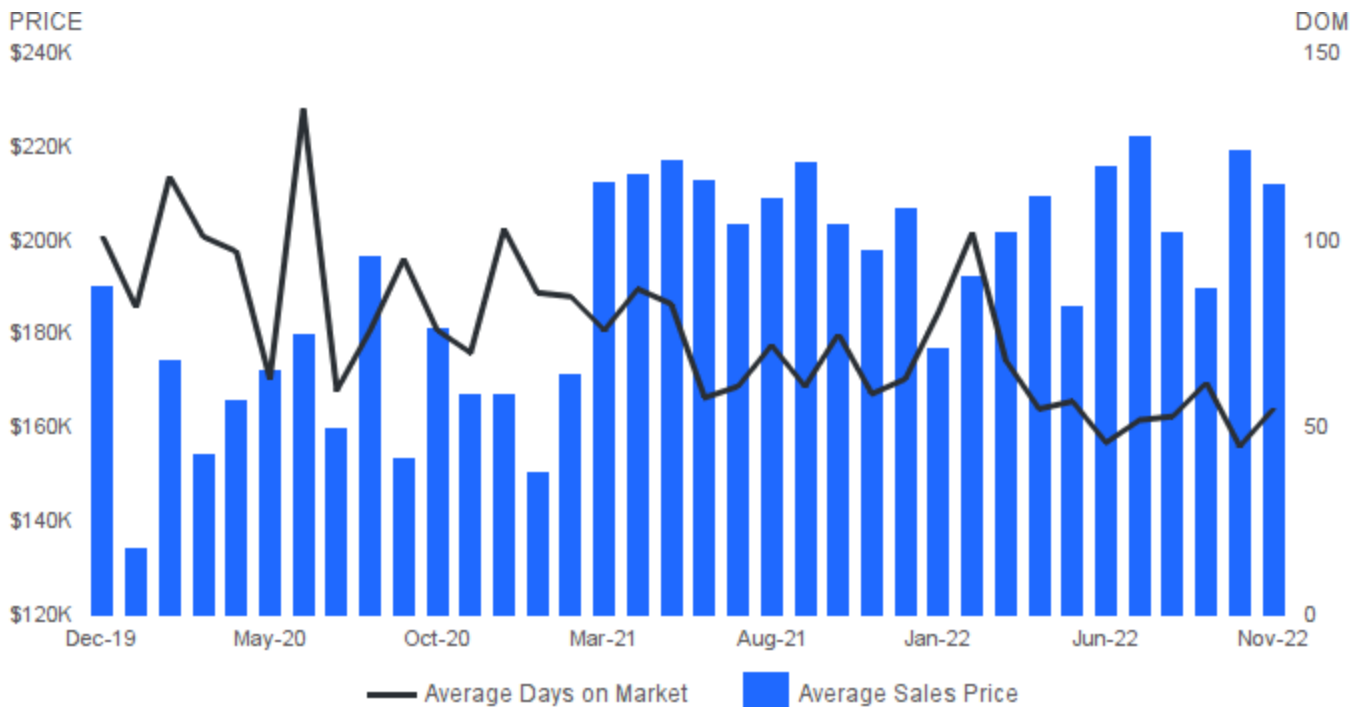


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

November 2022 | Single Family ?

