



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

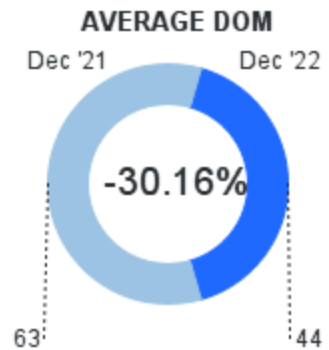
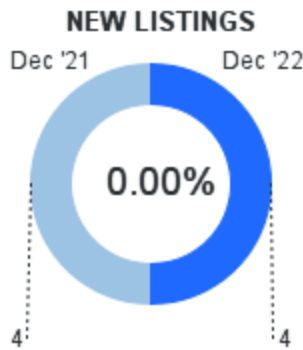
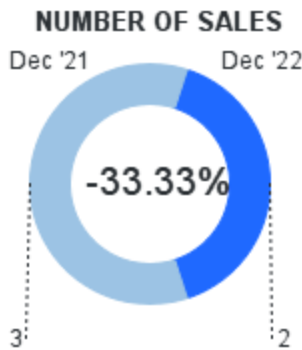
**CALDWELL | OHIO**  
**REAL ESTATE REPORT**

DECEMBER 2022

# CALDWELL (OH) | December 2022

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

### Single Family



**-43.08%** ↓

**MEDIAN SALES PRICE**  
SINGLE FAMILY

**-31.49%** ↓

**AVERAGE SALES PRICE**  
SINGLE FAMILY

**-43.08%** ↓

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

**-32.98%** ↓

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

■ Dec '21      ■ Dec '22

# AREA REPORT

## SINGLE FAMILY HOMES

### FULL MARKET SUMMARY

December 2022 | Single Family ?

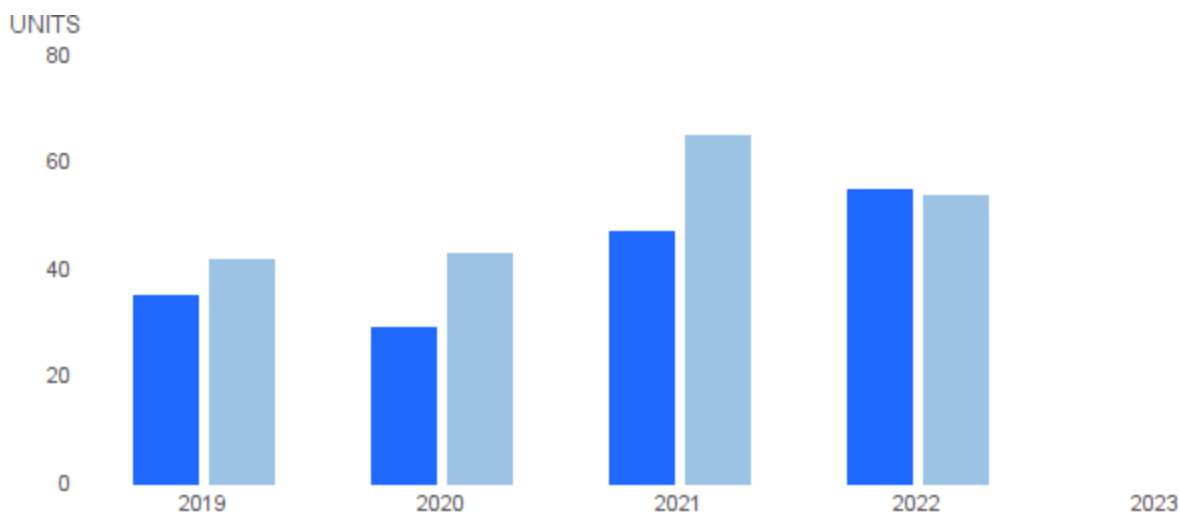
	Month to Date			Year to Date		
	December 2022	December 2021	% Change	YTD 2022	YTD 2021	% Change
New Listings	4	4	0%	54	65	-16.92% ↓
Sold Listings	2	3	-33.33% ↓	55	47	17.02% ↑
Median List Price (Solds)	\$102,400	\$179,900	-43.08% ↓	\$164,500	\$144,900	13.53% ↑
Median Sold Price	\$102,400	\$179,900	-43.08% ↓	\$158,000	\$139,000	13.67% ↑
Median Days on Market	44	76	-42.11% ↓	42	50	-16% ↓
Average List Price (Solds)	\$102,400	\$152,800	-32.98% ↓	\$208,528	\$141,157	47.73% ↑
Average Sold Price	\$102,400	\$149,466	-31.49% ↓	\$198,602	\$137,114	44.84% ↑
Average Days on Market	44	63	-30.16% ↓	66	68	-2.94% ↓
List/Sold Price Ratio	100%	100%	0%	97.1%	95.8%	1.29% ↑

