



COLDWELL BANKER
SELECT PROPERTIES

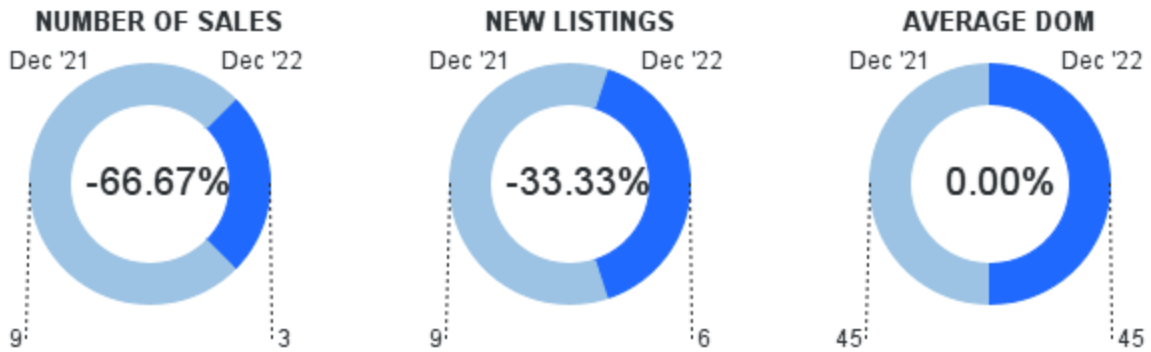
BELPRE | OHIO
REAL ESTATE REPORT

DECEMBER 2022

BELPRE (OH) | December 2022

REAL ESTATE SNAPSHOT - Change since this time last year

Single Family



36.36%

MEDIAN SALES PRICE
SINGLE FAMILY

6.25%

AVERAGE SALES PRICE
SINGLE FAMILY

28.64%

MEDIAN LIST PRICE
(SOLD LISTINGS)
SINGLE FAMILY

4.67%

AVERAGE LIST PRICE
(SOLD LISTINGS)
SINGLE FAMILY

Dec '21 Dec '22

AREA REPORT

SINGLE FAMILY HOMES

FULL MARKET SUMMARY

December 2022 | Single Family ?

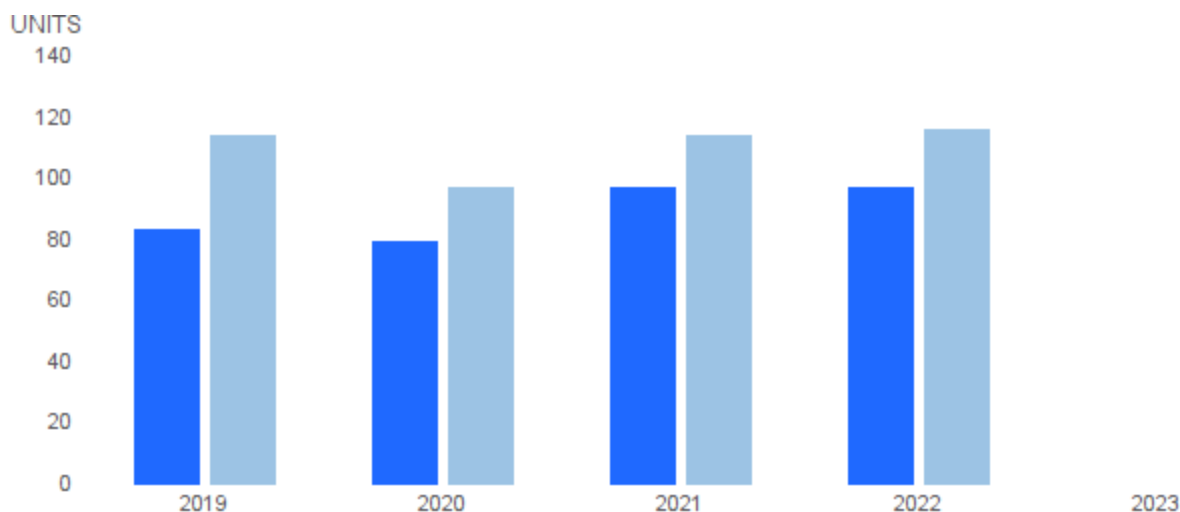
	Month to Date			Year to Date		
	December 2022	December 2021	% Change	YTD 2022	YTD 2021	% Change
New Listings	6	9	-33.33% ↓	116	114	1.75% ↑
Sold Listings	3	9	-66.67% ↓	97	97	0%
Median List Price (Solds)	\$225,000	\$174,900	28.64% ↑	\$175,000	\$174,900	0.06% ↑
Median Sold Price	\$225,000	\$165,000	36.36% ↑	\$170,000	\$166,000	2.41% ↑
Median Days on Market	45	52	-13.46% ↓	43	46	-6.52% ↓
Average List Price (Solds)	\$218,300	\$208,555	4.67% ↑	\$196,660	\$195,839	0.42% ↑
Average Sold Price	\$216,633	\$203,888	6.25% ↑	\$191,741	\$191,428	0.16% ↑
Average Days on Market	45	45	0%	55	53	3.77% ↑
List/Sold Price Ratio	99%	98.1%	0.91% ↑	98.6%	98.6%	-0.05% ↓

