



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

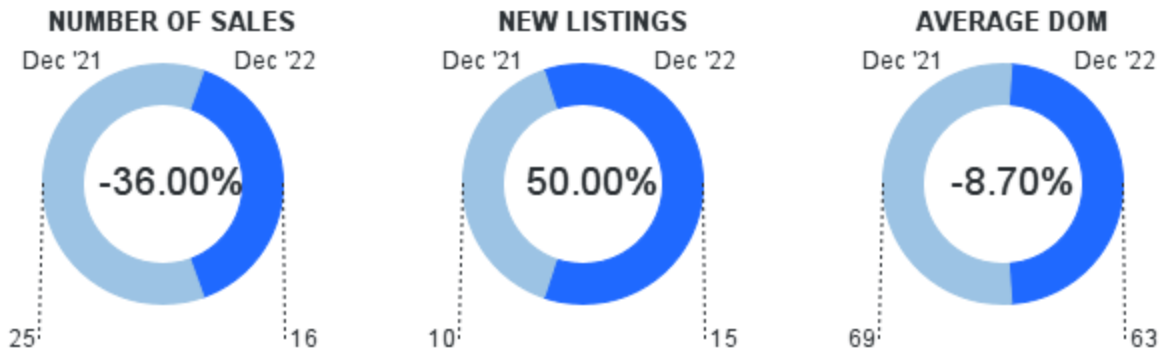
**MARIETTA | OHIO**  
**REAL ESTATE REPORT**

DECEMBER 2022

# MARIETTA (OH) | December 2022

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

### Single Family



**-5.74%** ↓

**MEDIAN SALES PRICE**  
SINGLE FAMILY

**-11.99%** ↓

**AVERAGE SALES PRICE**  
SINGLE FAMILY

**-5.34%** ↓

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

**-11.16%** ↓

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

■ Dec '21    ■ Dec '22

# AREA REPORT

## SINGLE FAMILY HOMES

### FULL MARKET SUMMARY

December 2022 | Single Family ?

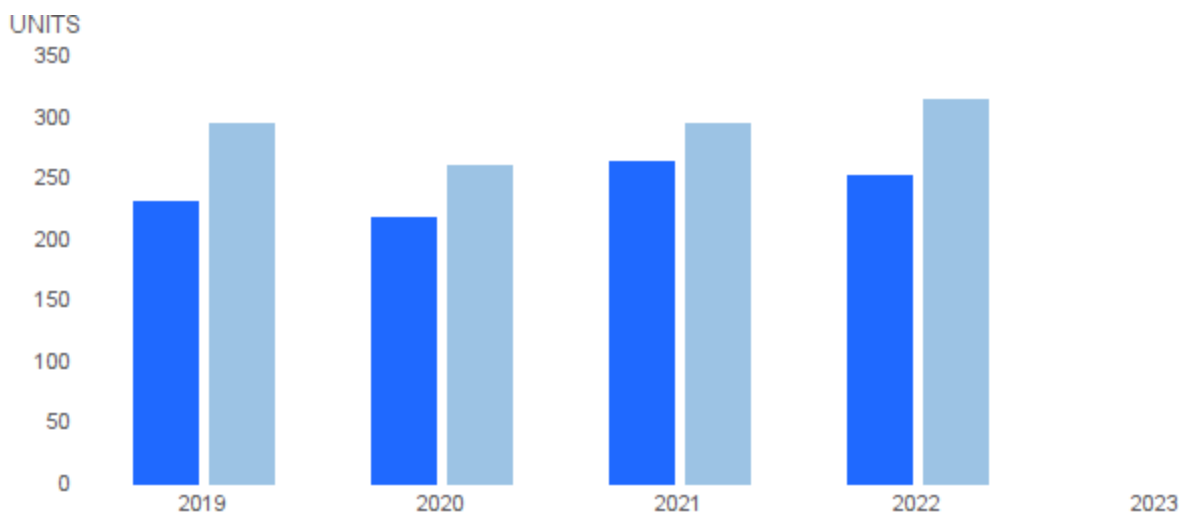
	Month to Date			Year to Date		
	December 2022	December 2021	% Change	YTD 2022	YTD 2021	% Change
New Listings	15	10	50% <span>↑</span>	314	294	6.8% <span>↑</span>
Sold Listings	16	25	-36% <span>↓</span>	252	264	-4.55% <span>↓</span>
Median List Price (Solds)	\$179,750	\$189,900	-5.34% <span>↓</span>	\$168,950	\$186,250	-9.29% <span>↓</span>
Median Sold Price	\$172,500	\$183,000	-5.74% <span>↓</span>	\$166,500	\$185,000	-10% <span>↓</span>
Median Days on Market	50	49	2.04% <span>↑</span>	49	54	-9.26% <span>↓</span>
Average List Price (Solds)	\$193,981	\$218,352	-11.16% <span>↓</span>	\$191,477	\$208,798	-8.3% <span>↓</span>
Average Sold Price	\$189,693	\$215,542	-11.99% <span>↓</span>	\$187,011	\$203,670	-8.18% <span>↓</span>
Average Days on Market	63	69	-8.7% <span>↓</span>	57	76	-25% <span>↓</span>
List/Sold Price Ratio	97.7%	98.4%	-0.68% <span>↓</span>	97.7%	96.8%	0.87% <span>↑</span>