### 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.



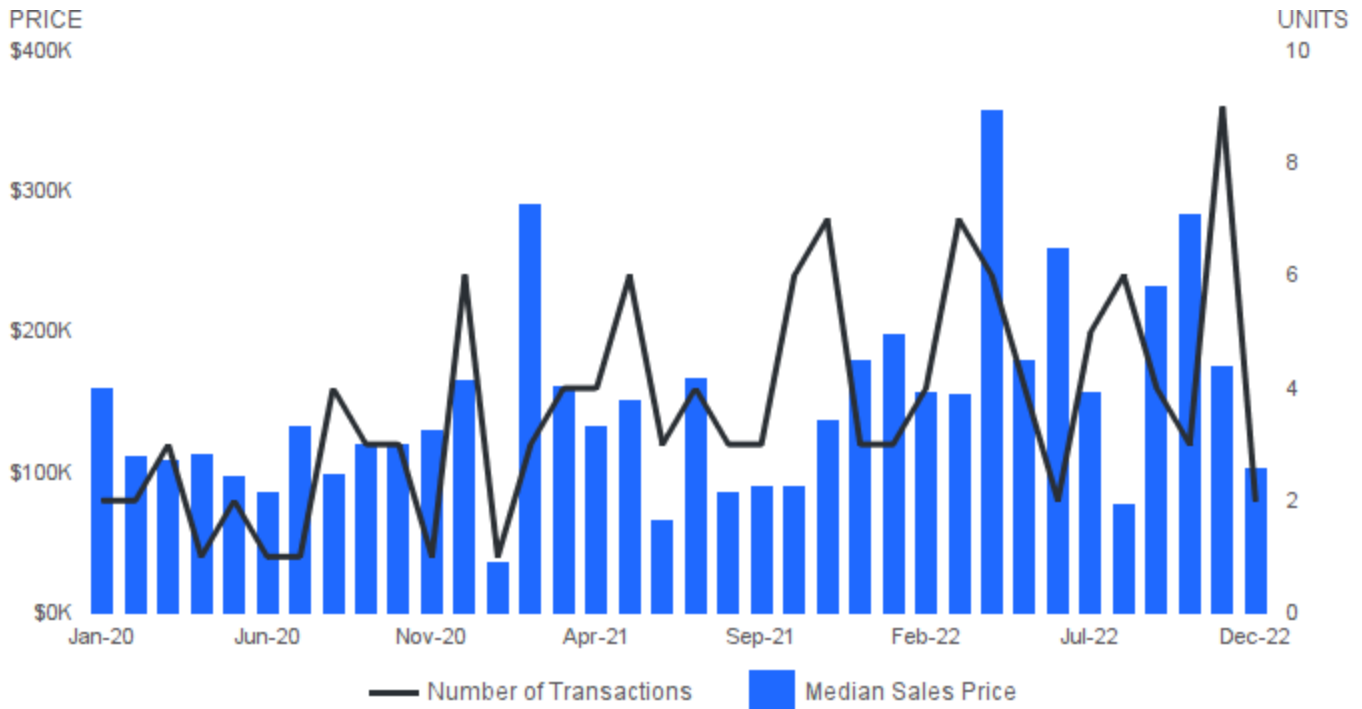
Sold Properties	35	29	47	55	0
New Properties	42	43	65	54	0
Sold Volume	\$3.31M	\$3.74M	\$6.44M	\$10.92M	\$0
Listing Volume	\$5.77M	\$8.21M	\$11.85M	\$11.17M	\$0
Median Sale Price	\$87K	\$120K	\$139K	\$158K	\$0

