



COLDWELL BANKER
SELECT PROPERTIES

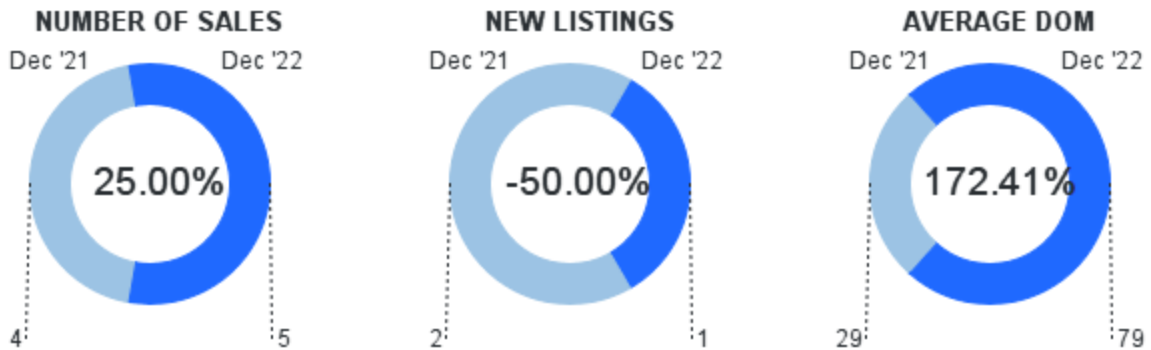
MINERAL WELLS | WV
REAL ESTATE REPORT

DECEMBER 2022

MINERAL WELLS (WV) | December 2022

REAL ESTATE SNAPSHOT - Change since this time last year

Single Family



15.66%

MEDIAN SALES PRICE
SINGLE FAMILY

16.07%

AVERAGE SALES PRICE
SINGLE FAMILY

15.97%

MEDIAN LIST PRICE
(SOLD LISTINGS)
SINGLE FAMILY

11.70%

AVERAGE LIST PRICE
(SOLD LISTINGS)
SINGLE FAMILY

Dec '21 Dec '22

AREA REPORT

SINGLE FAMILY HOMES

FULL MARKET SUMMARY

December 2022 | Single Family ?

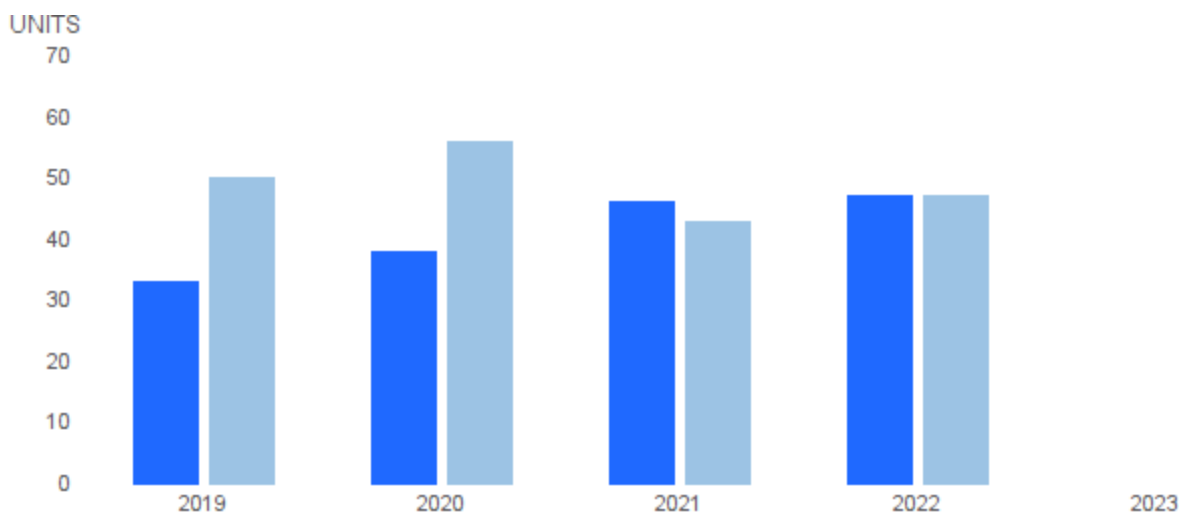
	Month to Date			Year to Date		
	December 2022	December 2021	% Change	YTD 2022	YTD 2021	% Change
New Listings	1	2	-50% ↓	47	43	9.3% ↑
Sold Listings	5	4	25% ↑	47	46	2.17% ↑
Median List Price (Solds)	\$265,000	\$228,500	15.97% ↑	\$225,000	\$167,000	34.73% ↑
Median Sold Price	\$254,000	\$219,600	15.66% ↑	\$225,000	\$158,000	42.41% ↑
Median Days on Market	55	34	61.76% ↑	31	45	-31.11% ↓
Average List Price (Solds)	\$254,400	\$227,750	11.7% ↑	\$276,067	\$192,597	43.34% ↑
Average Sold Price	\$248,600	\$214,175	16.07% ↑	\$272,401	\$186,779	45.84% ↑
Average Days on Market	79	29	172.41% ↑	44	71	-38.03% ↓
List/Sold Price Ratio	98%	94.8%	3.43% ↑	100.3%	95.5%	5.05% ↑