### 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.



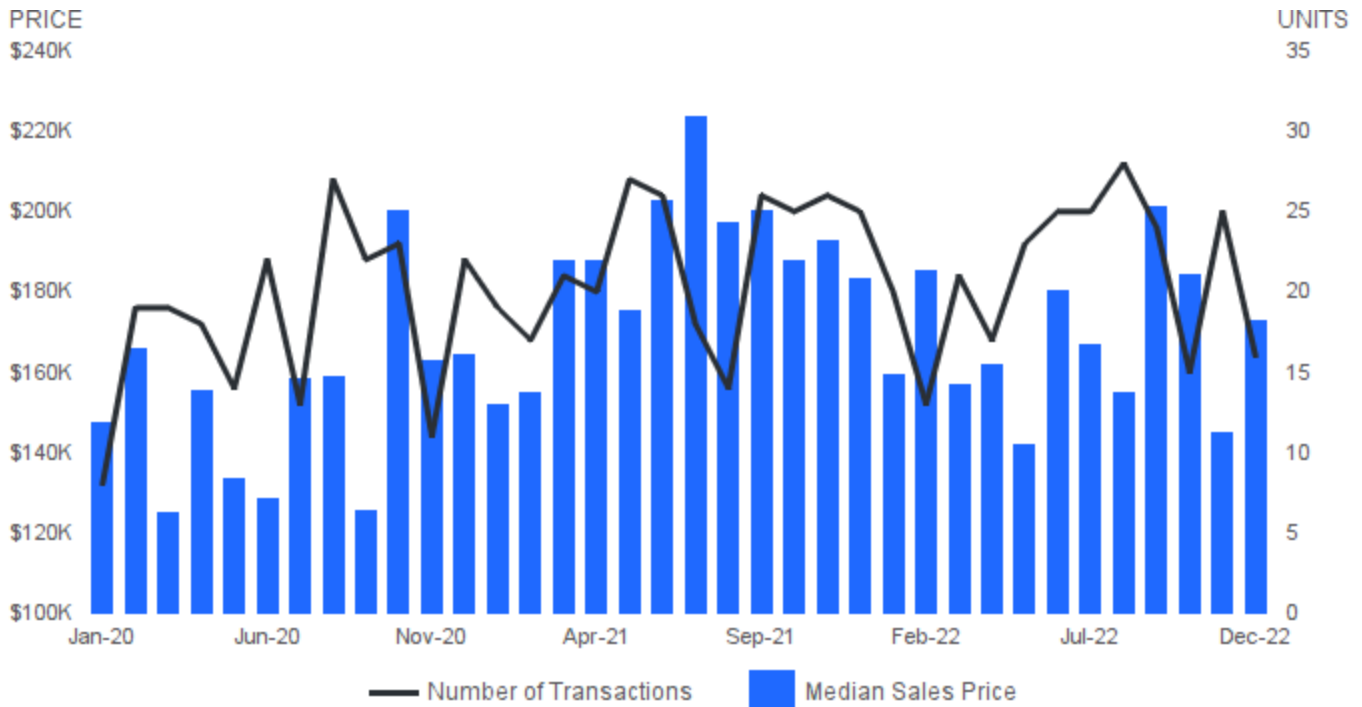
Sold Properties	231	218	264	252	0
New Properties	294	260	294	314	0
Sold Volume	\$40.16M	\$39.04M	\$53.77M	\$47.13M	\$0
Listing Volume	\$58.06M	\$53.02M	\$62.78M	\$67.06M	\$0
Median Sale Price	\$160K	\$150K	\$185K	\$167K	\$0

