



**COLDWELL BANKER**  
**SELECT PROPERTIES**

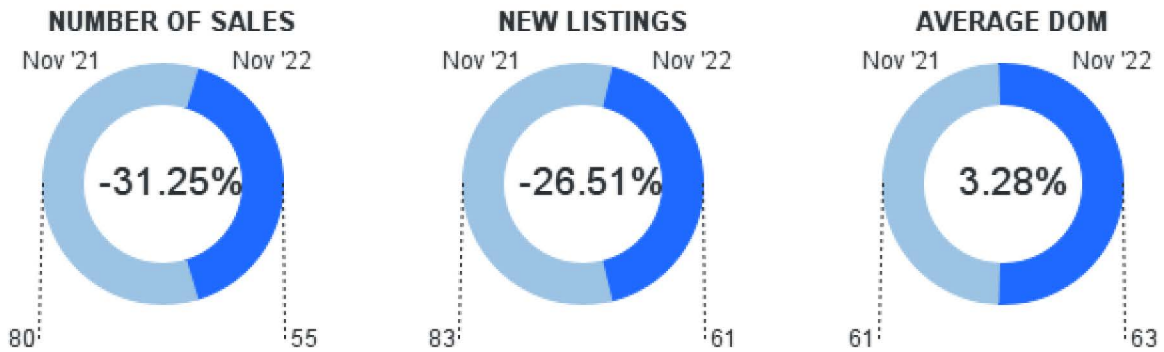
**WOOD COUNTY  
REAL ESTATE REPORT**

**NOVEMBER 2022**

# WOOD COUNTY | November 2022

## REAL ESTATE SNAPSHOT - Change since this time last year

### Single Family



**1.87%**   
**MEDIAN SALES PRICE**  
SINGLE FAMILY

**-5.67%**   
**AVERAGE SALES PRICE**  
SINGLE FAMILY

**3.25%**   
**MEDIAN LIST PRICE**  
**(SOLD LISTINGS)**  
SINGLE FAMILY

**-6.10%**   
**AVERAGE LIST PRICE**  
**(SOLD LISTINGS)**  
SINGLE FAMILY

 Nov '21  Nov '22

# AREA REPORT

## WOOD COUNTY

### FULL MARKET SUMMARY

November 2022 | Single Family ?

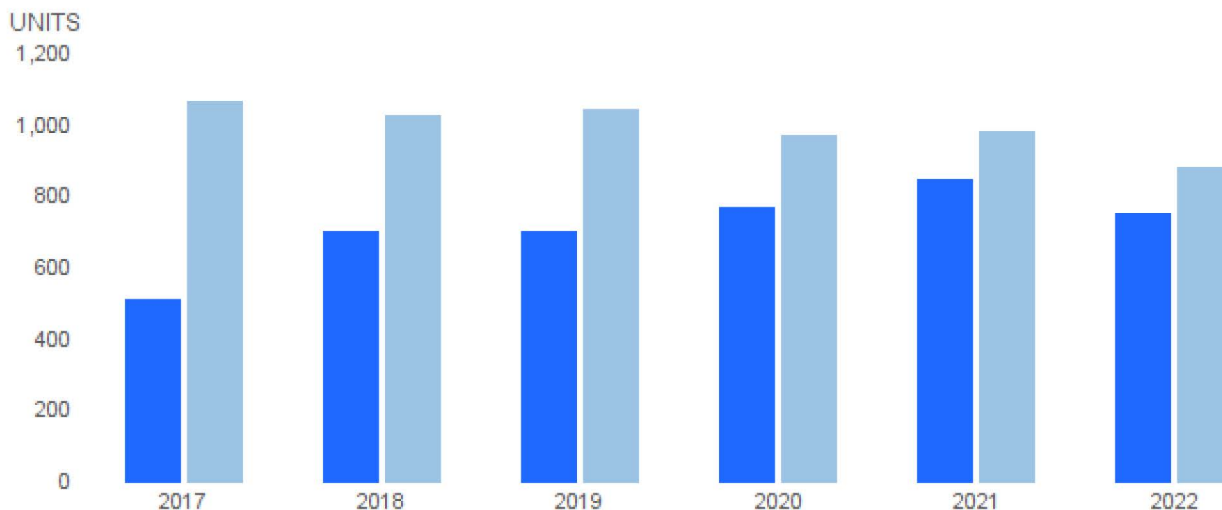
|                            | Month to Date |               |           | Year to Date |           |           |
|----------------------------|---------------|---------------|-----------|--------------|-----------|-----------|
|                            | November 2022 | November 2021 | % Change  | YTD 2022     | YTD 2021  | % Change  |
| New Listings               | 61            | 83            | -26.51% ↓ | 881          | 923       | -4.55% ↓  |
| Sold Listings              | 55            | 80            | -31.25% ↓ | 754          | 767       | -1.69% ↓  |
| Median List Price (Solds)  | \$159,000     | \$154,000     | 3.25% ↑   | \$159,900    | \$159,000 | 0.57% ↑   |
| Median Sold Price          | \$150,000     | \$147,250     | 1.87% ↑   | \$155,213    | \$155,000 | 0.14% ↑   |
| Median Days on Market      | 44            | 49            | -10.2% ↓  | 42           | 50        | -16% ↓    |
| Average List Price (Solds) | \$182,370     | \$194,221     | -6.1% ↓   | \$190,494    | \$184,002 | 3.53% ↑   |
| Average Sold Price         | \$176,567     | \$187,180     | -5.67% ↓  | \$185,015    | \$178,704 | 3.53% ↑   |
| Average Days on Market     | 63            | 61            | 3.28% ↑   | 54           | 66        | -18.18% ↓ |
| List/Sold Price Ratio      | 94.9%         | 95.2%         | -0.29% ↓  | 96.6%        | 97.5%     | -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.