SOLD AND NEW PROPERTIES (UNITS)

December 2022 | Single Family ?

Sold Properties | Number of properties sold during the year

New Properties | Number of properties listed during the year.



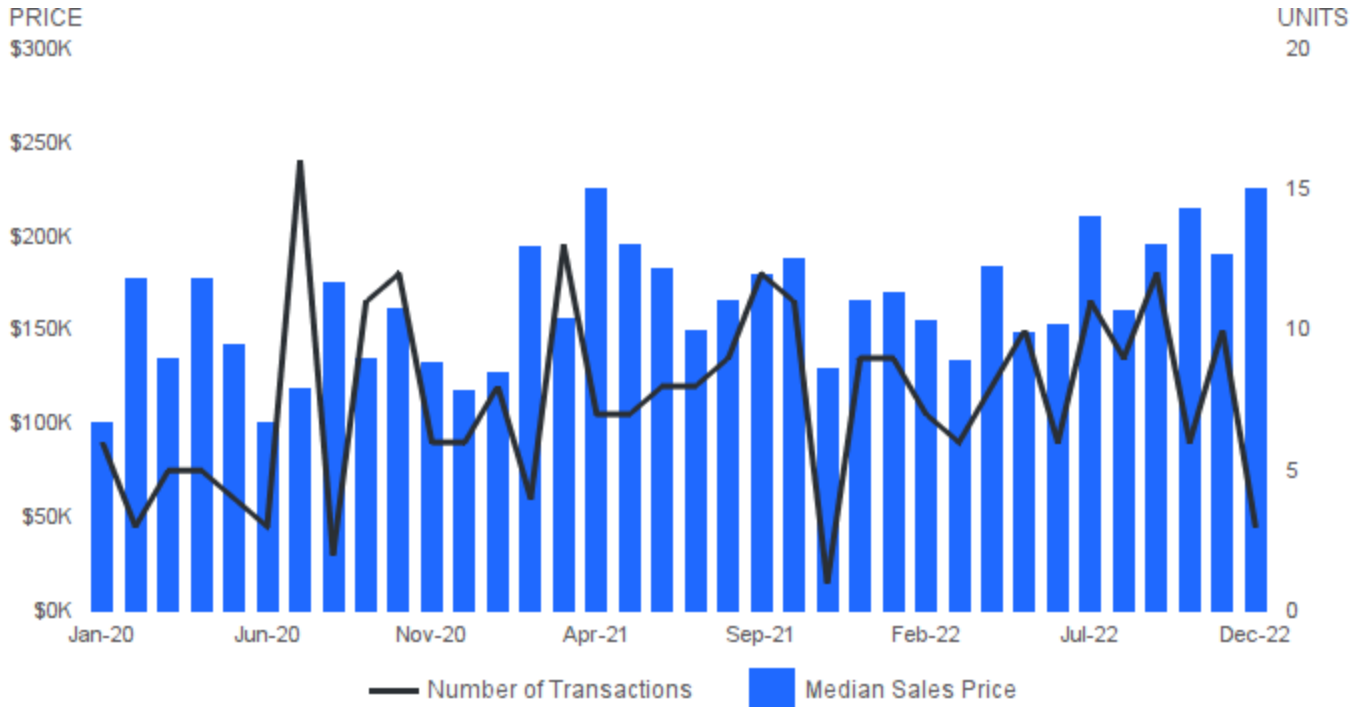
Sold Properties	83	79	97	97	0
New Properties	114	97	114	116	0
Sold Volume	\$11.91M	\$11.22M	\$18.57M	\$18.60M	\$0
Listing Volume	\$18.59M	\$16.17M	\$22.75M	\$22.93M	\$0
Median Sale Price	\$140K	\$134K	\$166K	\$170K	\$0

