

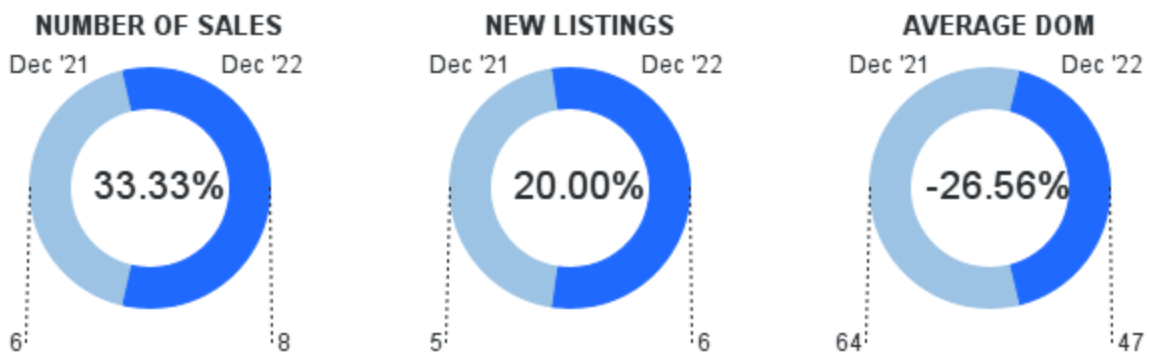


**COLDWELL BANKER**  
**SELECT PROPERTIES**

**NOBLE COUNTY (OH)**  
**REAL ESTATE REPORT**

DECEMBER 2022


**NOBLE COUNTY | December 2022**  
**REAL ESTATE SNAPSHOT - Change since this time last year**  
**Single Family**



**-8.38%**   
**MEDIAN SALES PRICE**  
SINGLE FAMILY

**69.24%**   
**AVERAGE SALES PRICE**  
SINGLE FAMILY

**-6.28%**   
**MEDIAN LIST PRICE (SOLD LISTINGS)**  
SINGLE FAMILY

**66.82%**   
**AVERAGE LIST PRICE (SOLD LISTINGS)**  
SINGLE FAMILY

 Dec '21     Dec '22

# AREA REPORT

## NOBLE 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	6	5	20% ↑	99	107	-7.48% ↓
Sold Listings	8	6	33.33% ↑	92	74	24.32% ↑
Median List Price (Solds)	\$149,900	\$159,950	-6.28% ↓	\$164,750	\$151,200	8.96% ↑
Median Sold Price	\$146,750	\$160,175	-8.38% ↓	\$158,000	\$148,750	6.22% ↑
Median Days on Market	44	67	-34.33% ↓	42	50	-16% ↓
Average List Price (Solds)	\$231,687	\$138,883	66.82% ↑	\$226,106	\$159,329	41.91% ↑
Average Sold Price	\$228,123	\$134,791	69.24% ↑	\$215,721	\$155,396	38.82% ↑
Average Days on Market	47	64	-26.56% ↓	76	67	13.43% ↑
List/Sold Price Ratio	99.5%	95.5%	4.19% ↑	96.5%	96.3%	0.17% ↑