## 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.

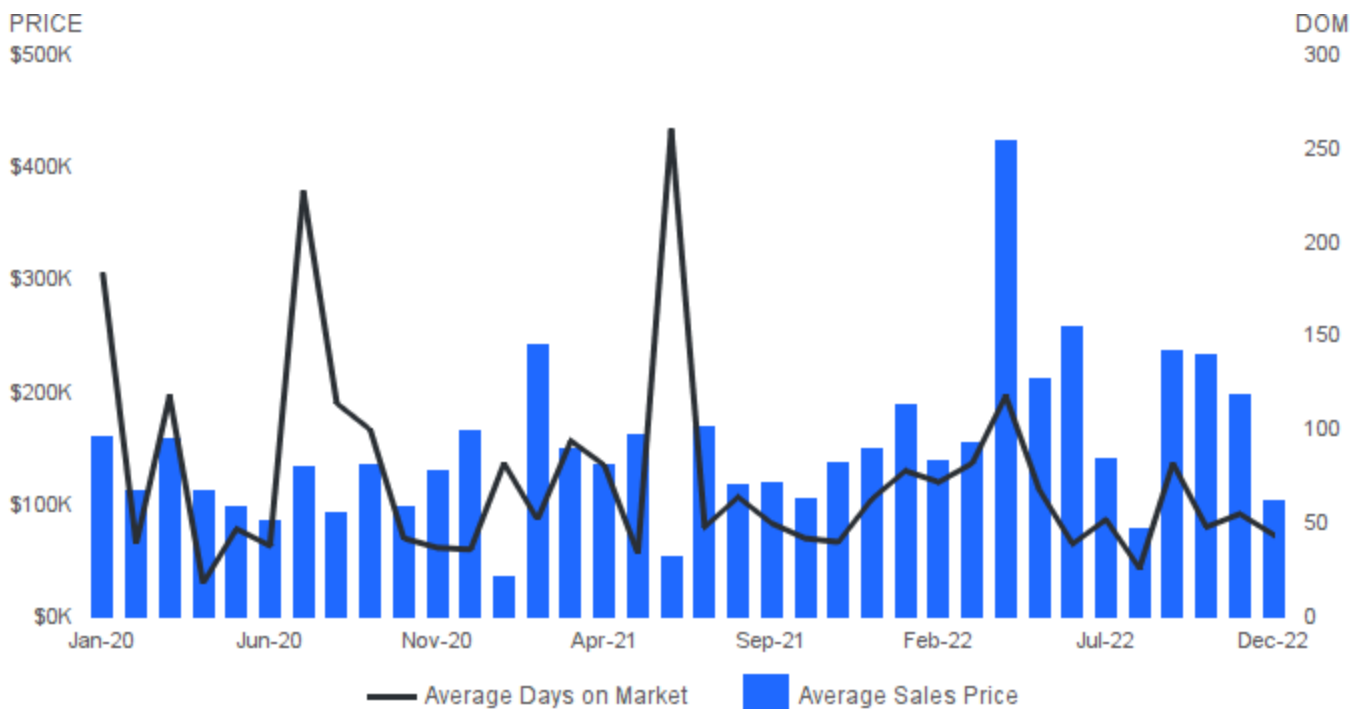


## AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

December 2022 | Single Family ?