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	33	38	46	47	0
New Properties	50	56	43	47	0
Sold Volume	\$5.84M	\$7.52M	\$8.59M	\$12.80M	\$0
Listing Volume	\$9.34M	\$11.54M	\$8.97M	\$13.15M	\$0
Median Sale Price	\$166K	\$178K	\$158K	\$225K	\$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.

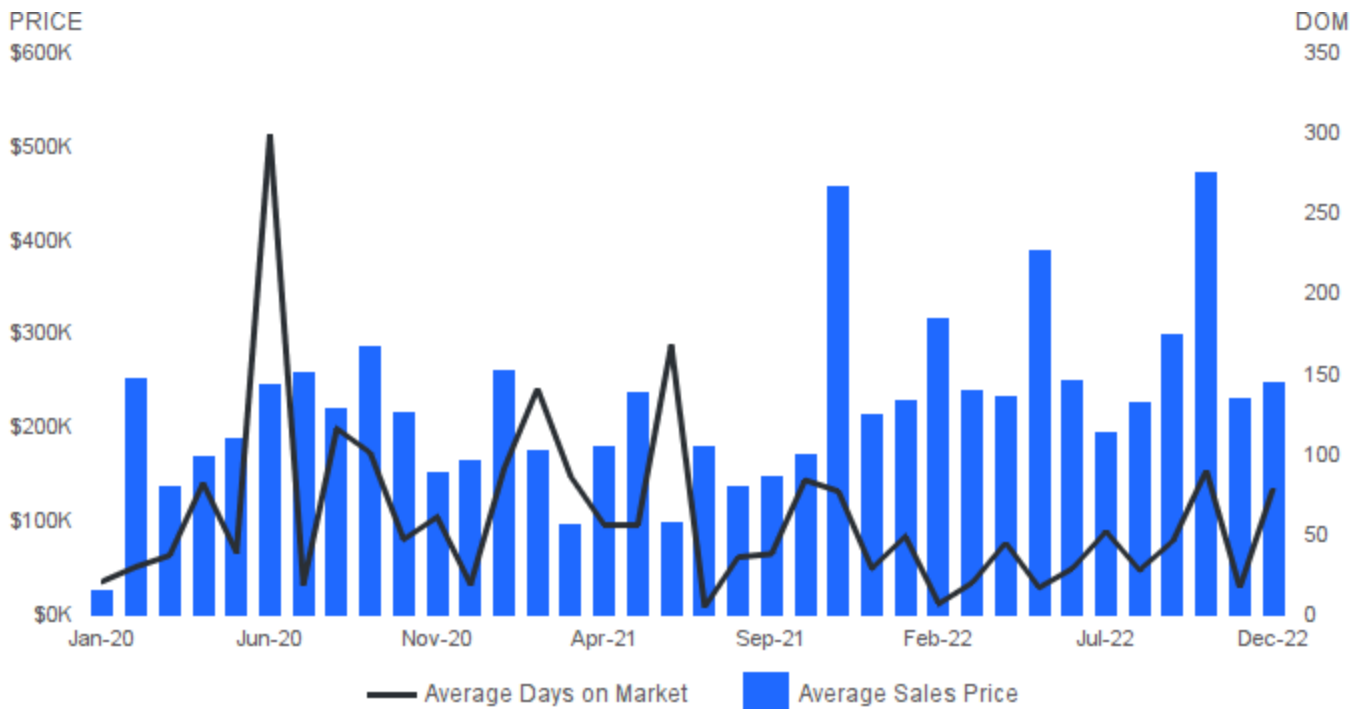


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

December 2022 | Single Family ?

