



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

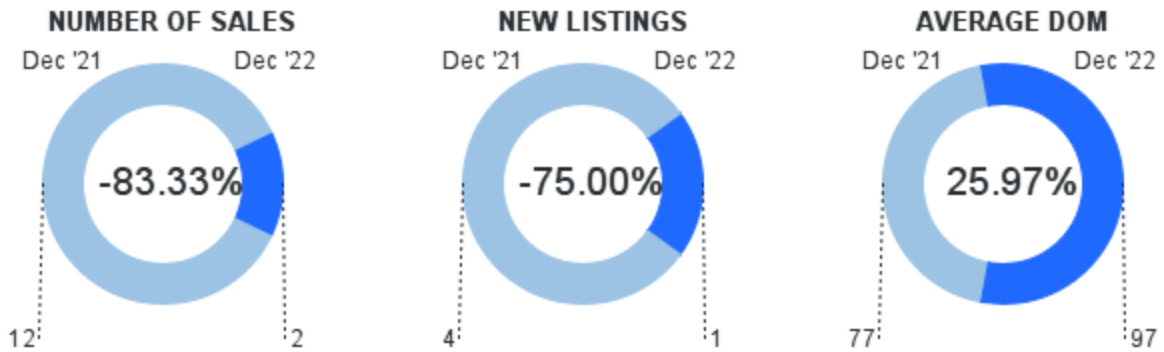
**MCCONNELSVILLE | OHIO**  
**REAL ESTATE REPORT**

**DECEMBER 2022**

# MCCONNELSVILLE (OH) | December 2022

REAL ESTATE SNAPSHOT - Change since this time last year

Single Family



279.14%

MEDIAN SALES PRICE  
SINGLE FAMILY

305.88%

AVERAGE SALES PRICE  
SINGLE FAMILY

292.08%

MEDIAN LIST PRICE  
(SOLD LISTINGS)  
SINGLE FAMILY

299.30%

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	1	4	-75% <span>↓</span>	45	76	-40.79% <span>↓</span>
Sold Listings	2	12	-83.33% <span>↓</span>	42	63	-33.33% <span>↓</span>
Median List Price (Solds)	\$509,500	\$129,949	292.08% <span>↑</span>	\$157,500	\$122,900	28.15% <span>↑</span>
Median Sold Price	\$492,500	\$129,900	279.14% <span>↑</span>	\$148,125	\$125,000	18.5% <span>↑</span>
Median Days on Market	97	67	44.78% <span>↑</span>	66	57	15.79% <span>↑</span>
Average List Price (Solds)	\$509,500	\$127,599	299.3% <span>↑</span>	\$186,138	\$139,271	33.65% <span>↑</span>
Average Sold Price	\$492,500	\$121,341	305.88% <span>↑</span>	\$176,934	\$134,798	31.26% <span>↑</span>
Average Days on Market	97	77	25.97% <span>↑</span>	80	65	23.08% <span>↑</span>
List/Sold Price Ratio	93%	94%	-1.06% <span>↓</span>	93.9%	96%	-2.16% <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.