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

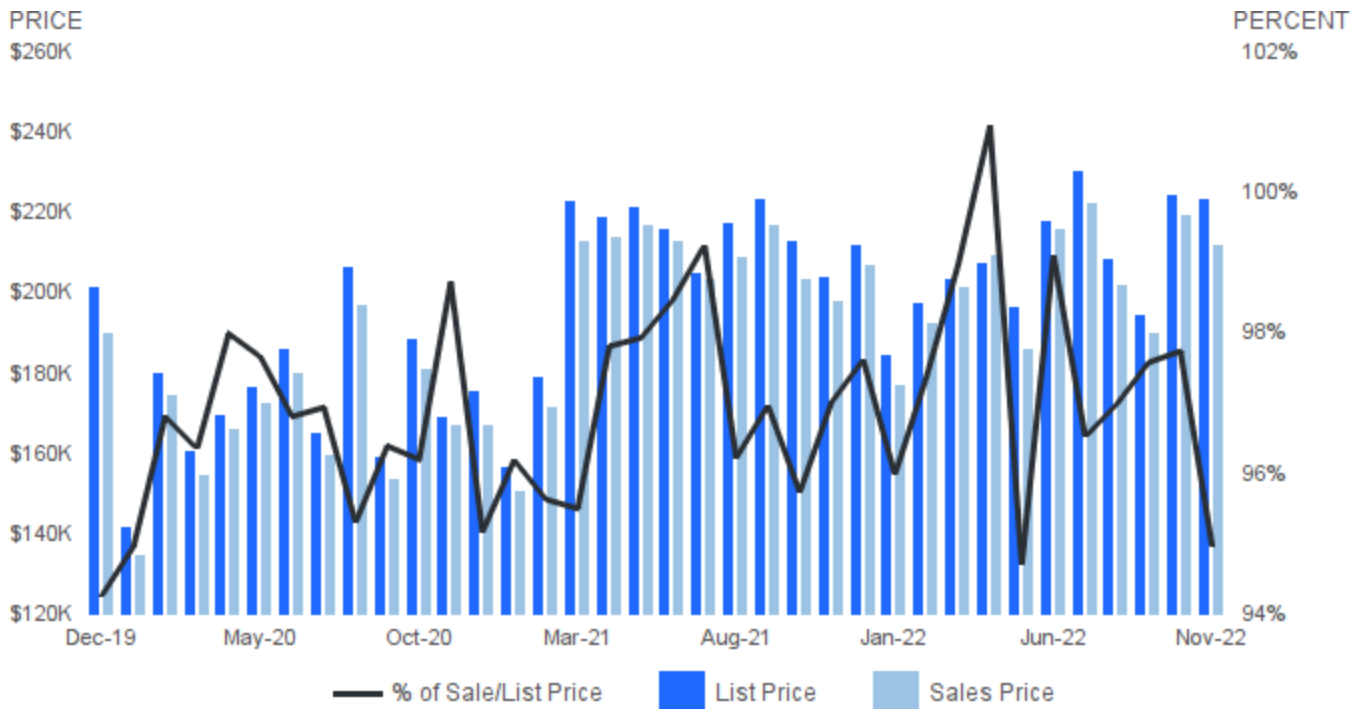
Average Days on Market | Average days on market for all properties sold.



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.

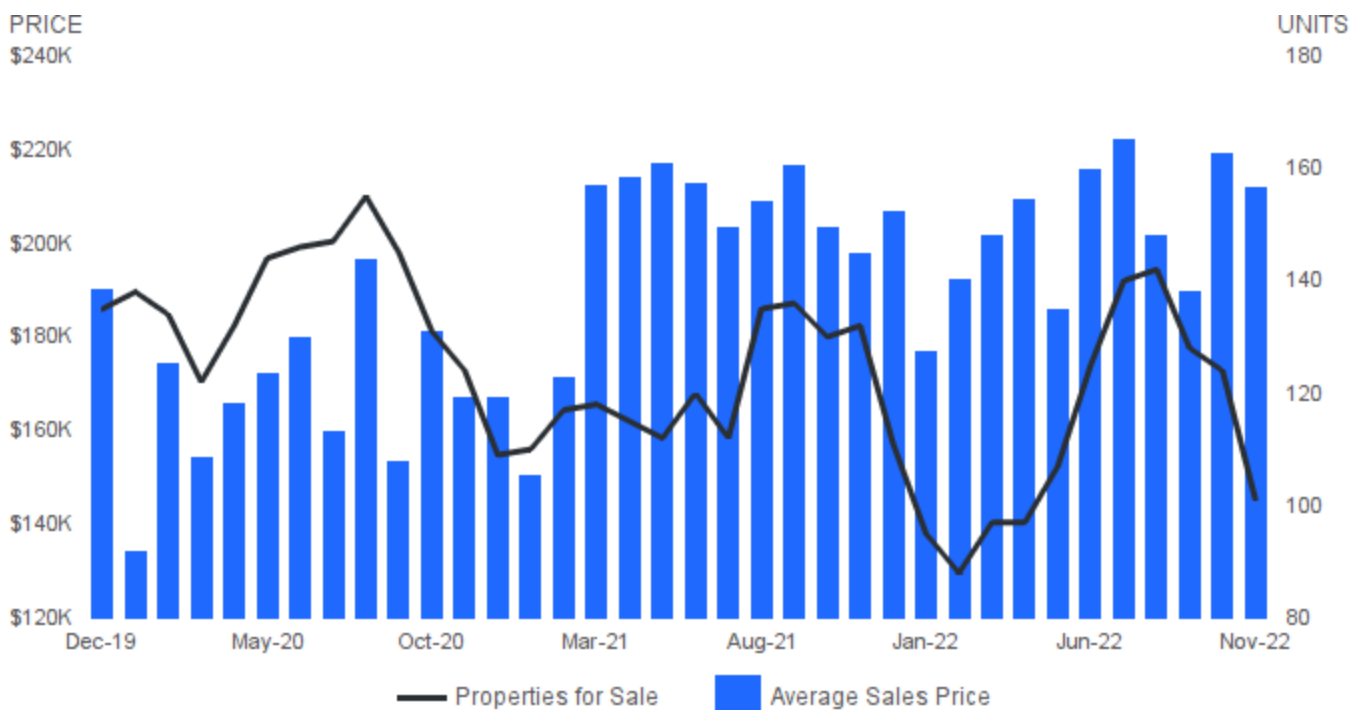


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

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.

