



COLDWELL BANKER
SELECT PROPERTIES

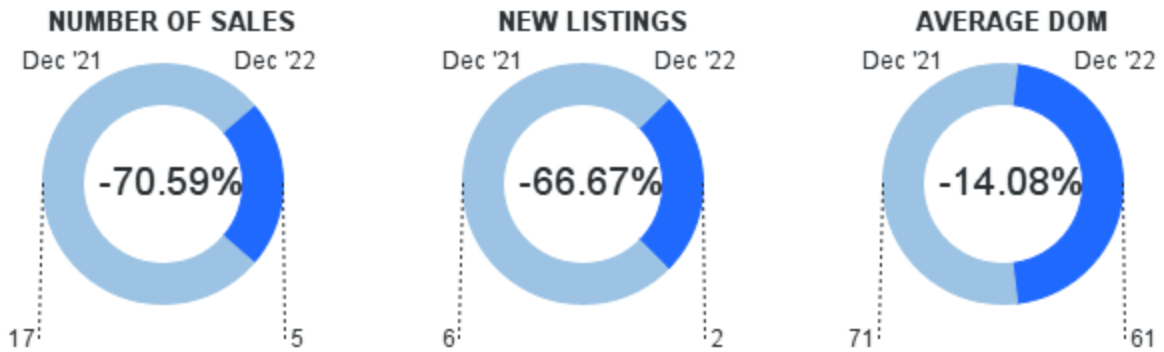
MORGAN COUNTY (OH)
REAL ESTATE REPORT


DECEMBER 2022


MORGAN COUNTY | December 2022


REAL ESTATE SNAPSHOT - Change since this time last year

Single Family



6.80% 
MEDIAN SALES PRICE
SINGLE FAMILY

120.00% 
AVERAGE SALES PRICE
SINGLE FAMILY

4.76% 
MEDIAN LIST PRICE
(SOLD LISTINGS)
SINGLE FAMILY

119.56% 
AVERAGE LIST PRICE
(SOLD LISTINGS)
SINGLE FAMILY

 Dec '21  Dec '22

AREA REPORT

MORGAN COUNTY

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	2	6	-66.67% ↓	111	148	-25% ↓
Sold Listings	5	17	-70.59% ↓	93	127	-26.77% ↓
Median List Price (Solds)	\$110,000	\$105,000	4.76% ↑	\$154,000	\$129,900	18.55% ↑
Median Sold Price	\$110,000	\$103,000	6.8% ↑	\$147,000	\$130,300	12.82% ↑
Median Days on Market	61	59	3.39% ↑	63	55	14.55% ↑
Average List Price (Solds)	\$250,800	\$114,229	119.56% ↑	\$178,186	\$159,184	11.94% ↑
Average Sold Price	\$239,800	\$109,000	120% ↑	\$170,785	\$153,983	10.91% ↑
Average Days on Market	61	71	-14.08% ↓	82	70	17.14% ↑
List/Sold Price Ratio	89.4%	98.6%	-9.32% ↓	95.2%	96.8%	-1.6% ↓

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.