MEDIAN SALES PRICE AND NUMBER OF SALES

December 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.

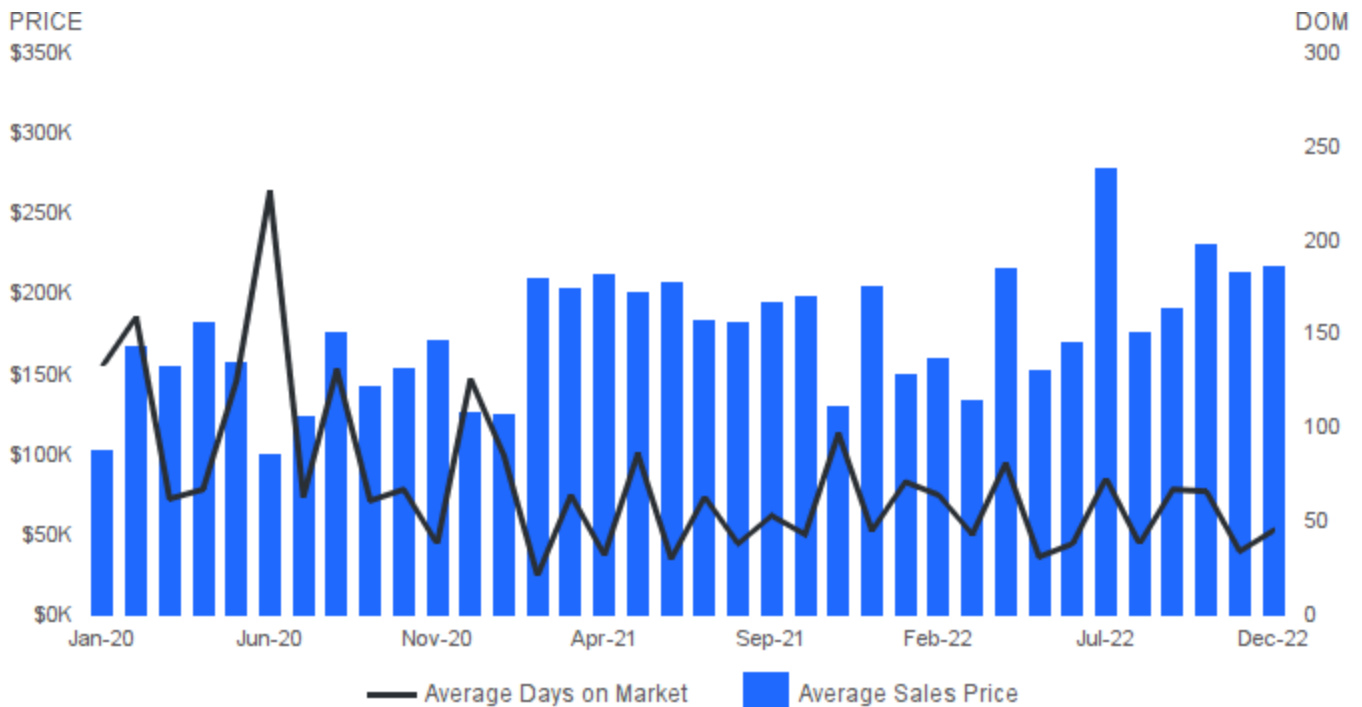


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

December 2022 | Single Family ?