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

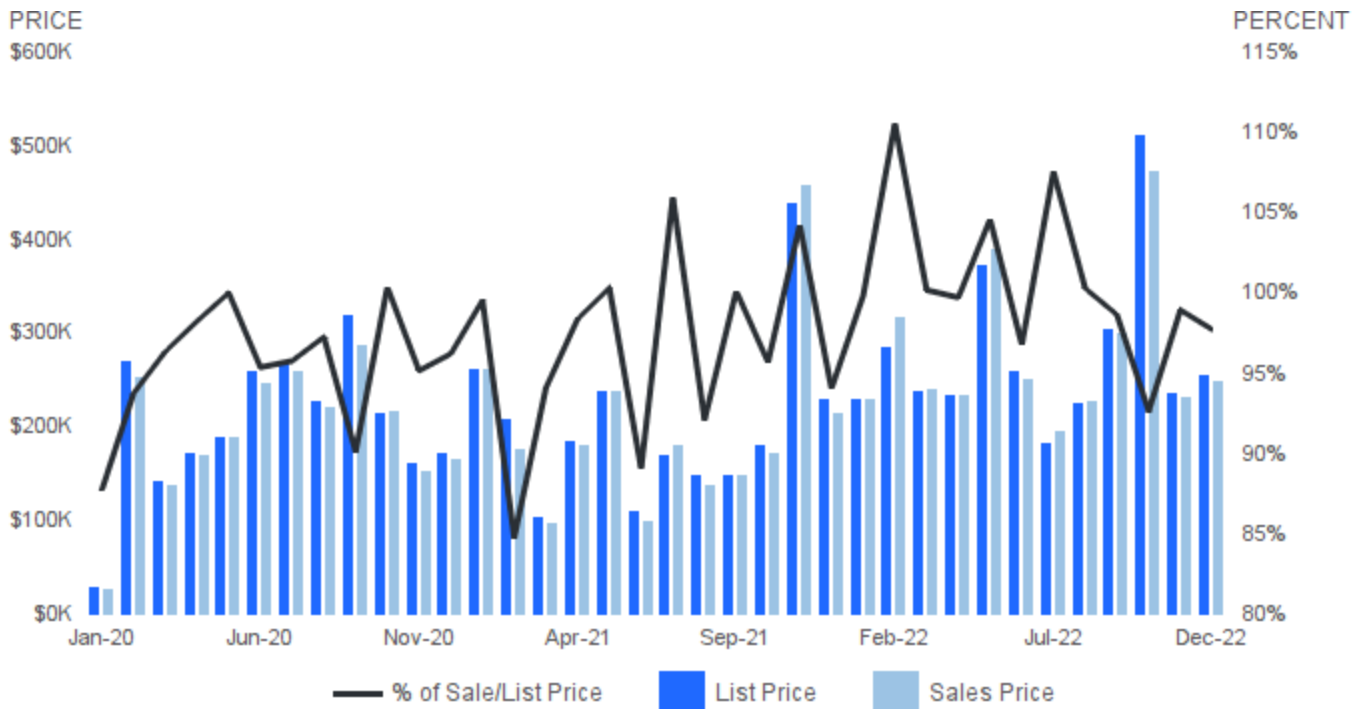
Average Days on Market | Average days on market for all properties sold.



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.