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

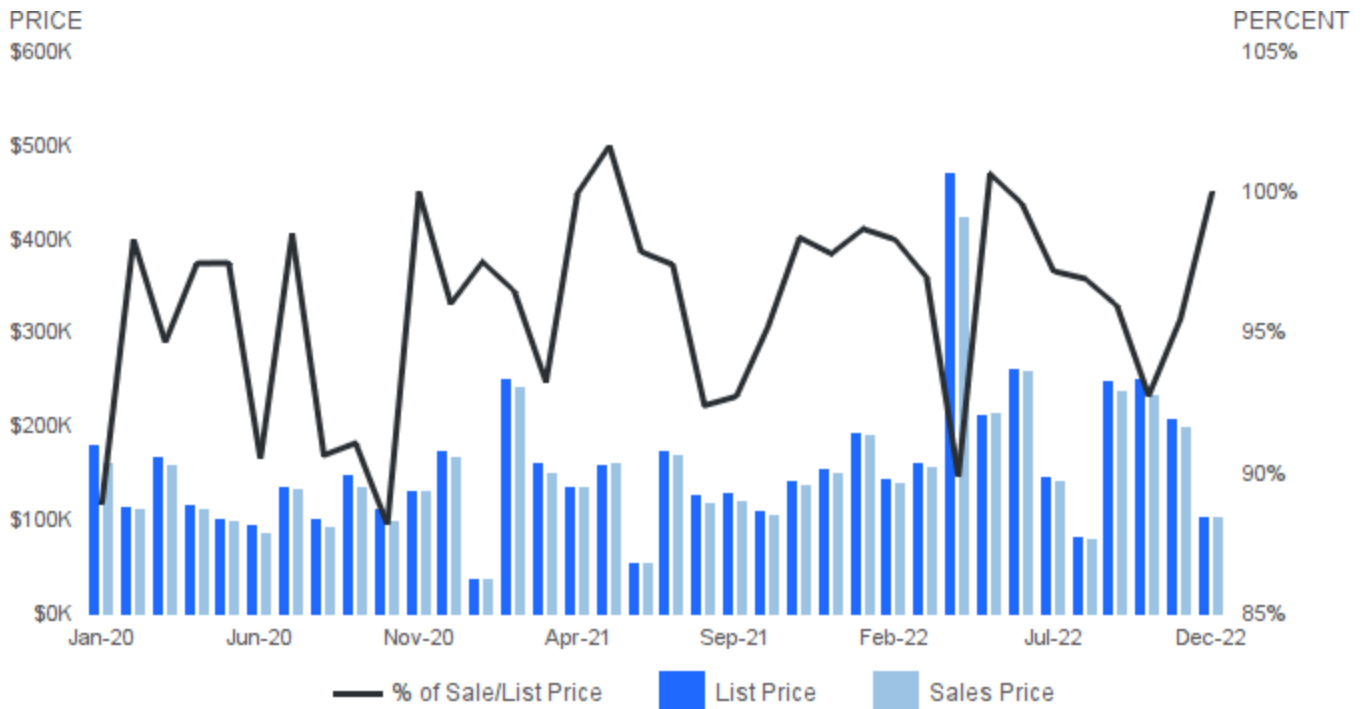
**Average Days on Market** | Average days on market for all properties sold.