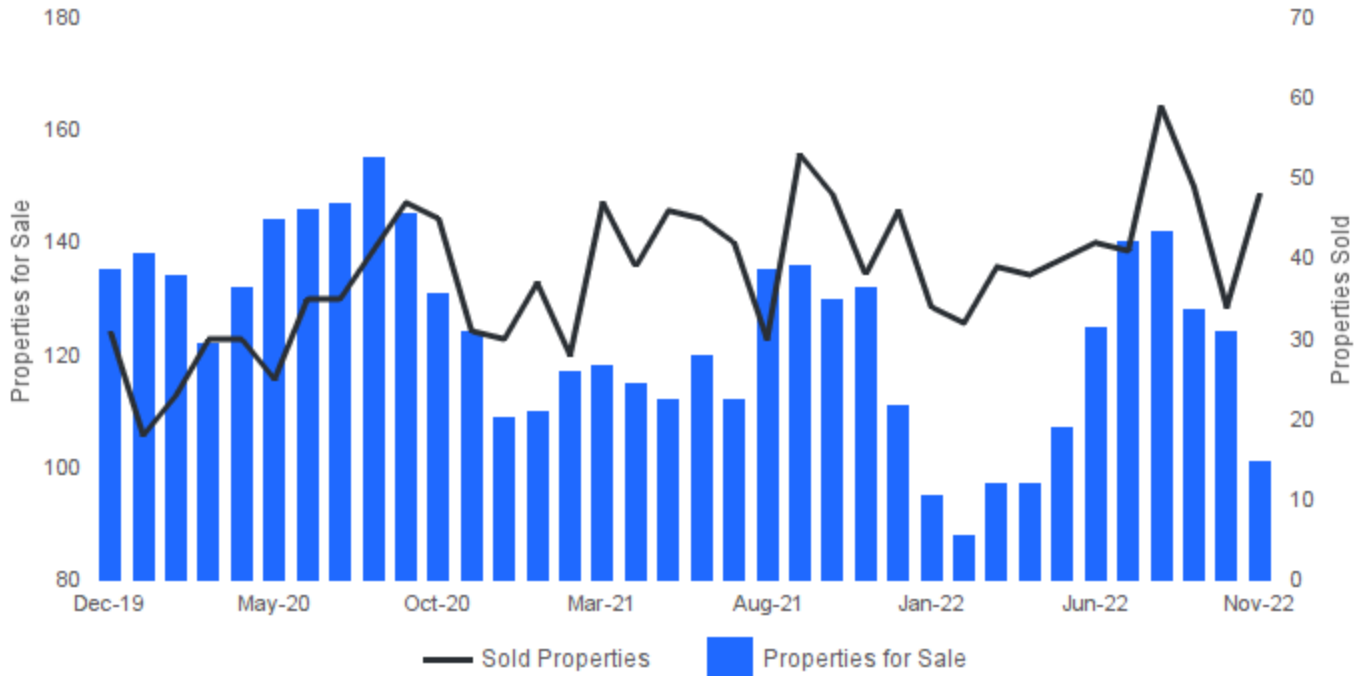


PROPERTIES FOR SALE AND SOLD PROPERTIES

November 2022 | Single Family ?

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

Sold Properties | Number of properties sold.