## 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.

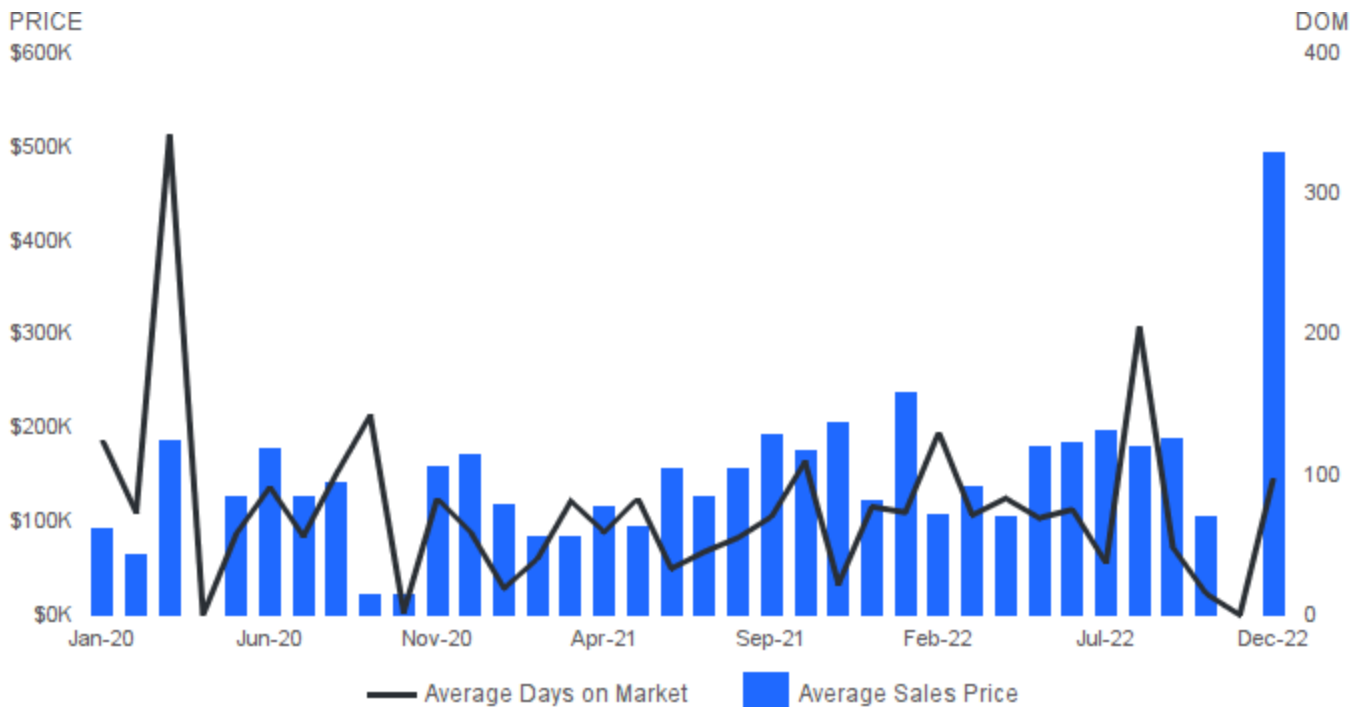


## AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

December 2022 | Single Family ?

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

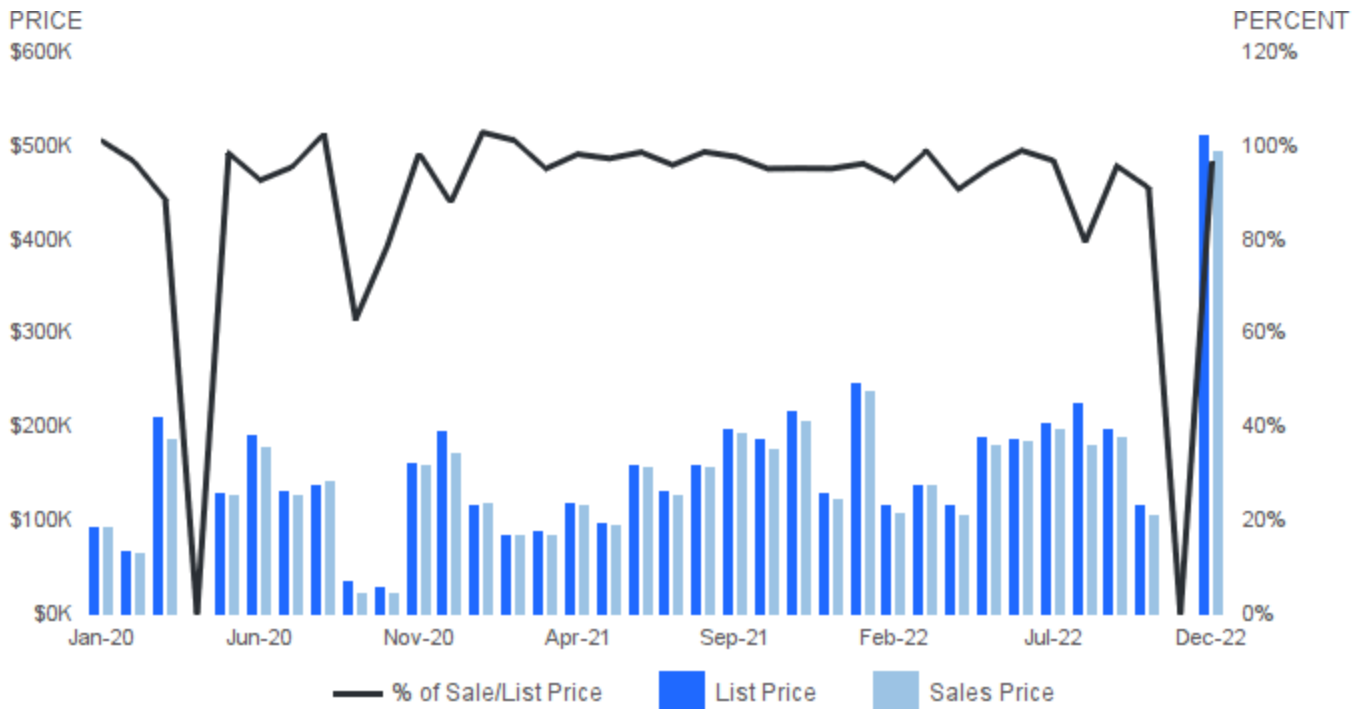
**Average Days on Market** | Average days on market for all properties sold.