# 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.

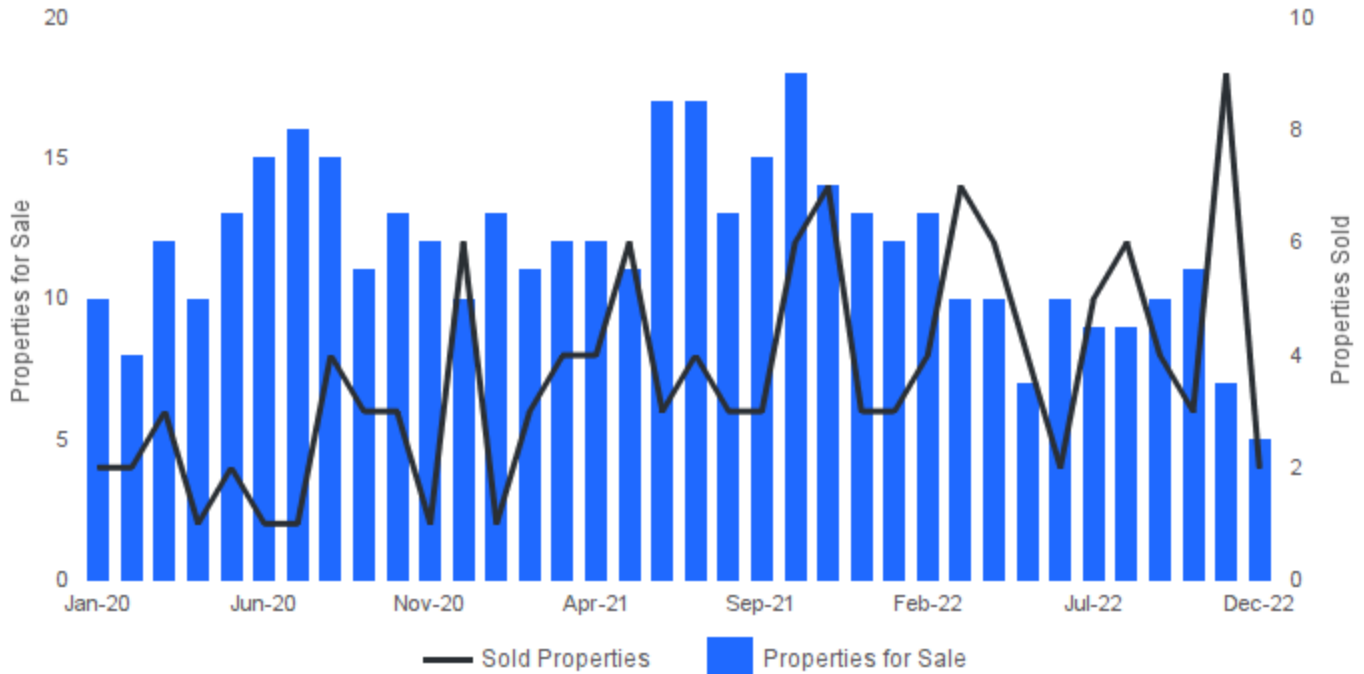


# PROPERTIES FOR SALE AND SOLD PROPERTIES

December 2022 | Single Family ?