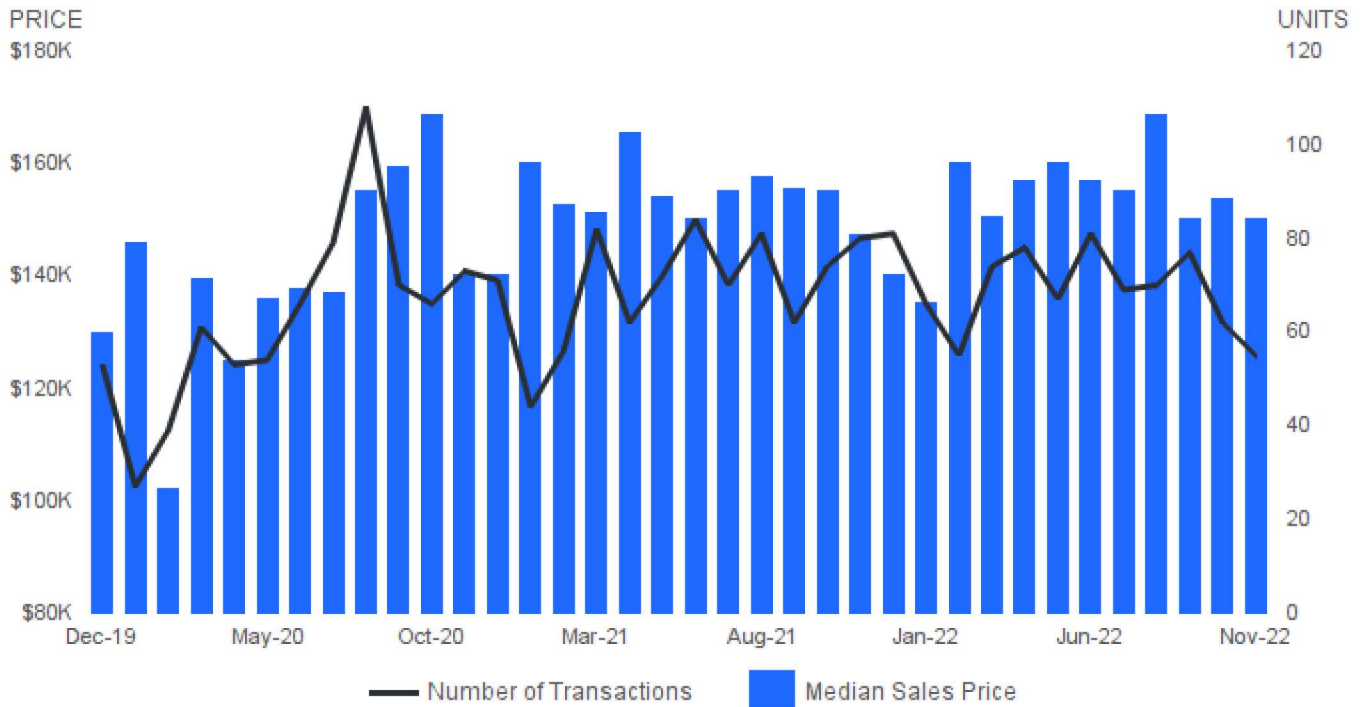
|                   |           |           |           |           |           |           |
|-------------------|-----------|-----------|-----------|-----------|-----------|-----------|
| Sold Properties   | 510       | 701       | 701       | 767       | 848       | 754       |
| New Properties    | 1,068     | 1,026     | 1,043     | 968       | 982       | 881       |
| Sold Volume       | \$71.58M  | \$103.82M | \$106.58M | \$128.38M | \$151.14M | \$139.50M |
| Listing Volume    | \$162.43M | \$170.16M | \$179.59M | \$177.32M | \$191.81M | \$181.67M |
| Median Sale Price | \$124K    | \$126K    | \$130K    | \$145K    | \$153K    | \$155K    |