UNITS
200

150

100

50

0

2019

2020

2021

2022

2023

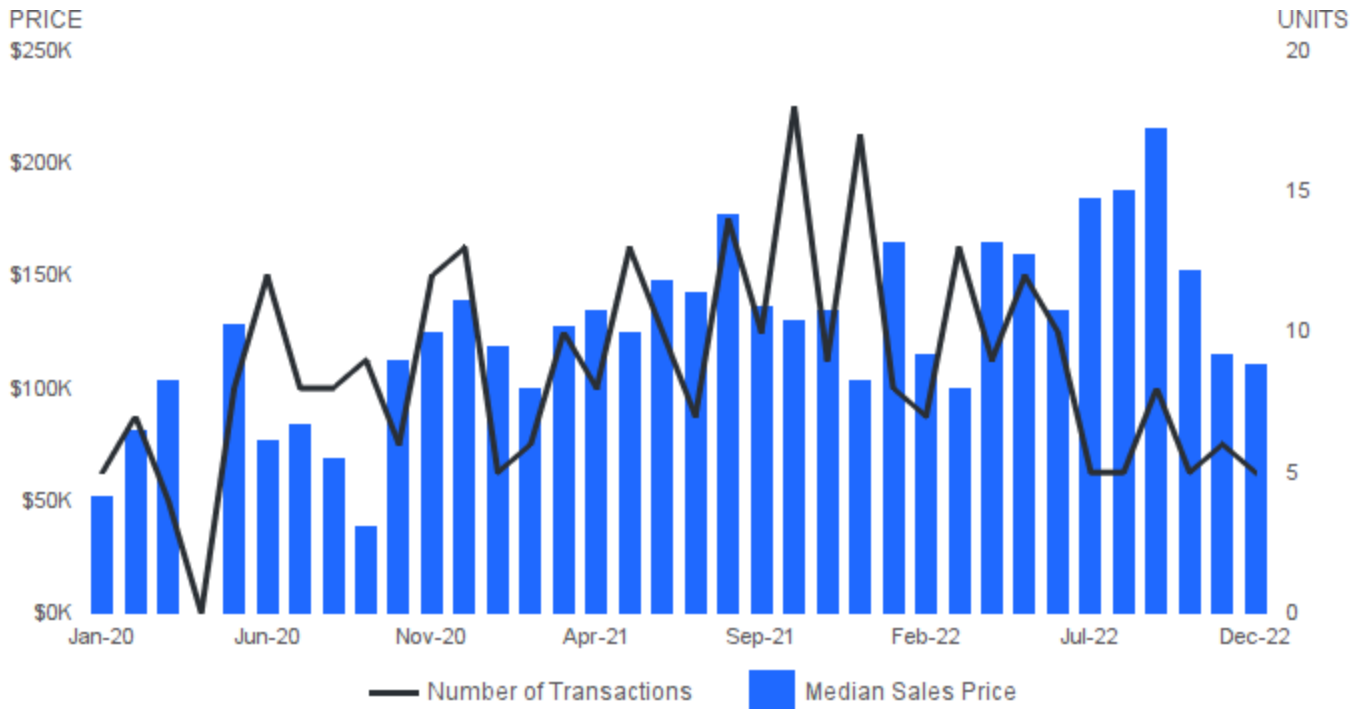
■ Sold Properties	81	92	127	93	0
■ New Properties	115	113	148	111	0
Sold Volume	\$7.80M	\$10.52M	\$19.56M	\$15.88M	\$0
Listing Volume	\$13.00M	\$13.89M	\$24.48M	\$21.62M	\$0
Median Sale Price	\$85K	\$96K	\$130K	\$147K	\$0

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.

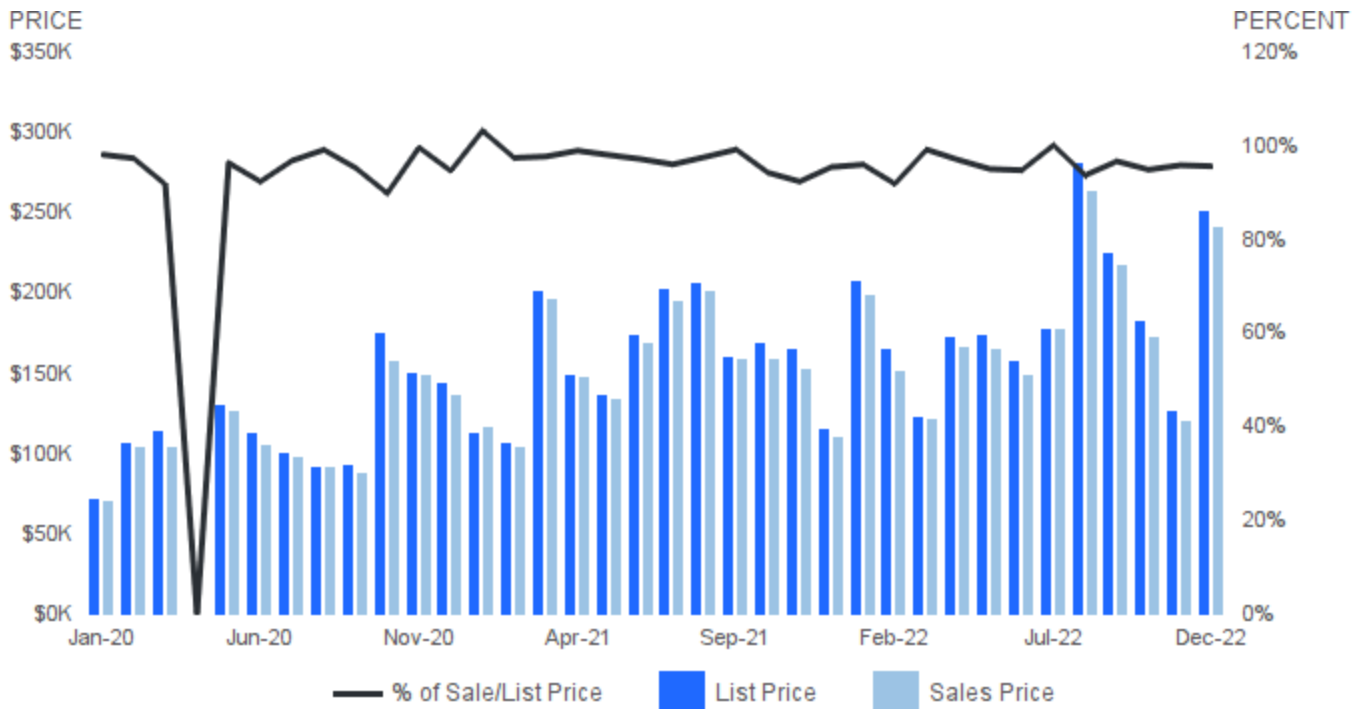
Average Days on Market | Average days on market for all properties sold.