## 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.

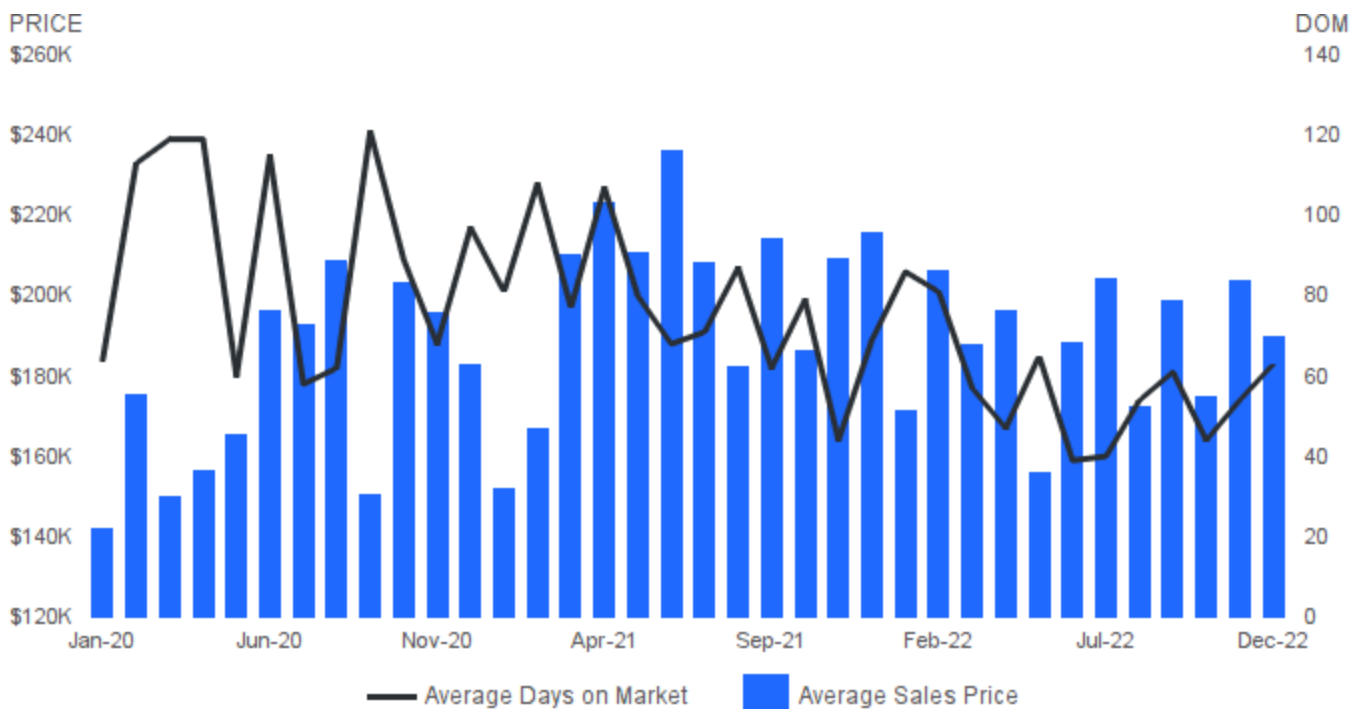


## AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

December 2022 | Single Family ?