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

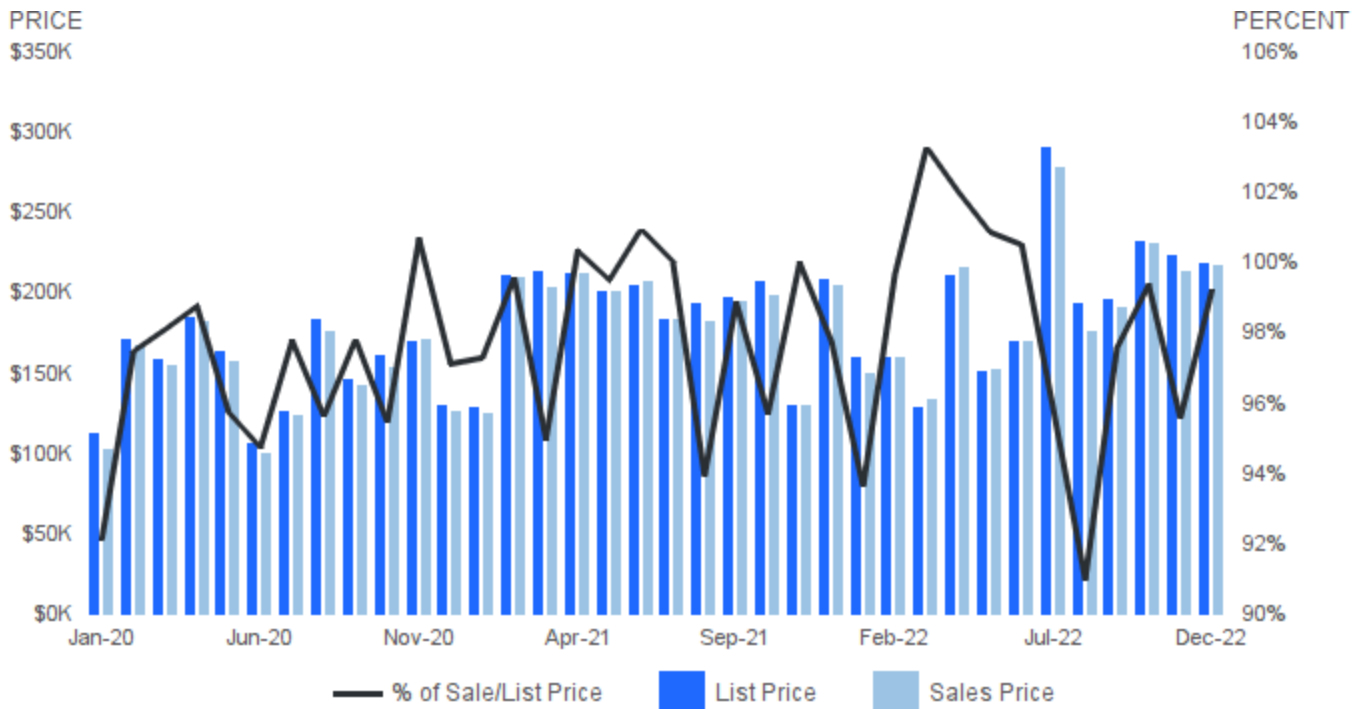
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

December 2022 | Single Family ?

Sale Price as a Percentage of Original Price | Average sale price of property as percentage of final list price.