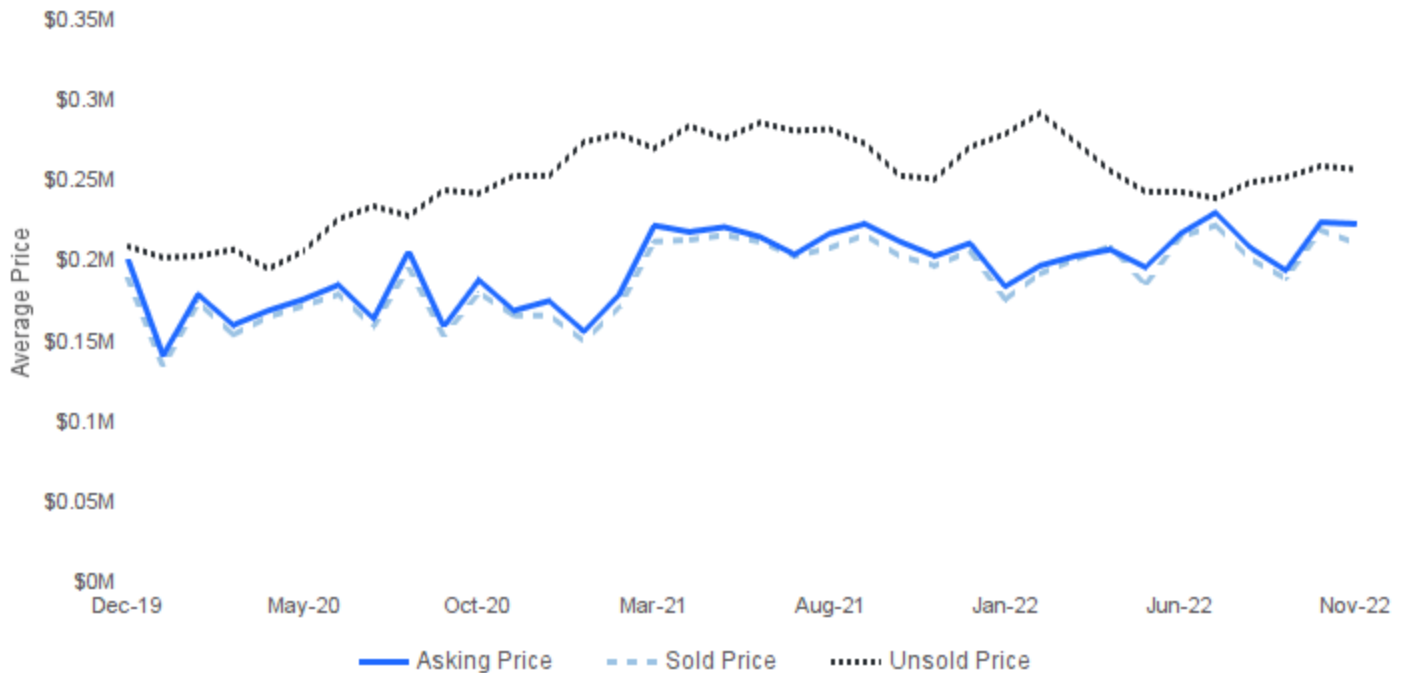
AVERAGE ASKING/SOLD/UNSOLD PRICE

November 2022 | Single Family ?