### 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.

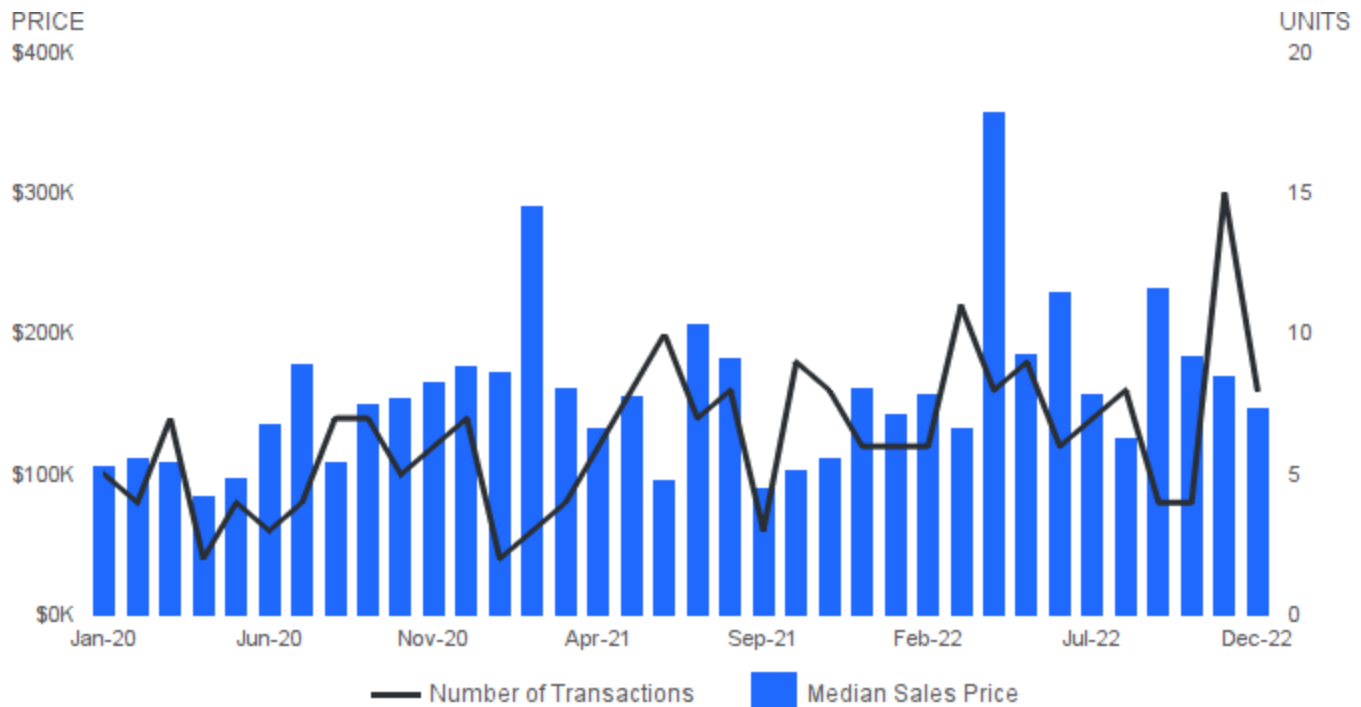


## MEDIAN SALES PRICE AND NUMBER OF SALES

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.

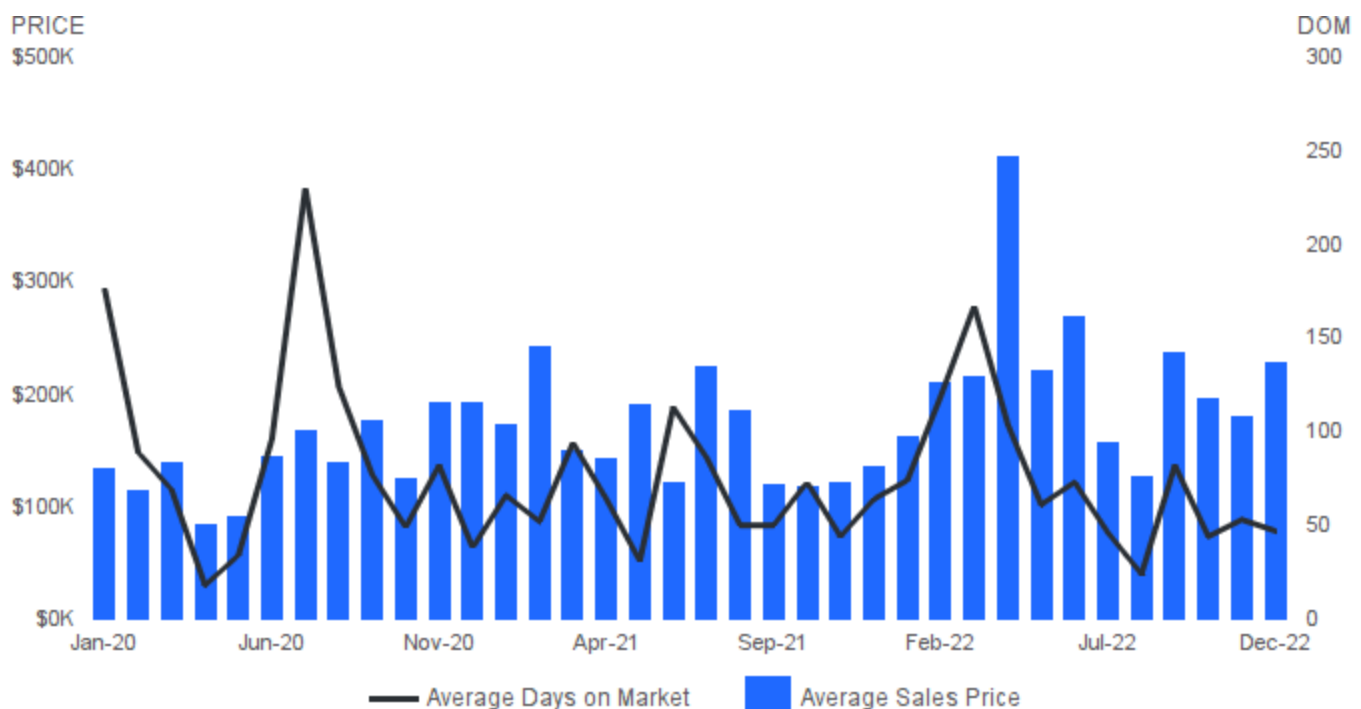


## AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

December 2022 | Single Family ?