# 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.

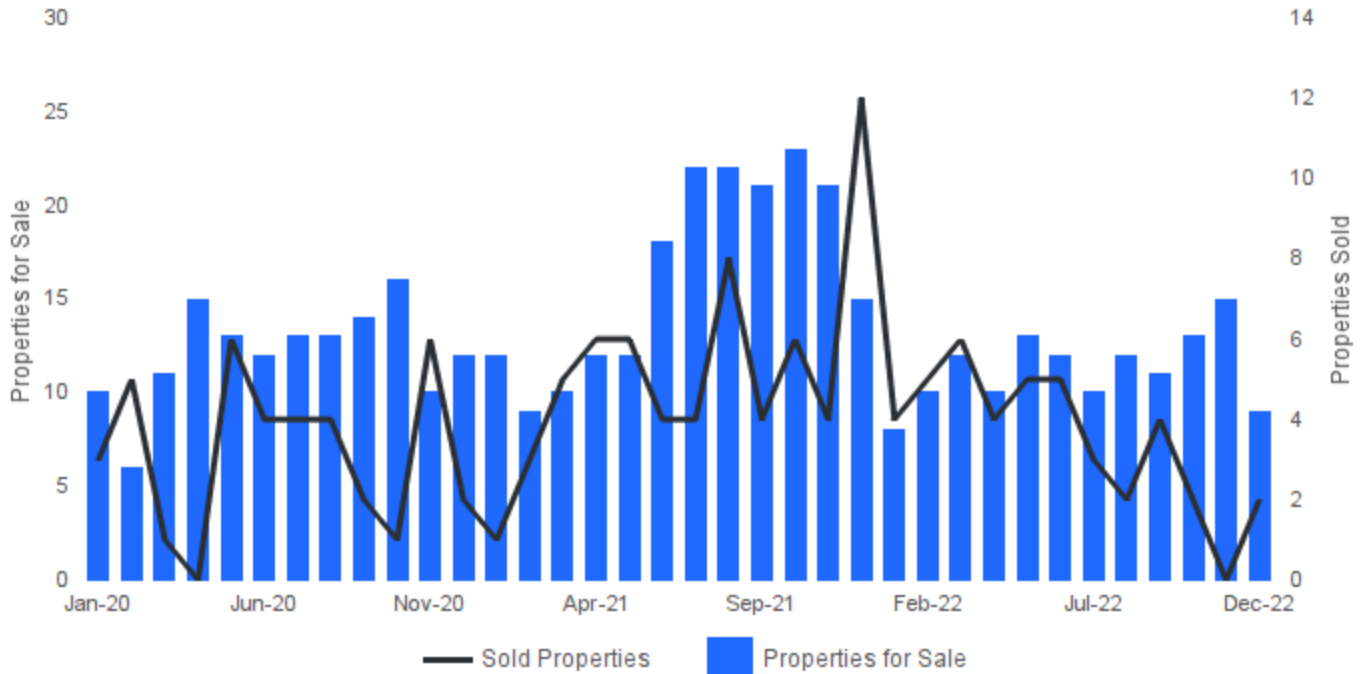


# PROPERTIES FOR SALE AND SOLD PROPERTIES

December 2022 | Single Family ?