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

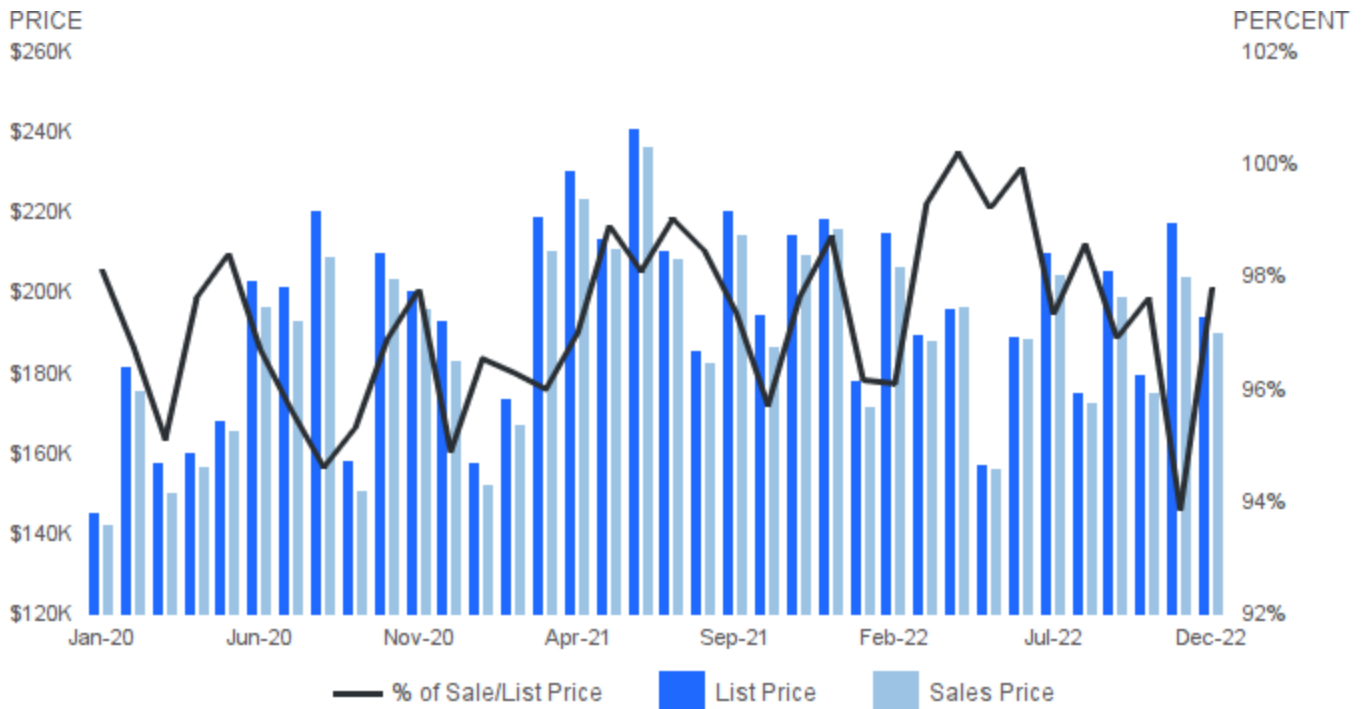
**Average Days on Market** | Average days on market for all properties sold.