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.

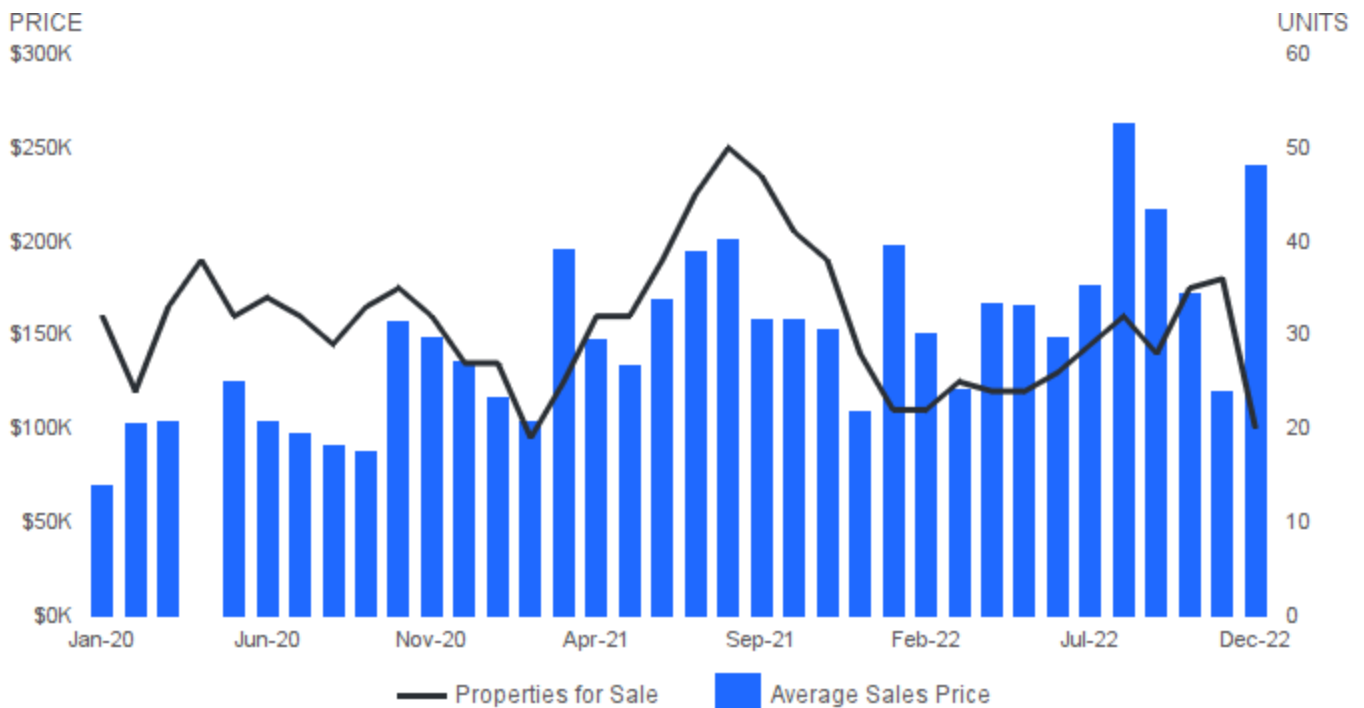


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

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.