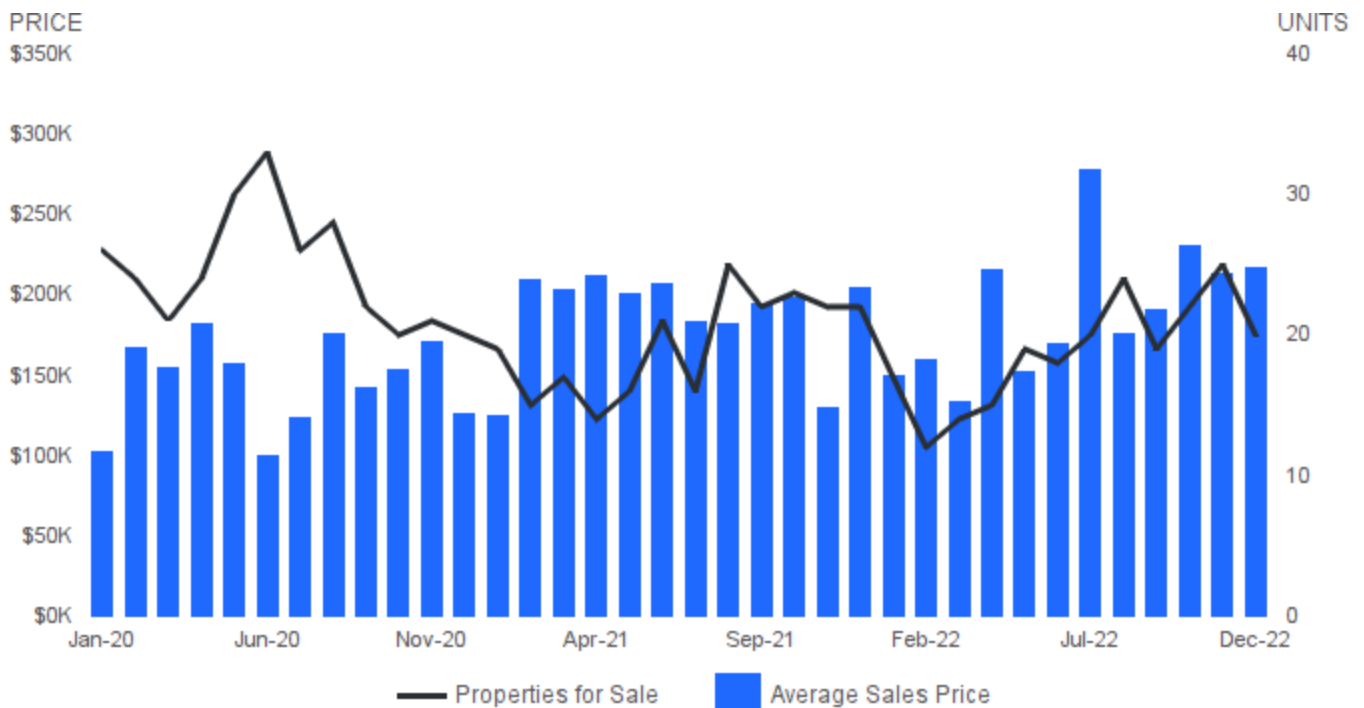


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

December 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.