## 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.

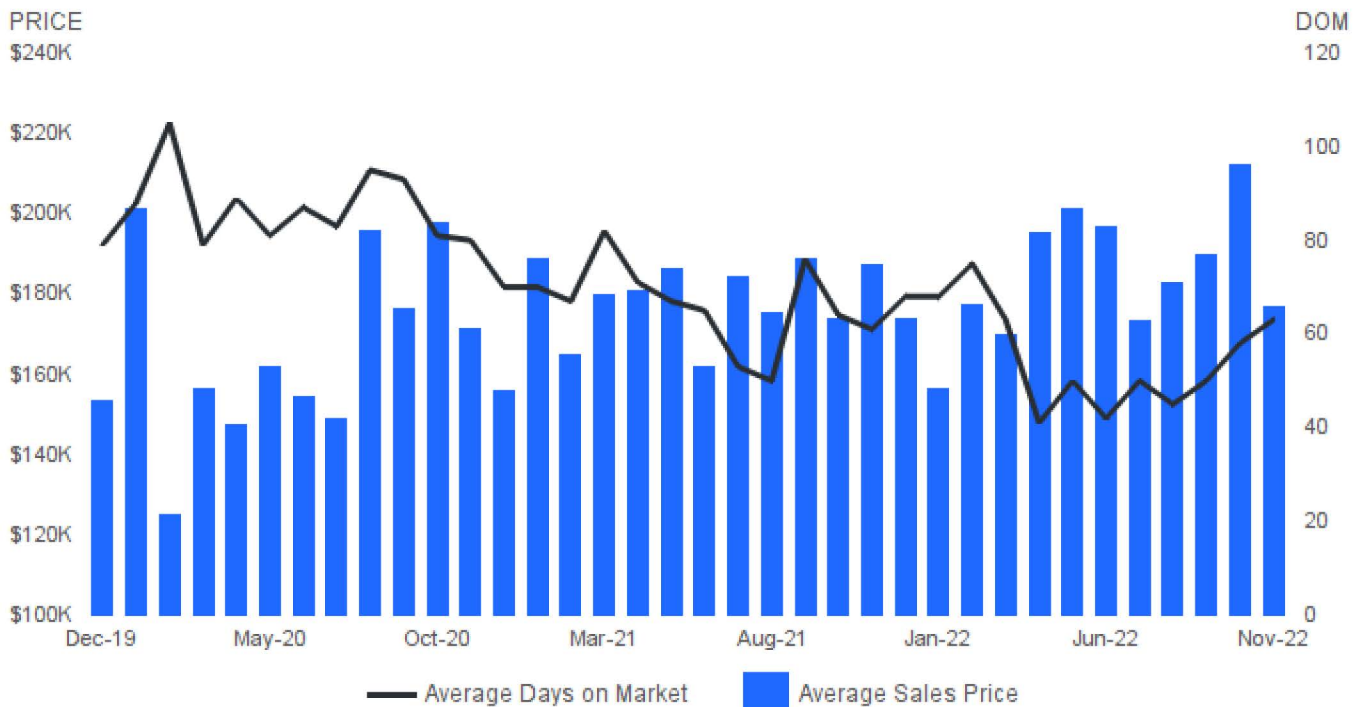


## AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

November 2022 | Single Family ?