# 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.

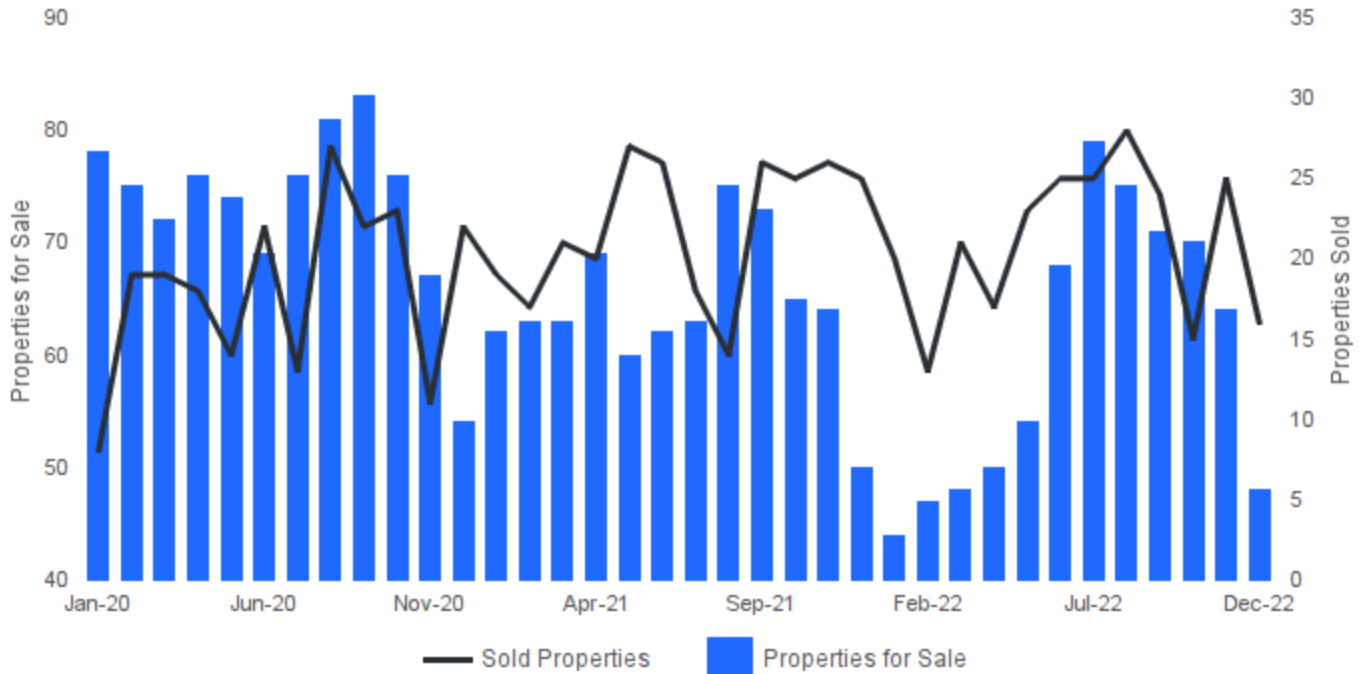


# PROPERTIES FOR SALE AND SOLD PROPERTIES

December 2022 | Single Family ?