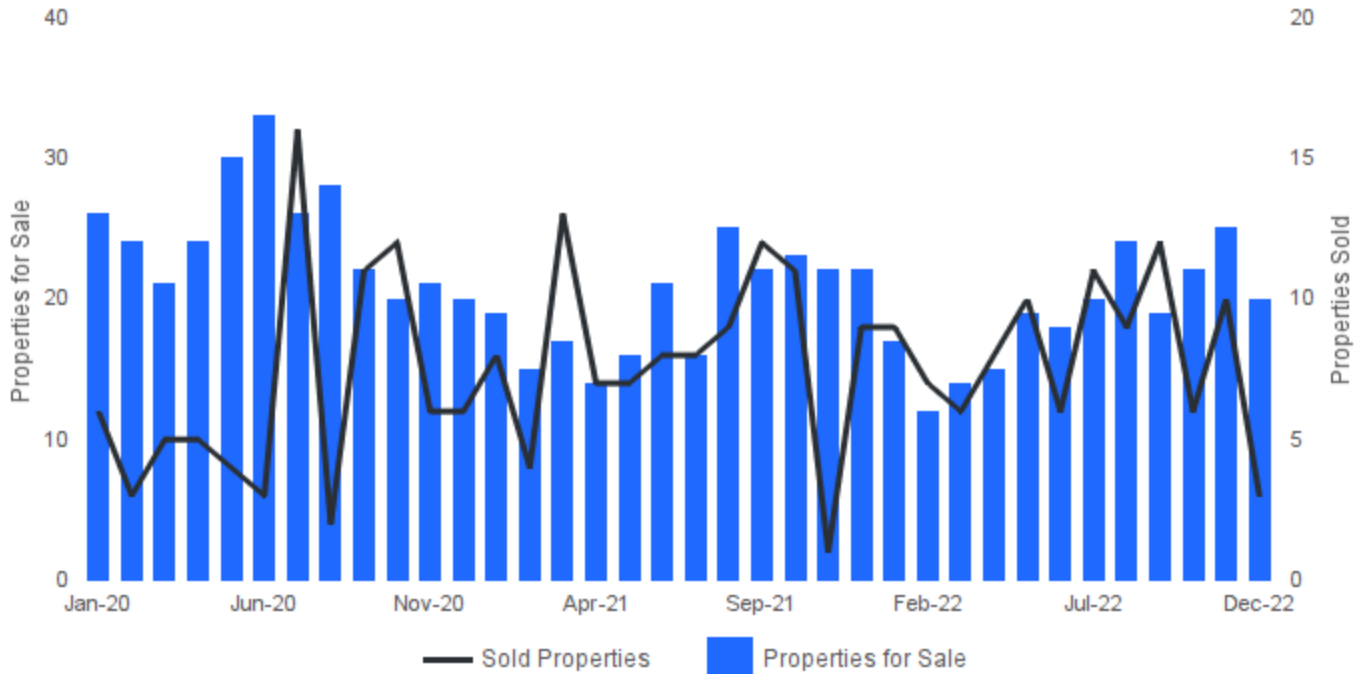


PROPERTIES FOR SALE AND SOLD PROPERTIES

December 2022 | Single Family ?

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

Sold Properties | Number of properties sold.