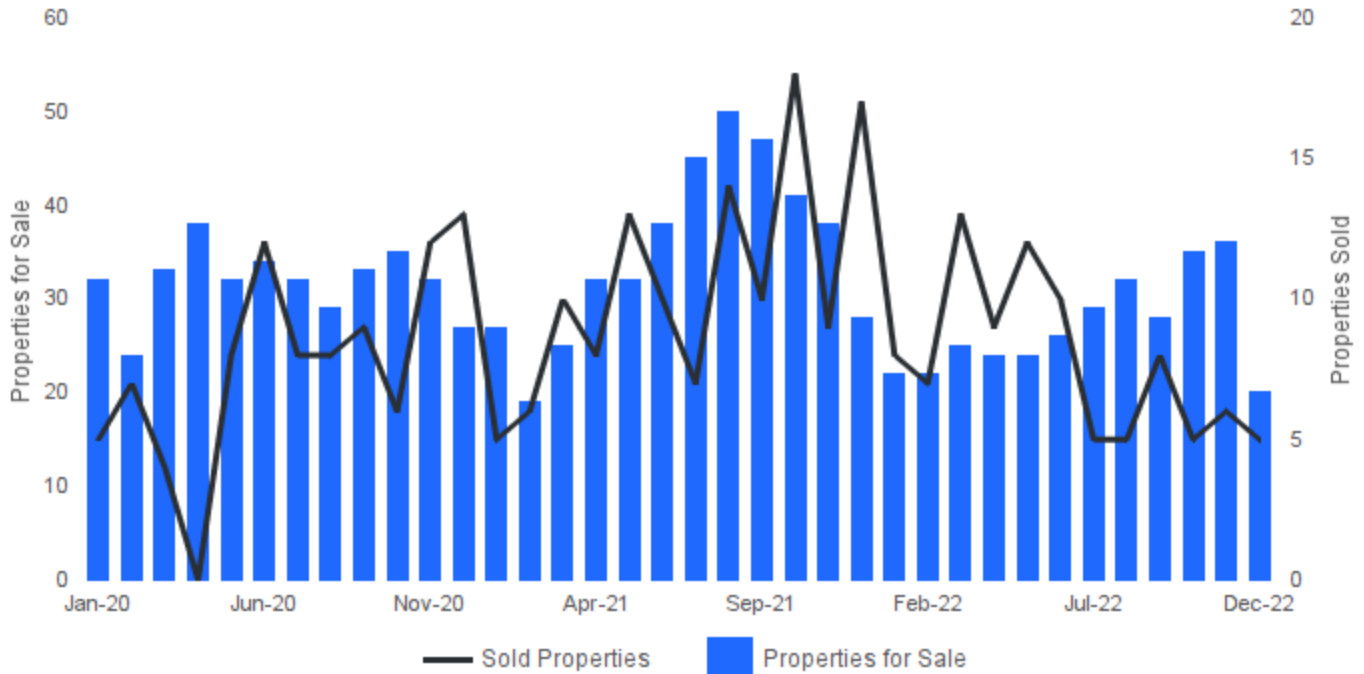


PROPERTIES FOR SALE AND SOLD PROPERTIES

December 2022 | Single Family ?

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

Sold Properties | Number of properties sold.