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

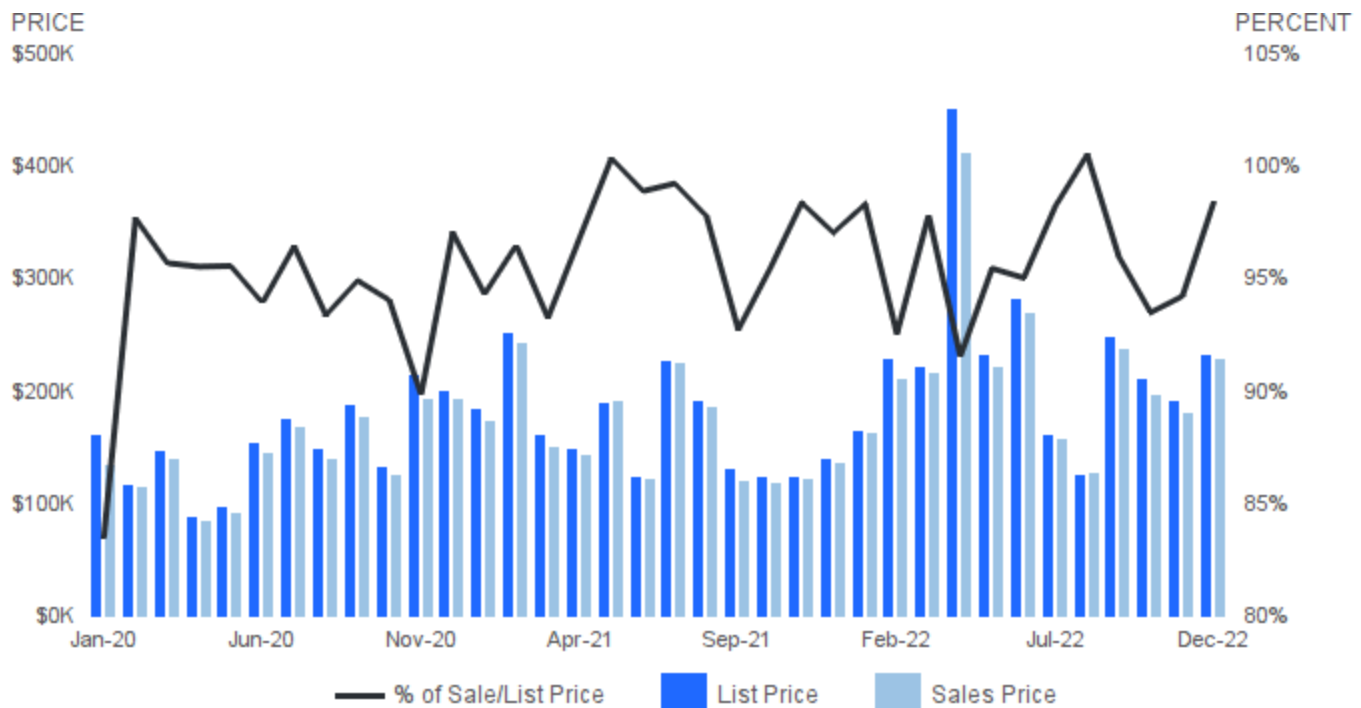
**Average Days on Market** | Average days on market for all properties sold.