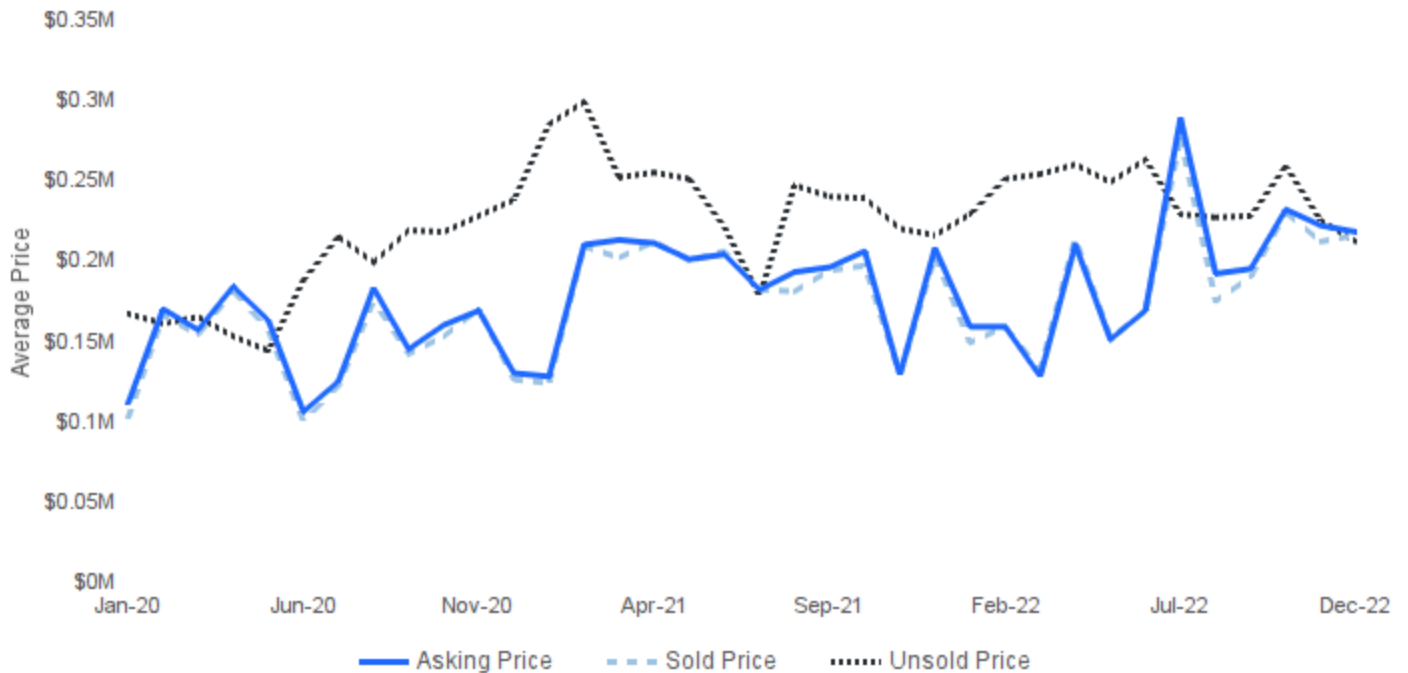
AVERAGE ASKING/SOLD/UNSOLD PRICE

December 2022 | Single Family ?