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

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



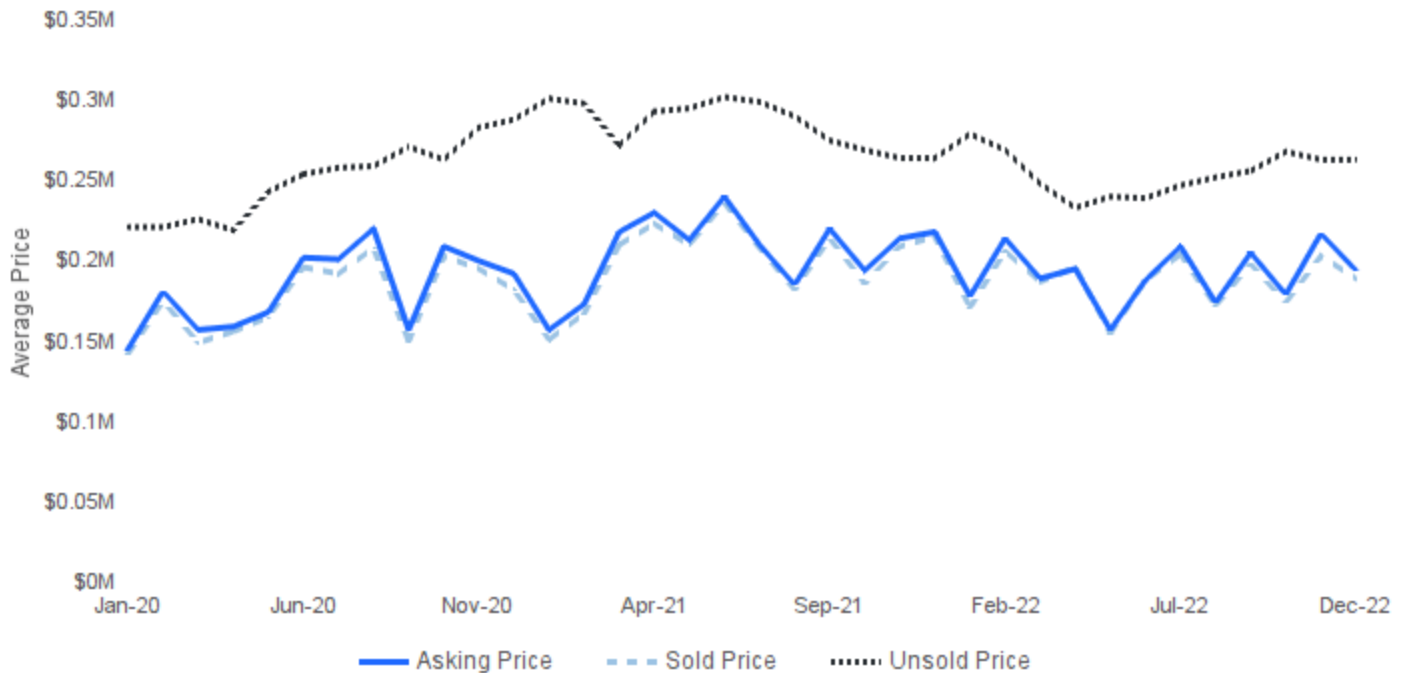
# AVERAGE ASKING/SOLD/UNSOLD PRICE

December 2022 | Single Family ?

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

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

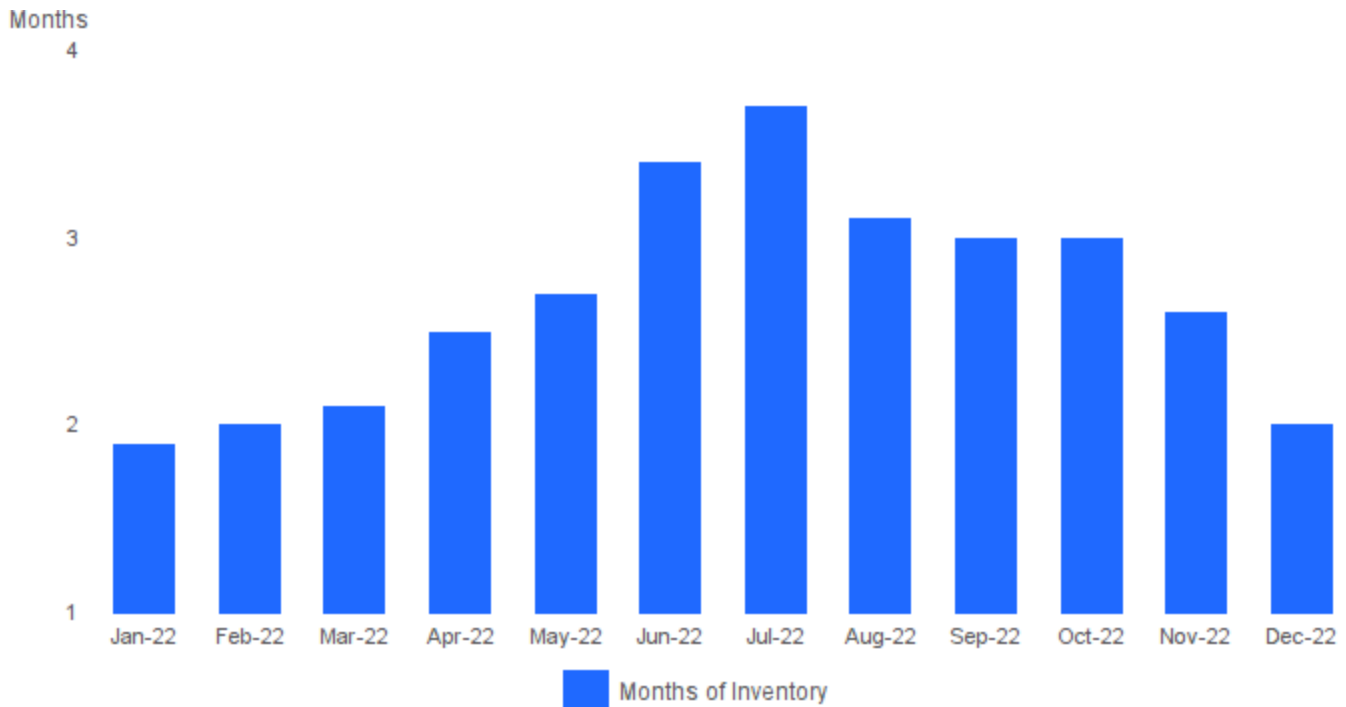
**Sold Price** | the average selling price