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

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



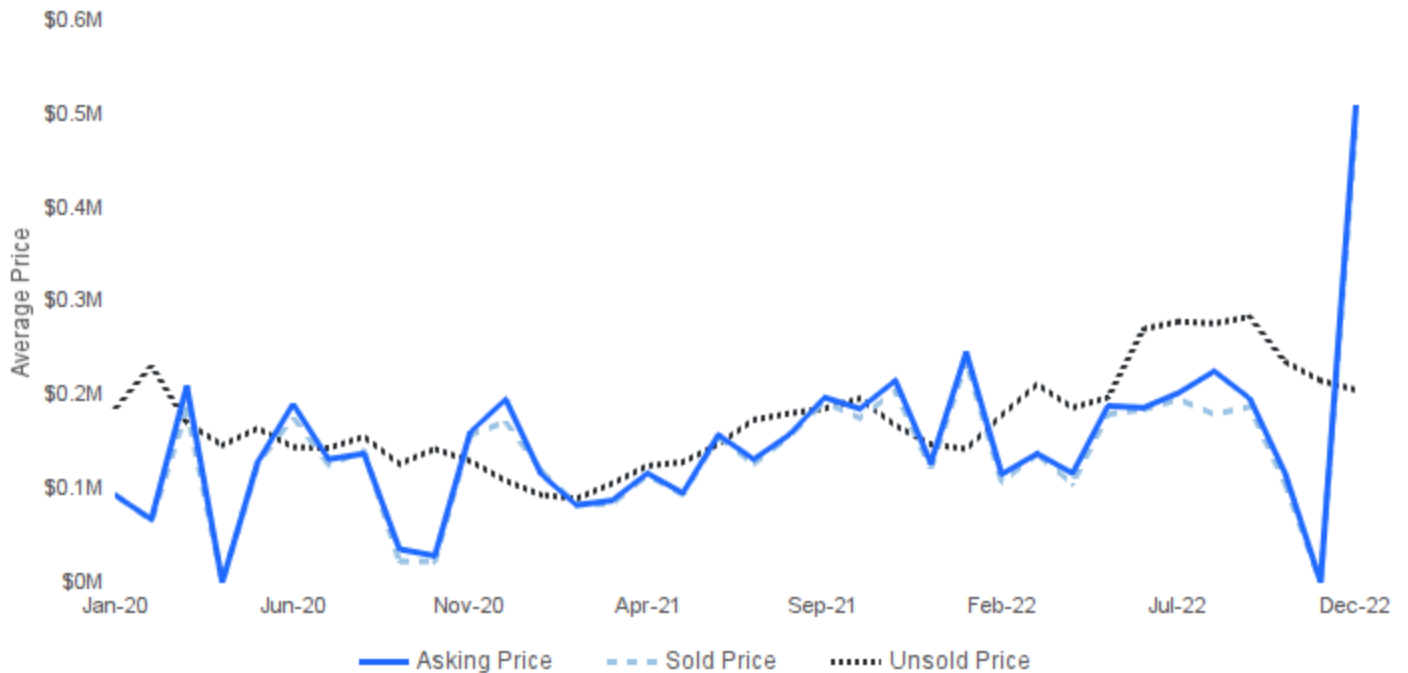
# AVERAGE ASKING/SOLD/UNSOLD PRICE

December 2022 | Single Family ?

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

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

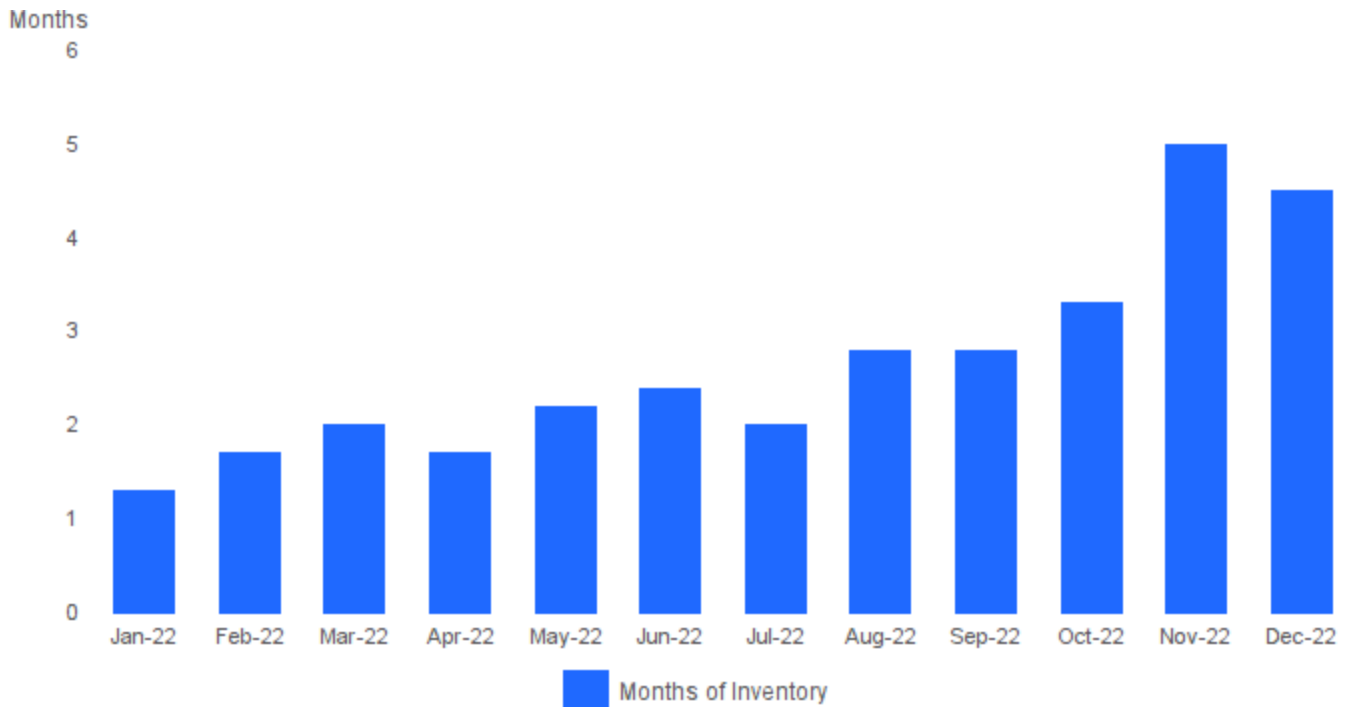
**Sold Price** | the average selling price