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

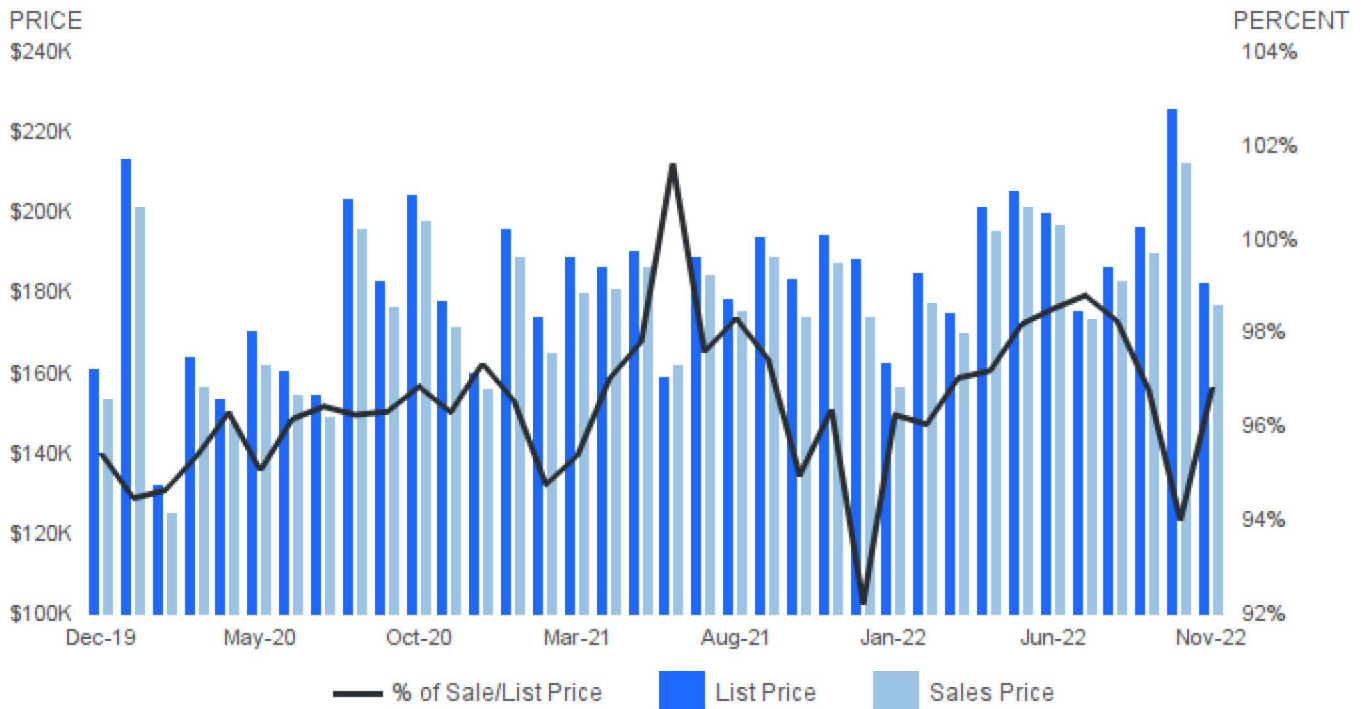
**Average Days on Market** | Average days on market for all properties sold.