Unsold Price | the average active list price

Asking Price | the average asking price of sold properties

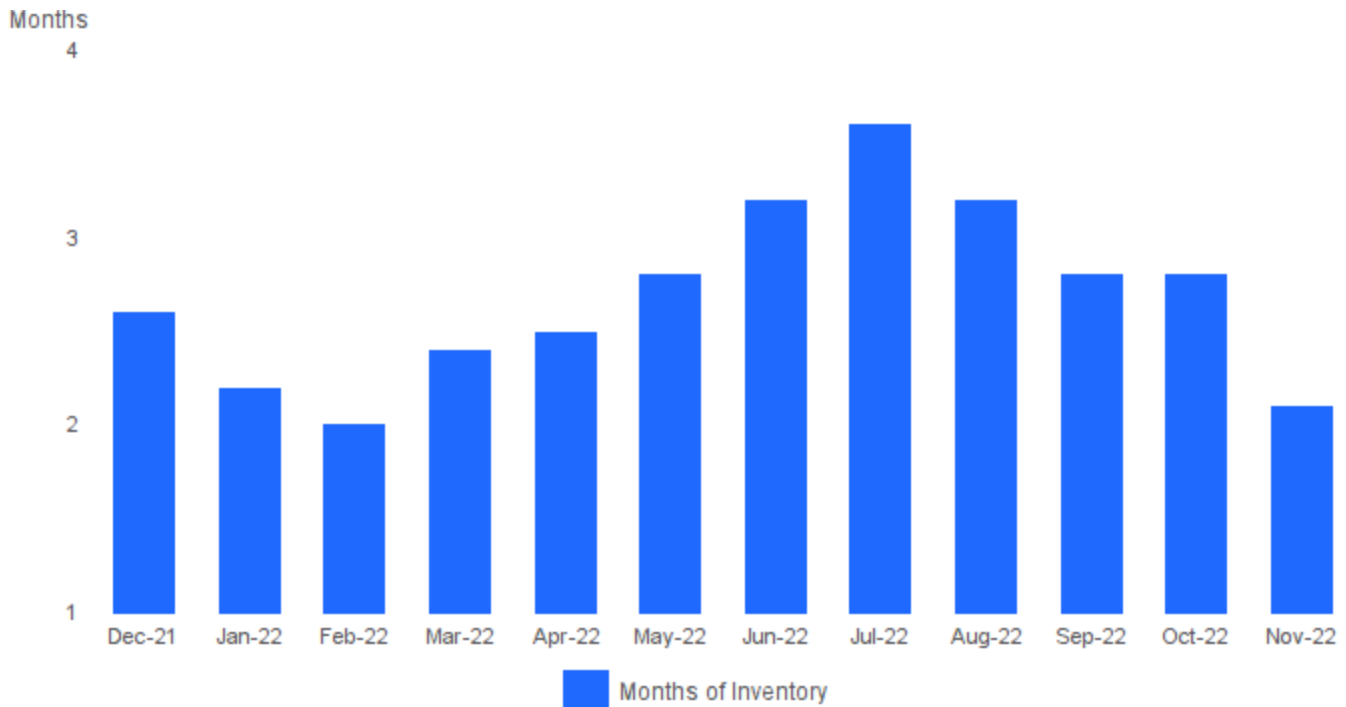
Sold Price | the average selling price



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.



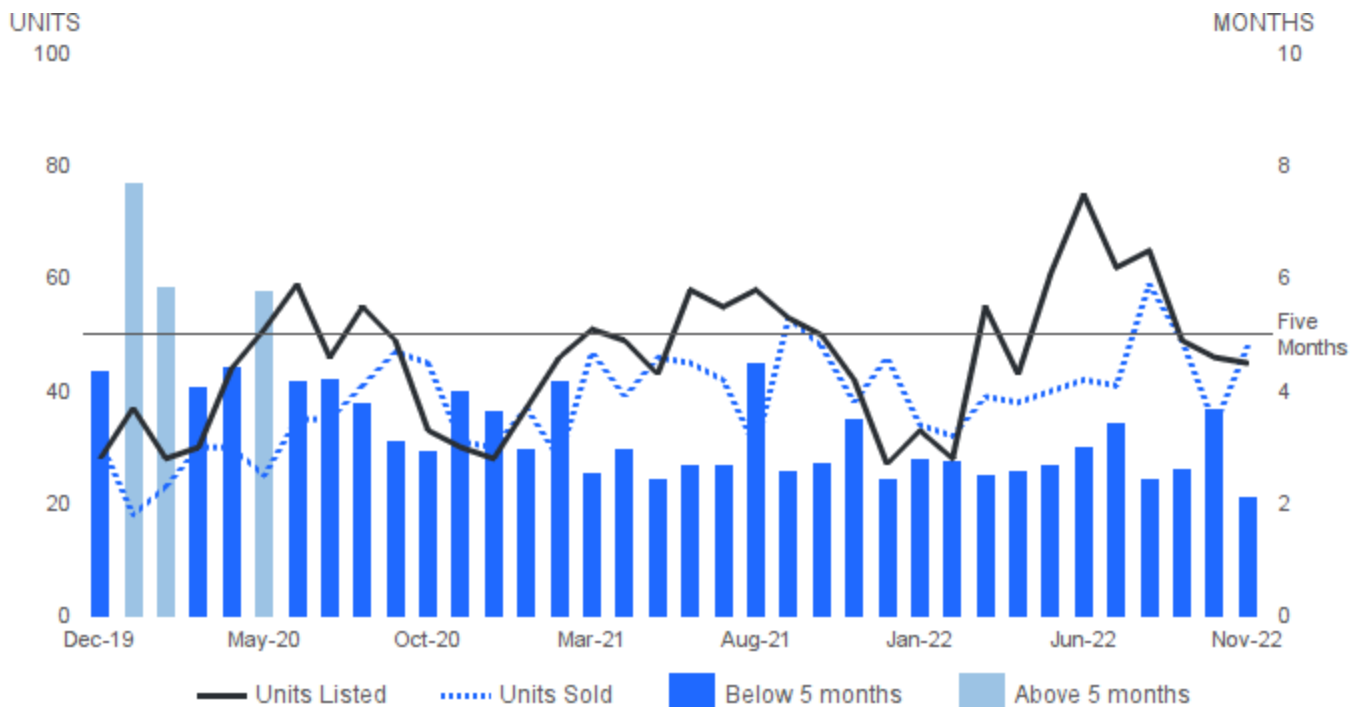
MONTHS SUPPLY OF INVENTORY

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.



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