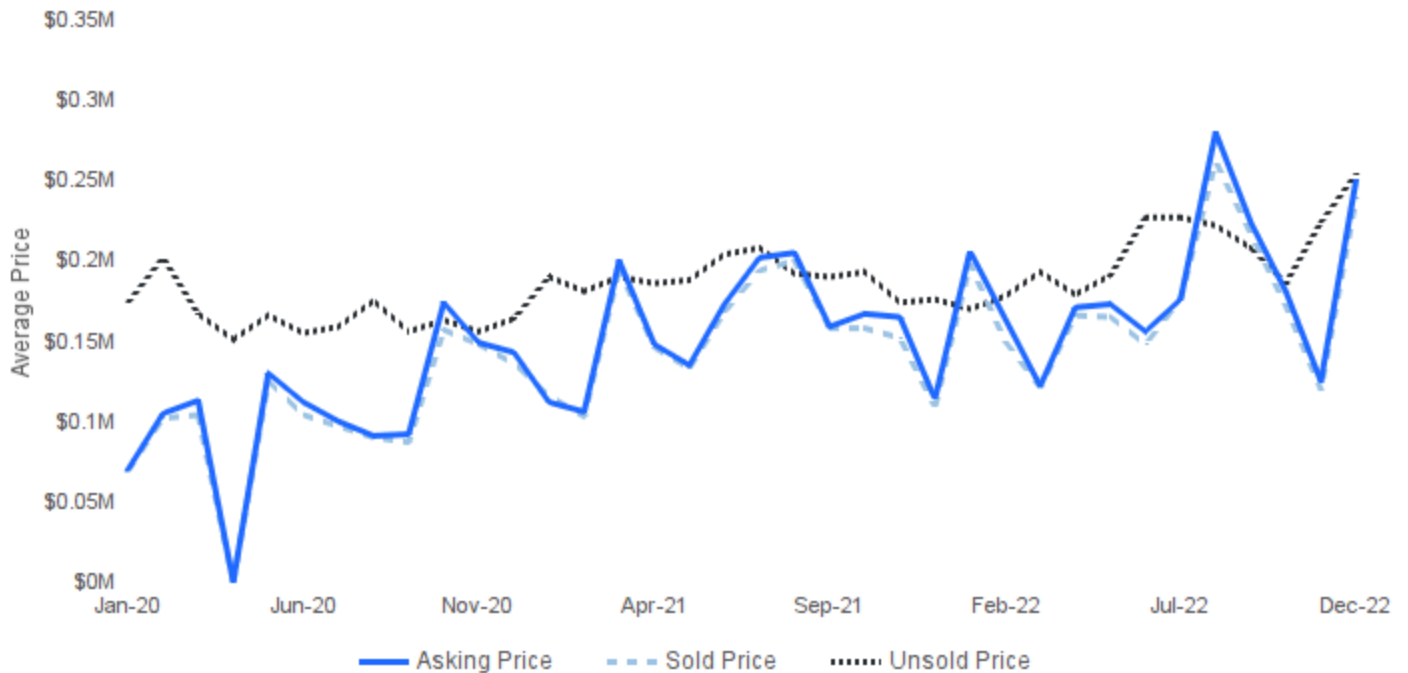
AVERAGE ASKING/SOLD/UNSOLD PRICE

December 2022 | Single Family ?