Unsold Price | the average active list price

Asking Price | the average asking price of sold properties

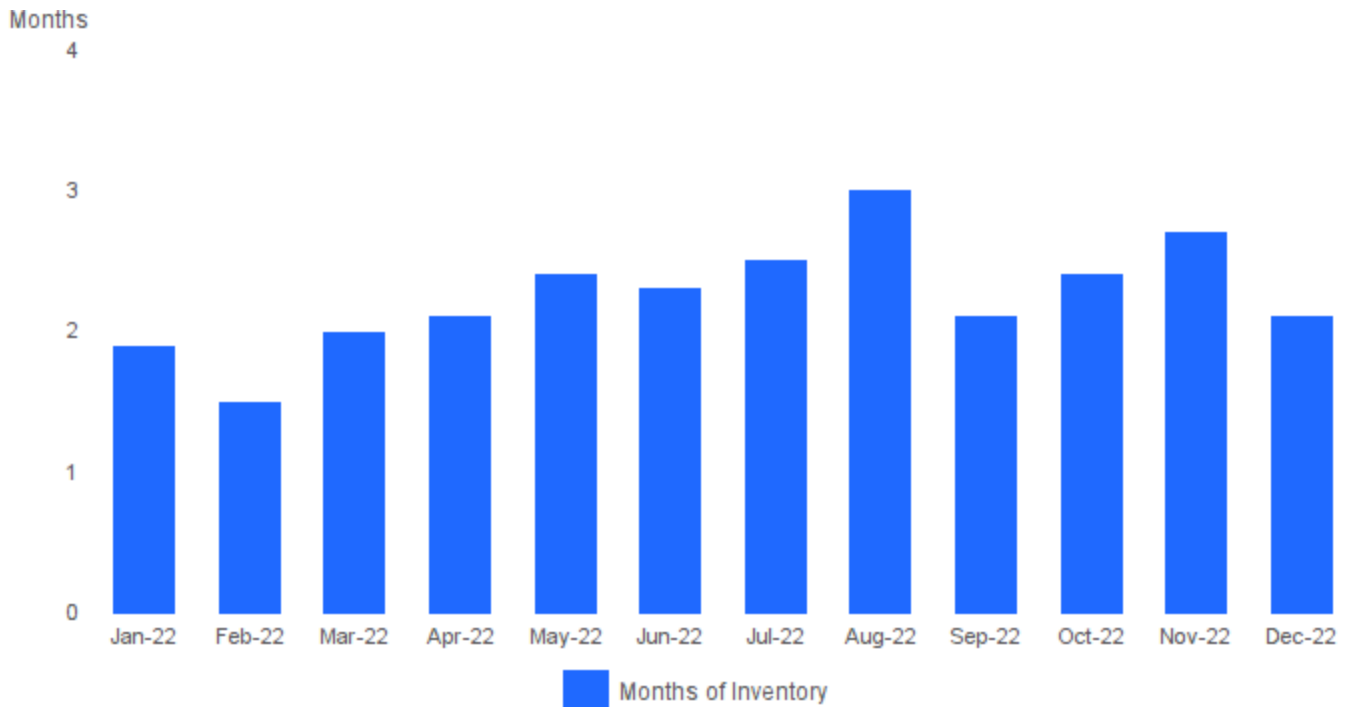
Sold Price | the average selling price



ABSORPTION RATE

December 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.



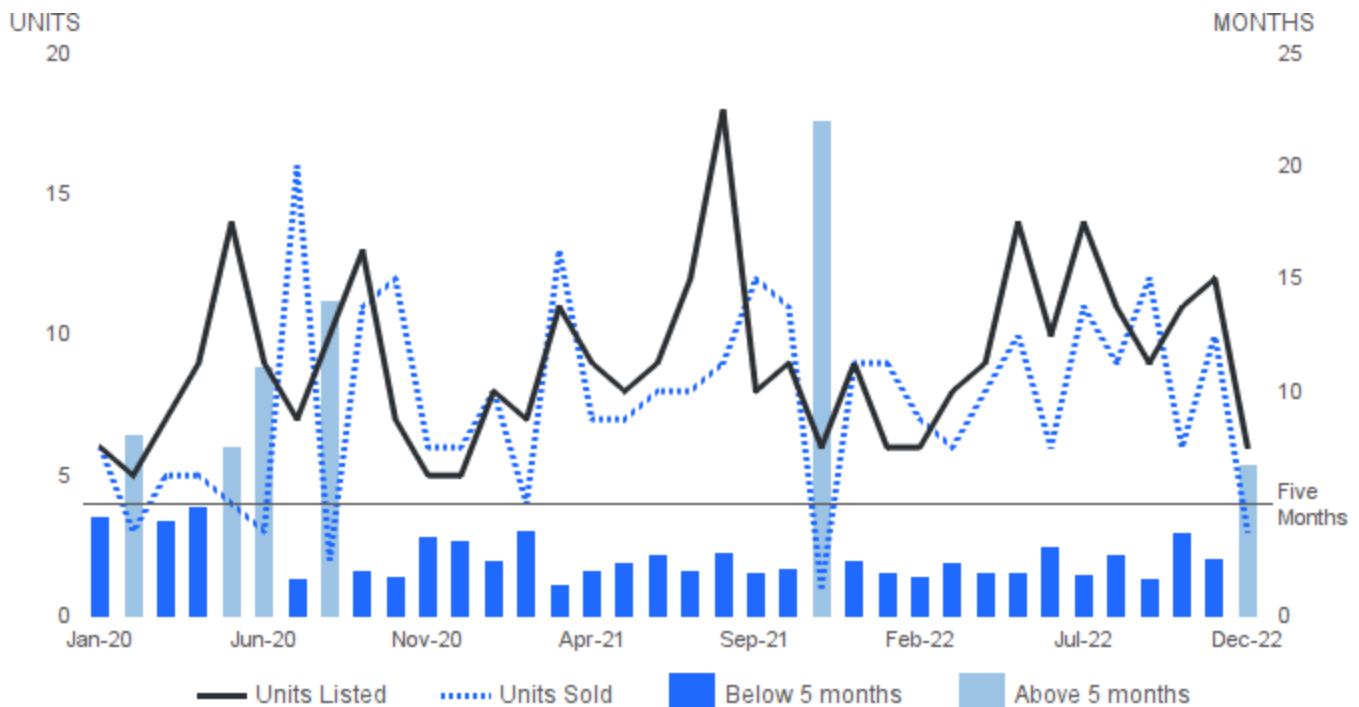
MONTHS SUPPLY OF INVENTORY

December 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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