## 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.

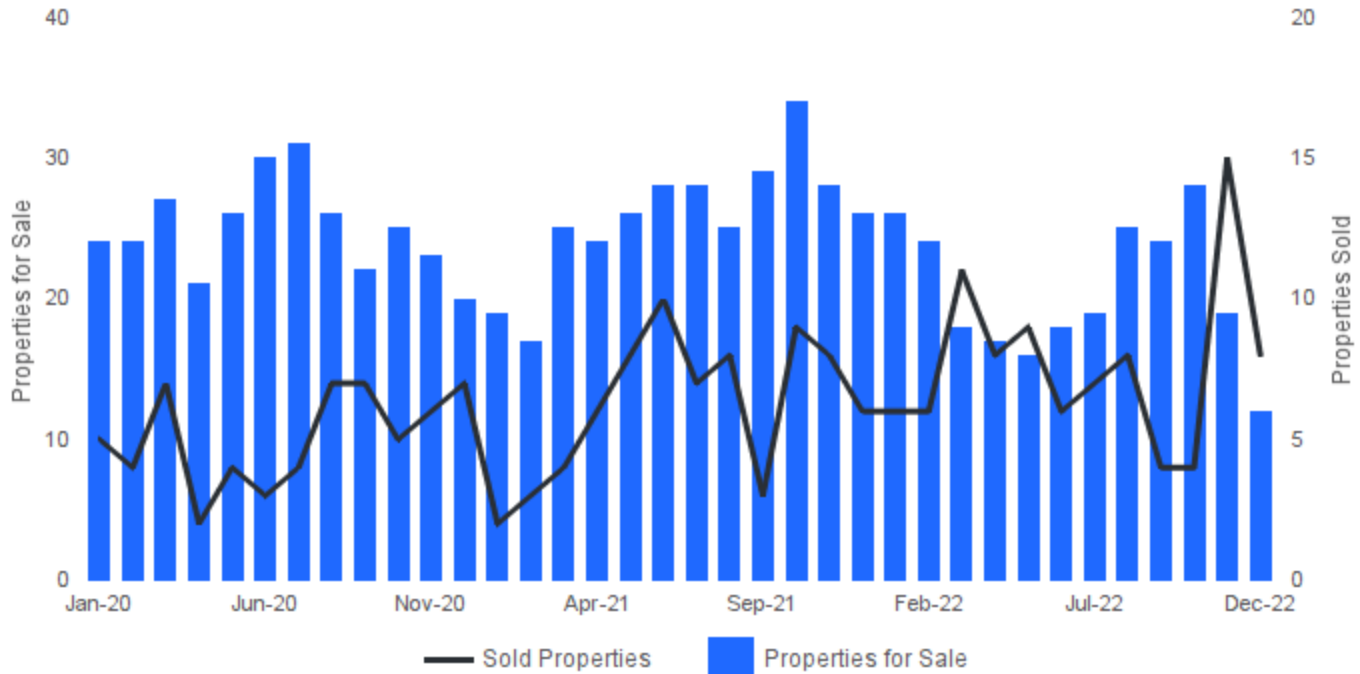


## PROPERTIES FOR SALE AND SOLD PROPERTIES

December 2022 | Single Family ?