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

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



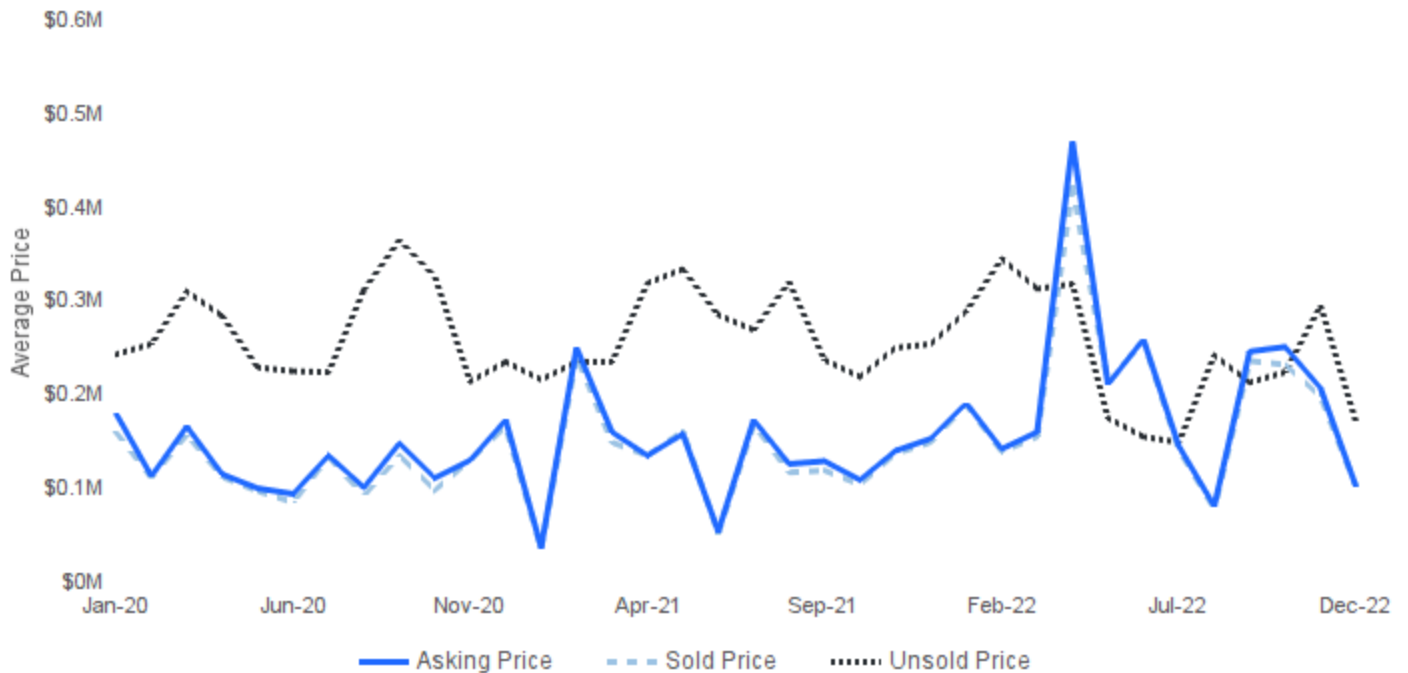
# AVERAGE ASKING/SOLD/UNSOLD PRICE

December 2022 | Single Family ?

**Unsold Price** | the average active list price

**Asking Price** | the average asking price of sold properties

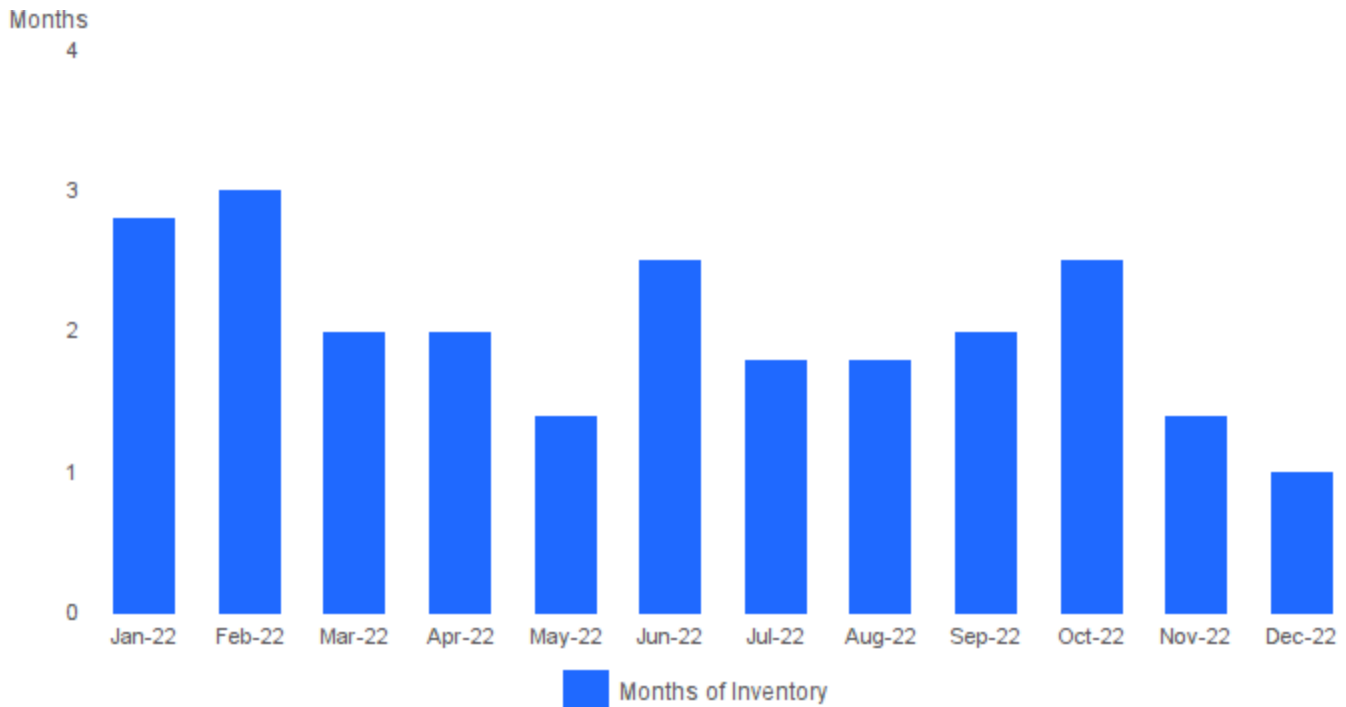
**Sold Price** | the average selling price