# 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.



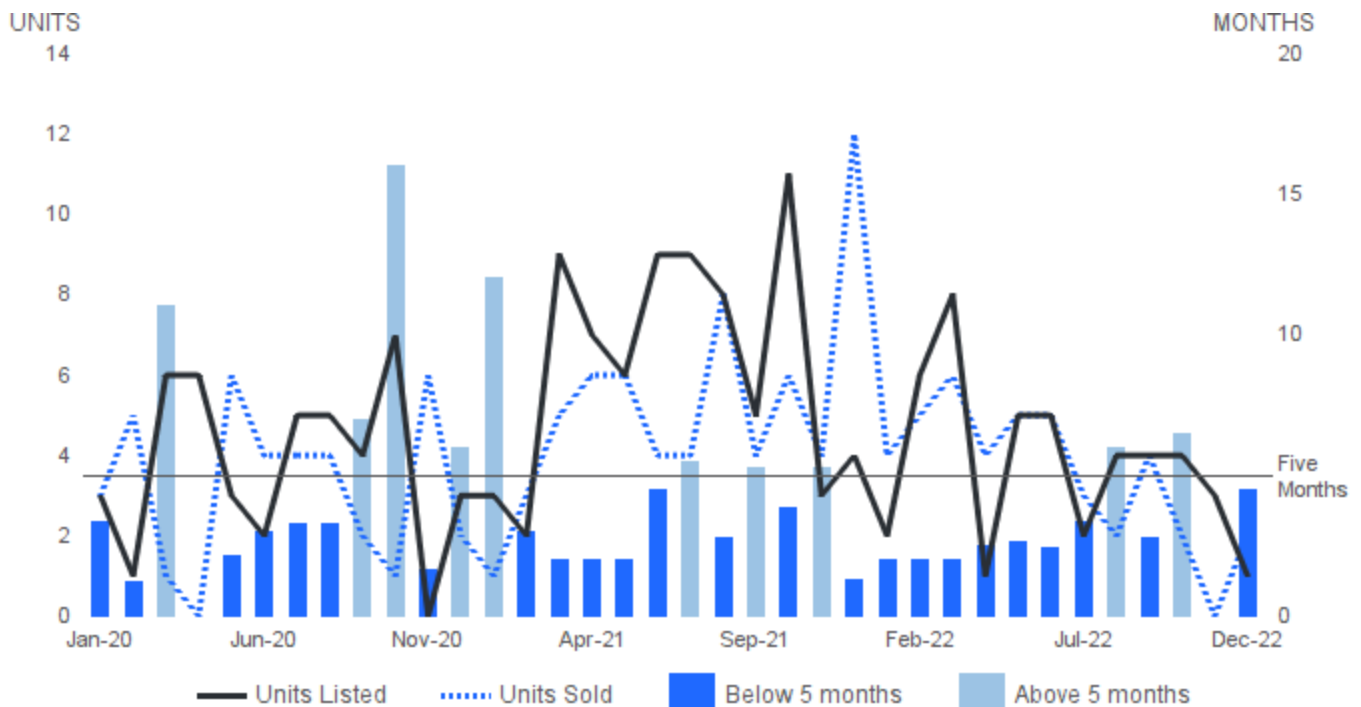
# MONTHS SUPPLY OF INVENTORY

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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