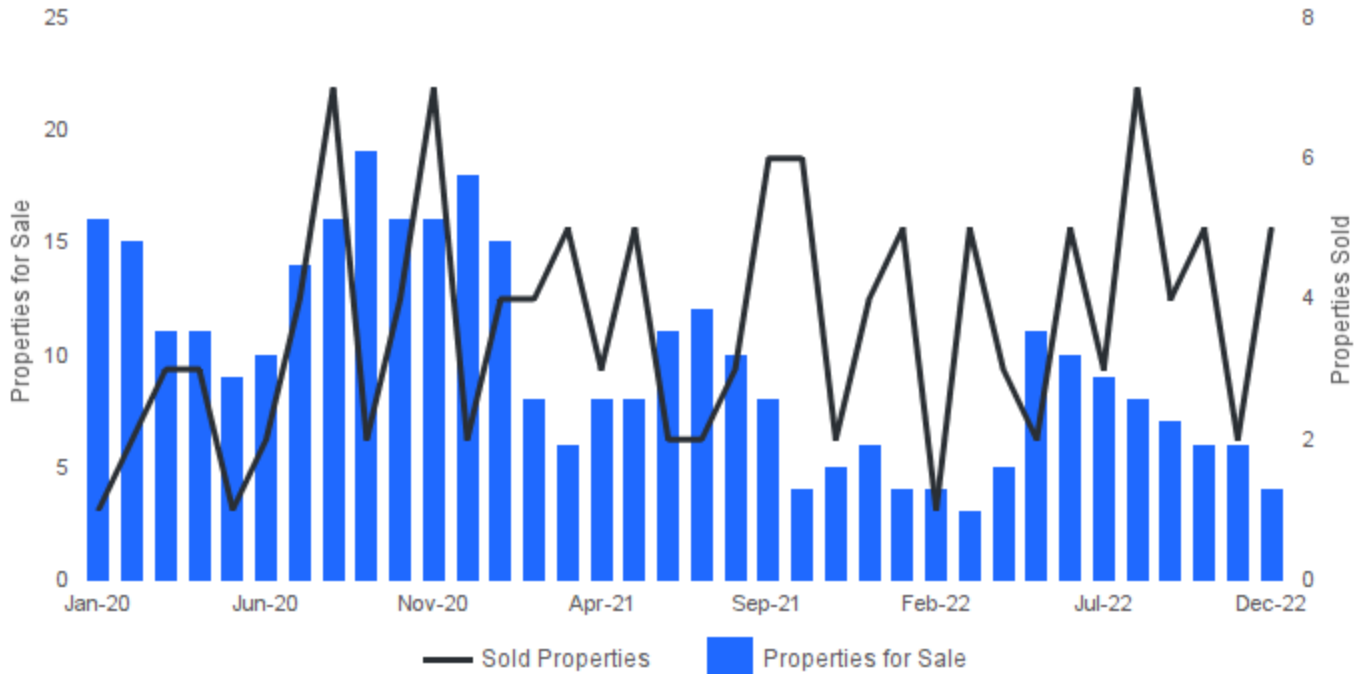


PROPERTIES FOR SALE AND SOLD PROPERTIES

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

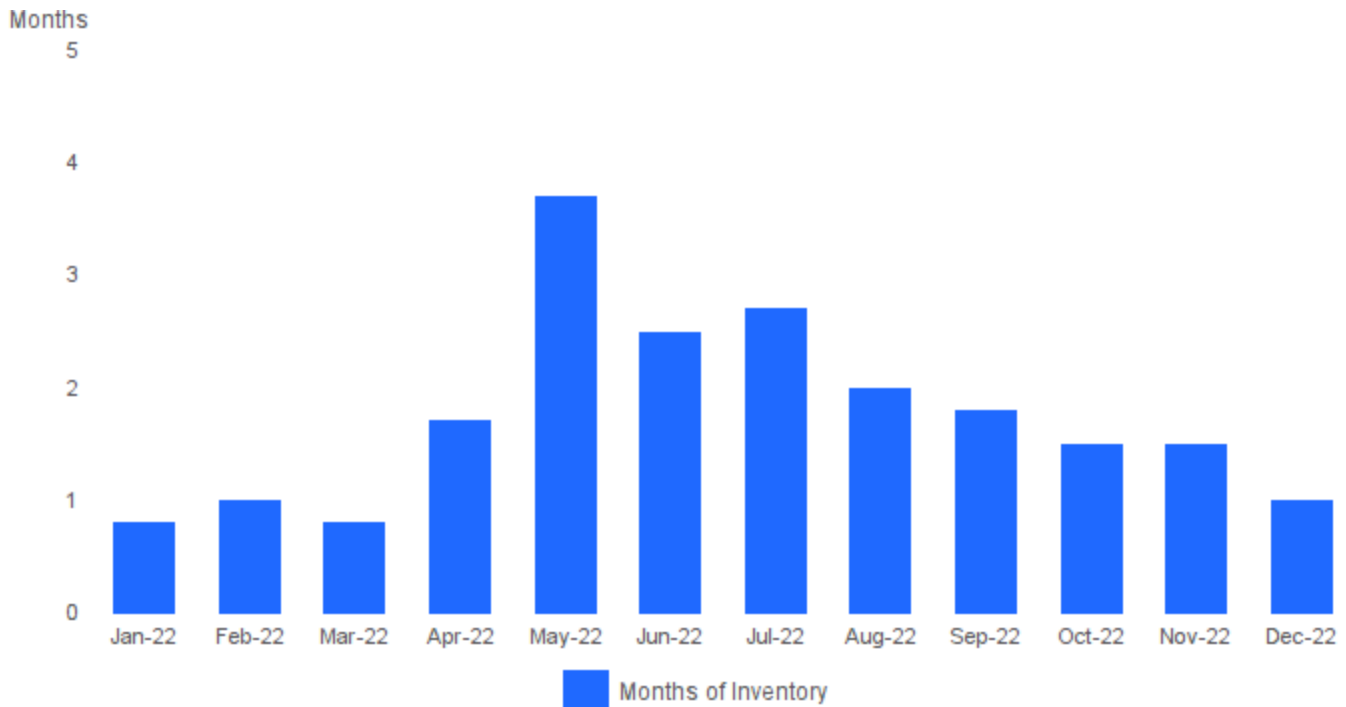
Sold Price | the average selling price