# 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.

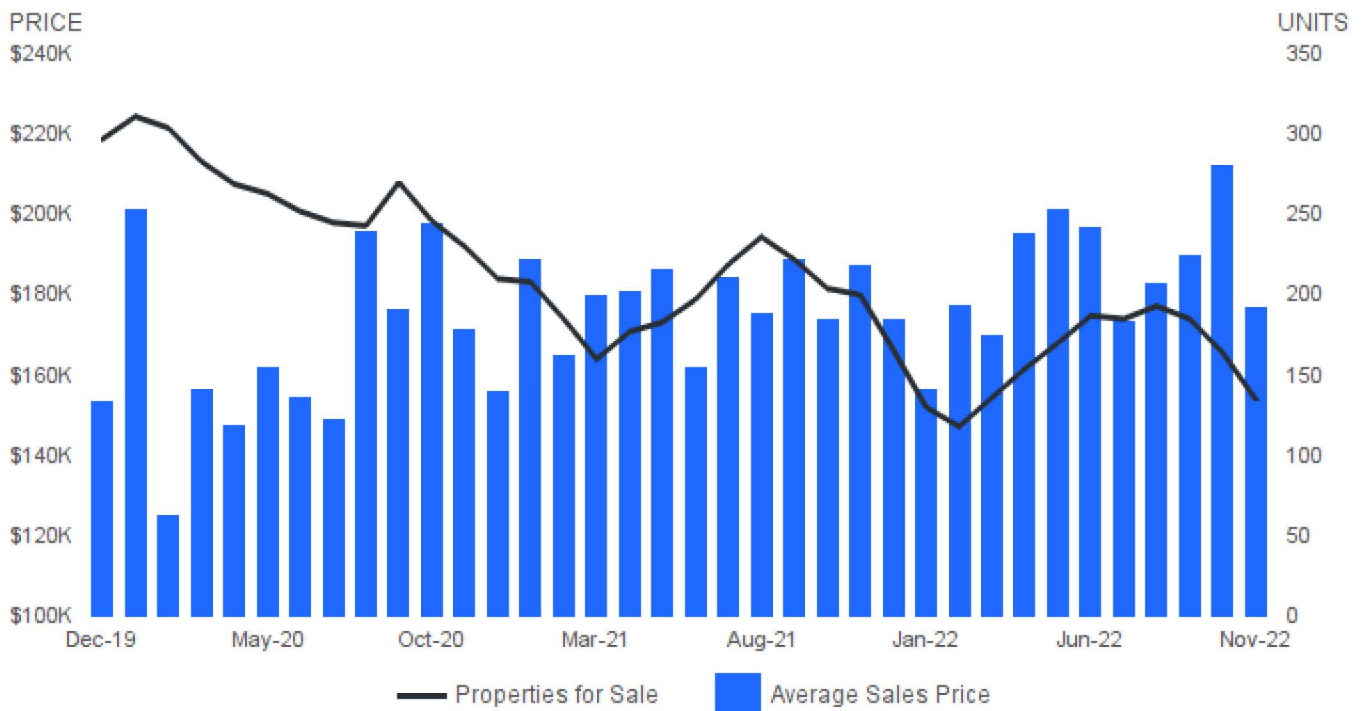


# AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

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.