# 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.



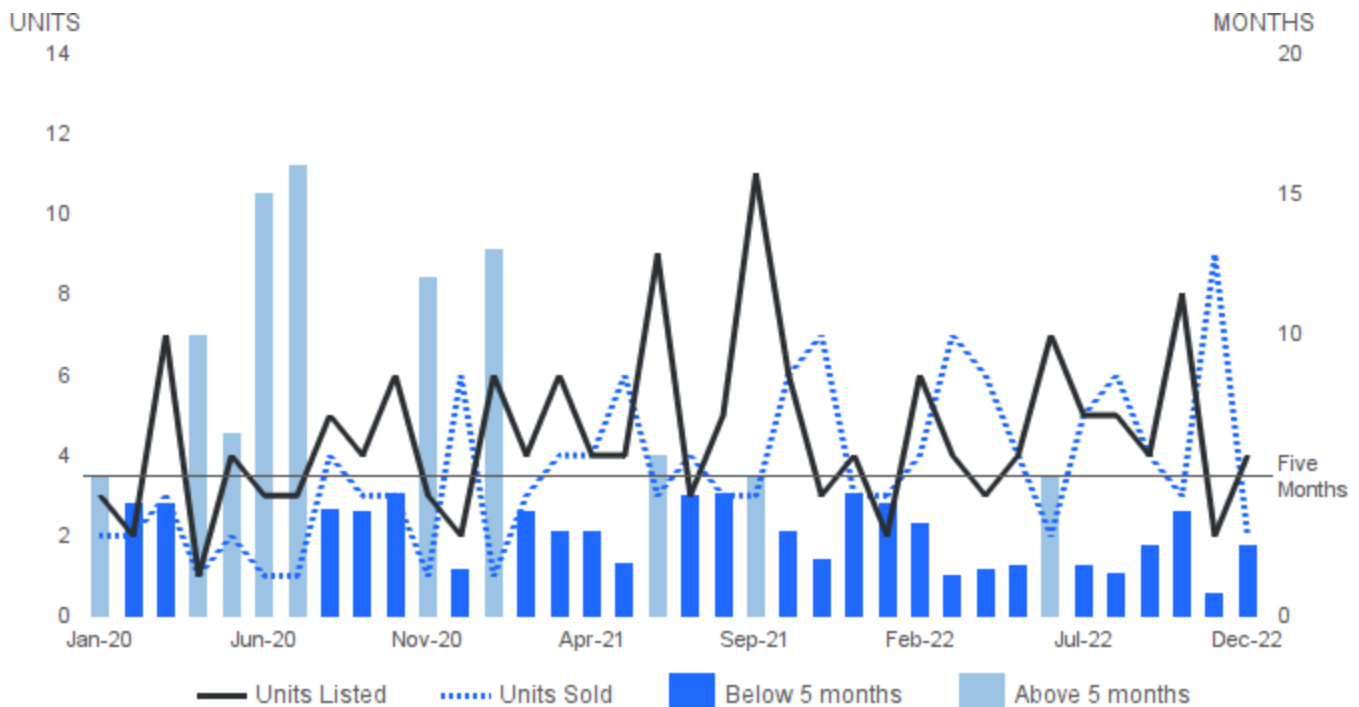
# MONTHS SUPPLY OF INVENTORY

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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