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.



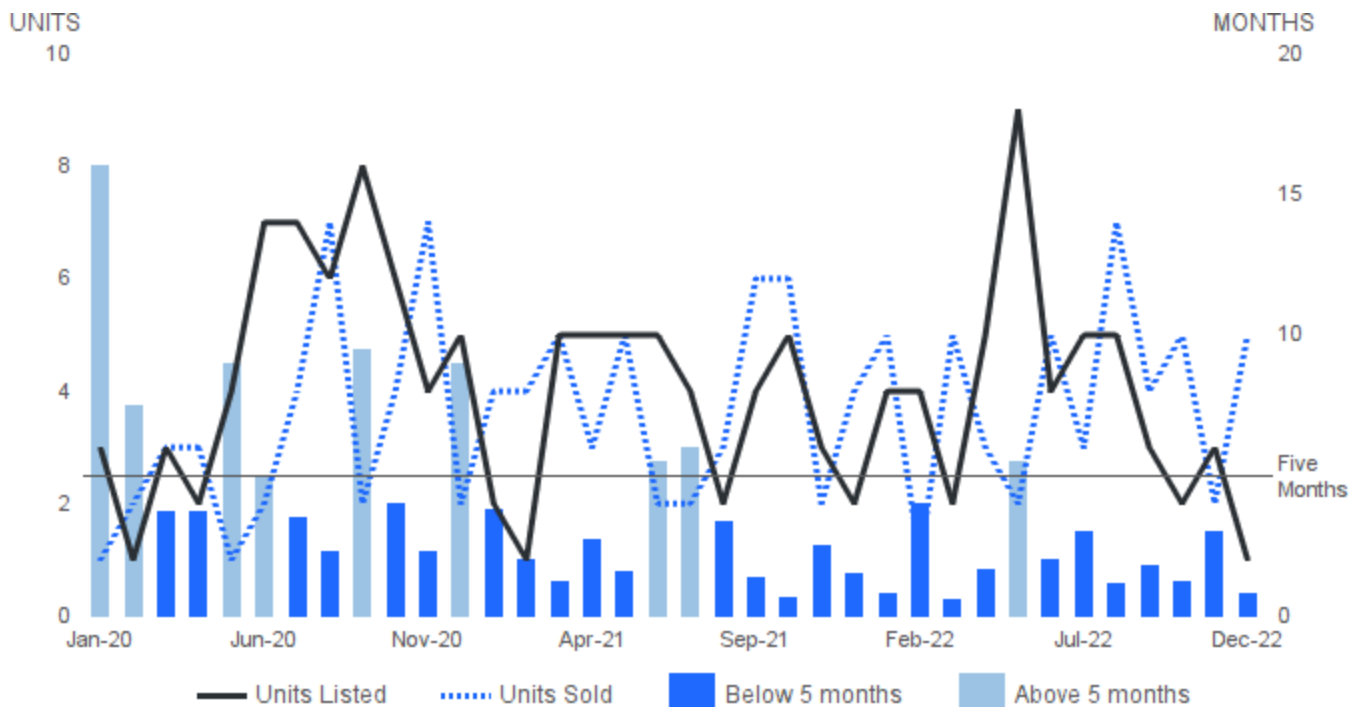
MONTHS SUPPLY OF INVENTORY

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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