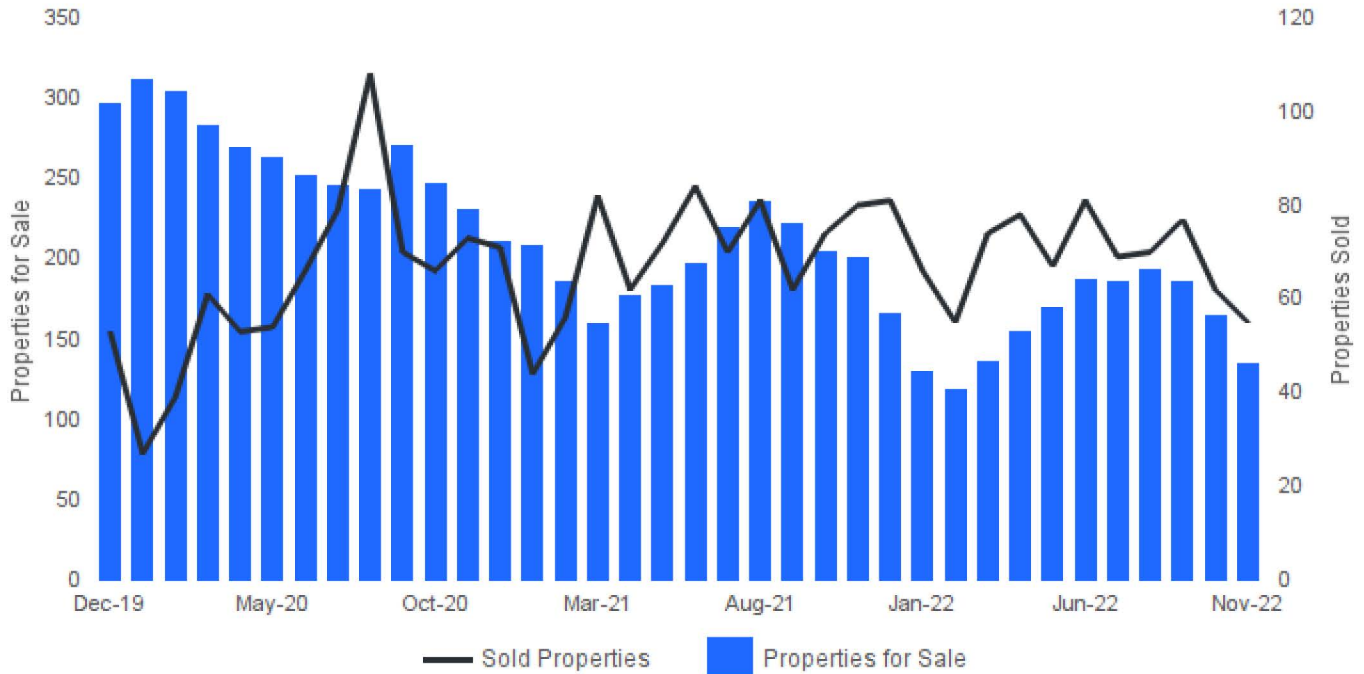


# PROPERTIES FOR SALE AND SOLD PROPERTIES

November 2022 | Single Family ?

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

**Sold Properties** | Number of properties sold.



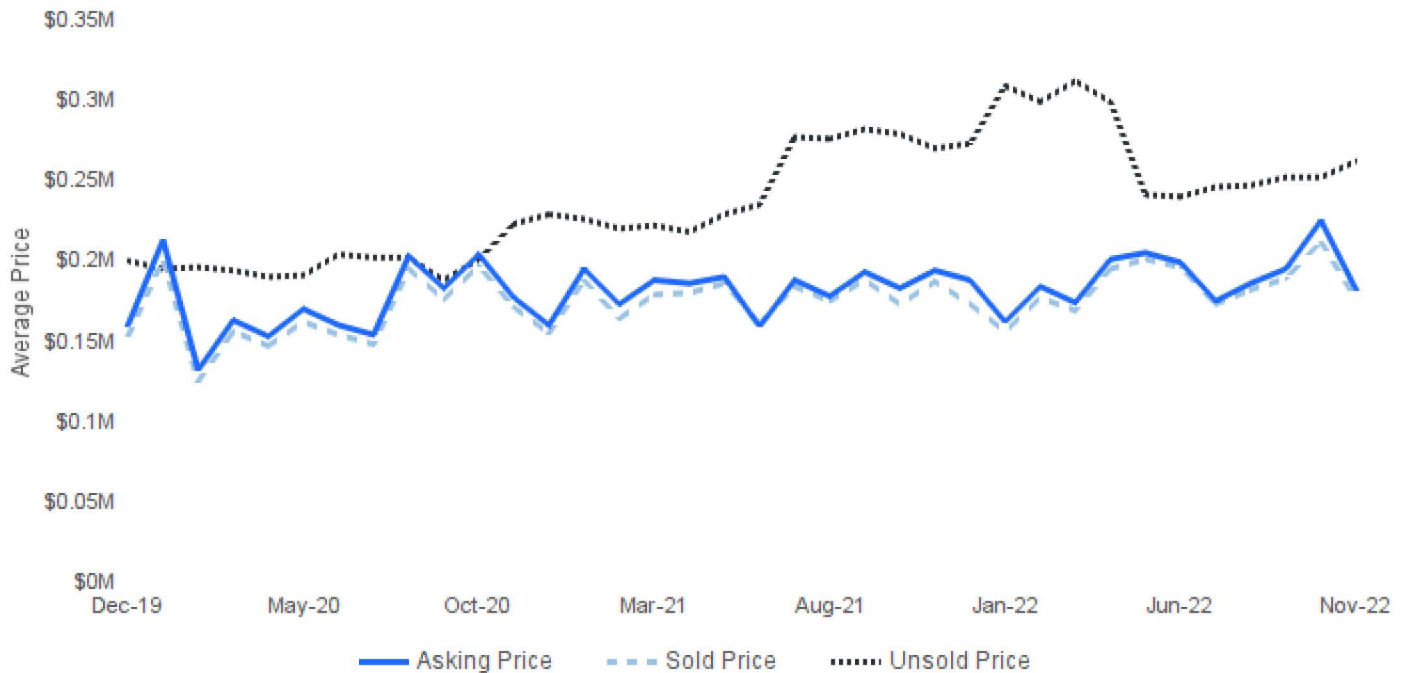
# AVERAGE ASKING/SOLD/UNSOLD PRICE

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.