Unsold Price | the average active list price

Asking Price | the average asking price of sold properties

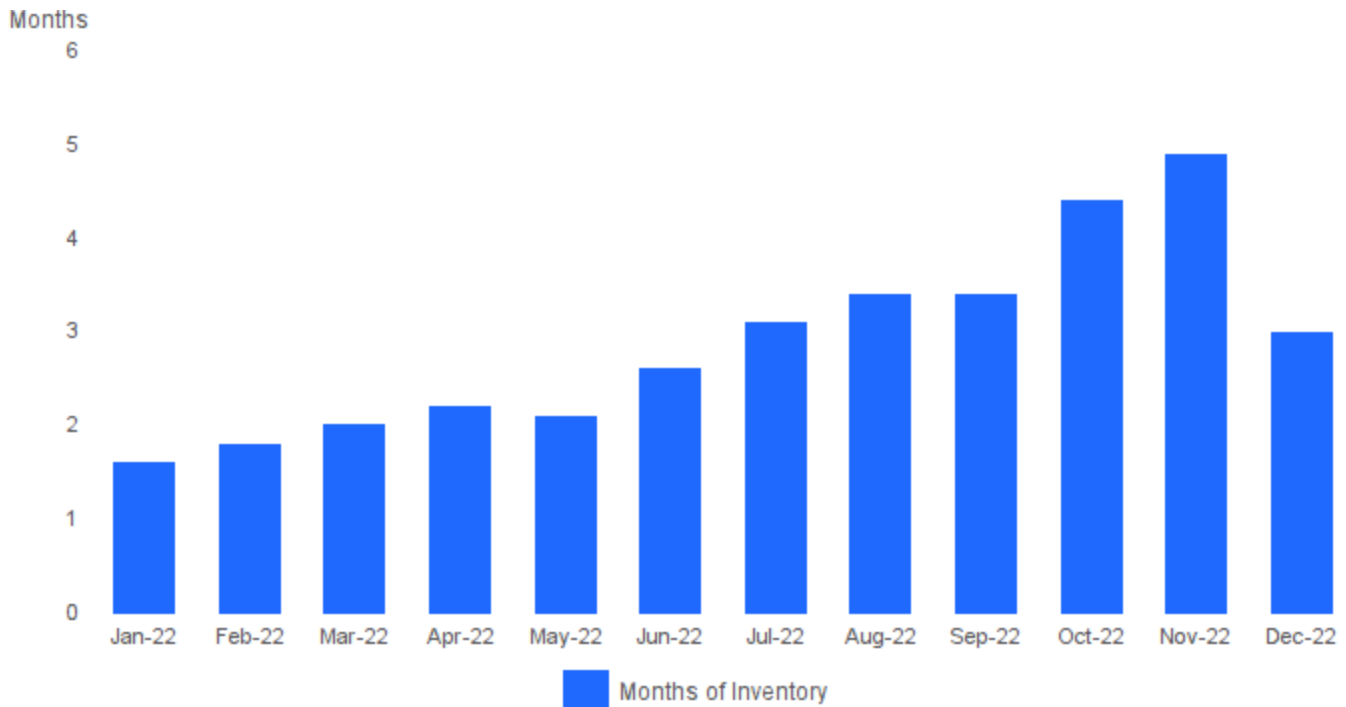
Sold Price | the average selling price



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.



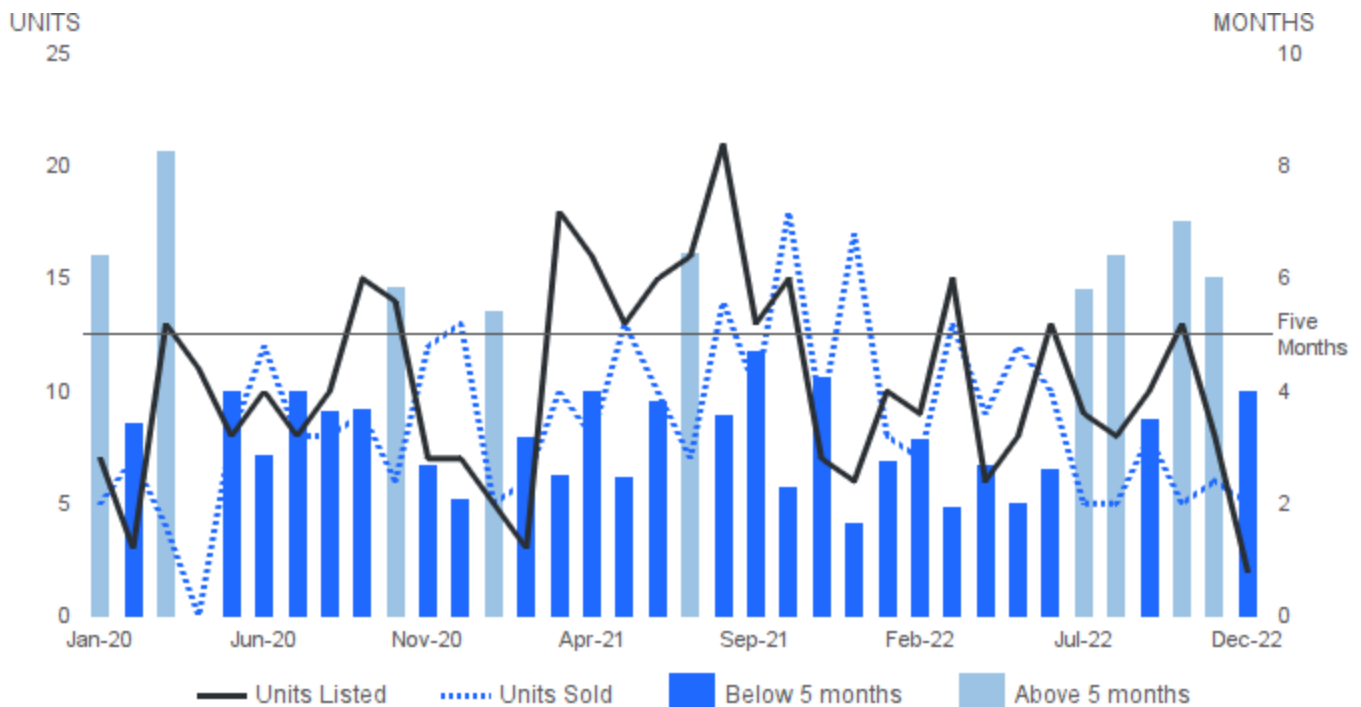
MONTHS SUPPLY OF INVENTORY

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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