# 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.



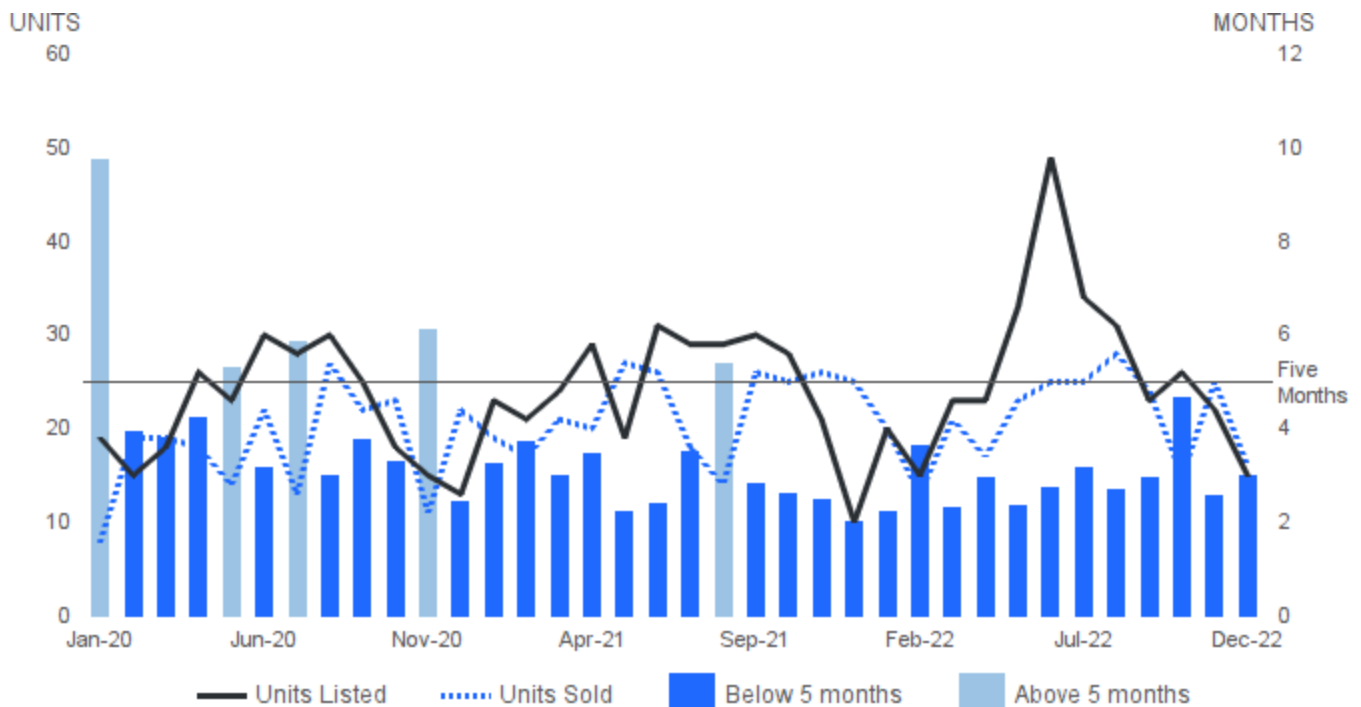
# MONTHS SUPPLY OF INVENTORY

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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