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

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



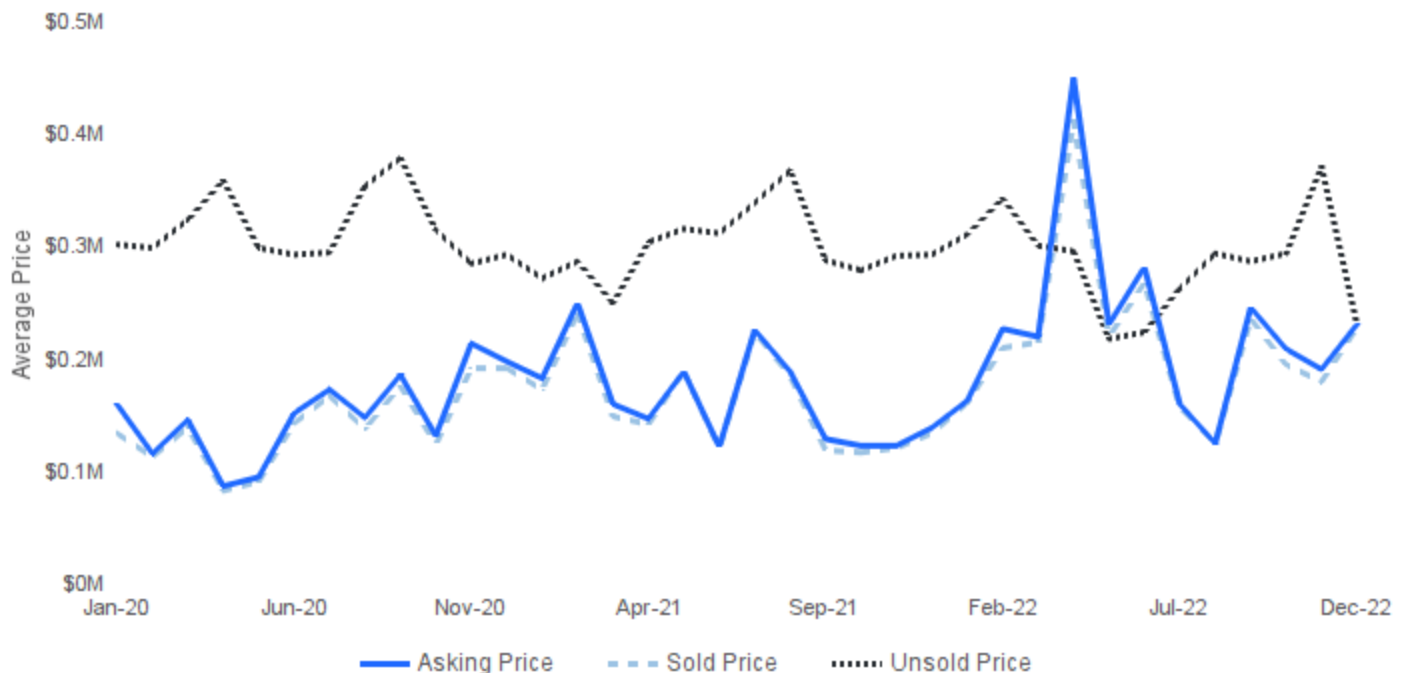
## AVERAGE ASKING/SOLD/UNSOLD PRICE

December 2022 | Single Family ?

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

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

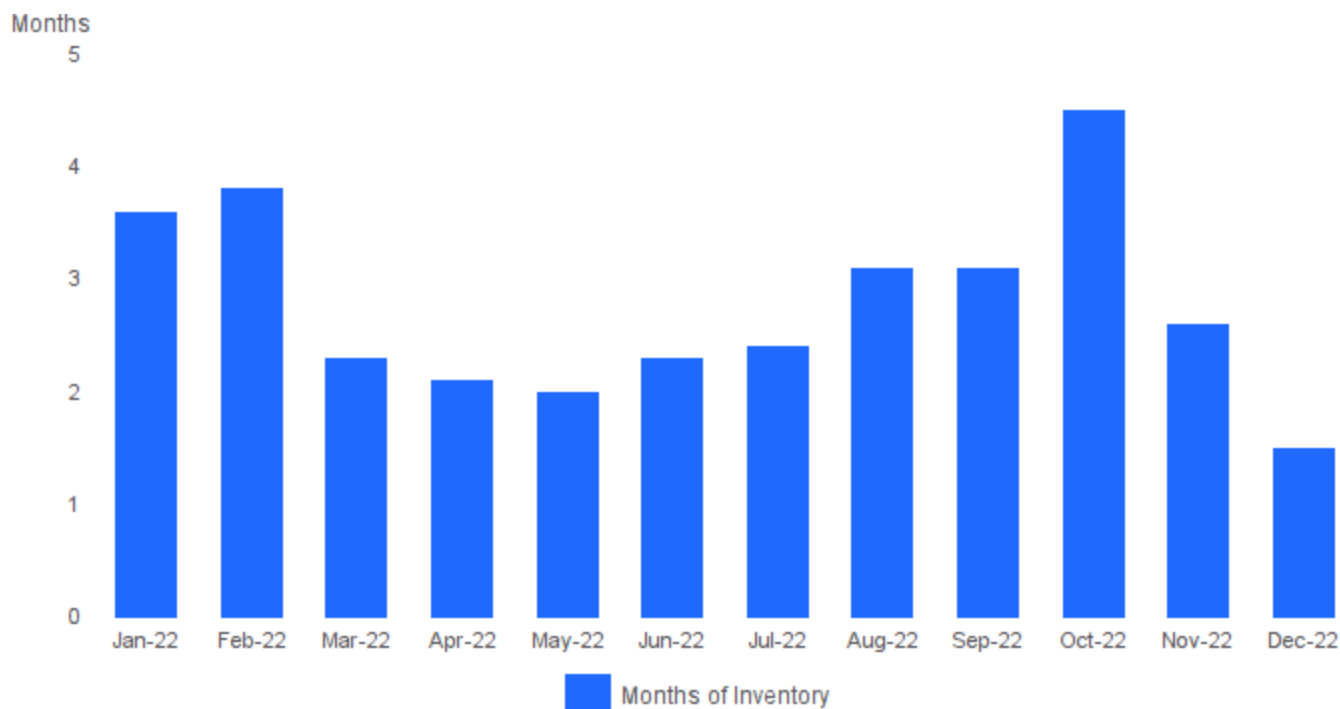
**Sold Price** | the average selling price



## 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.



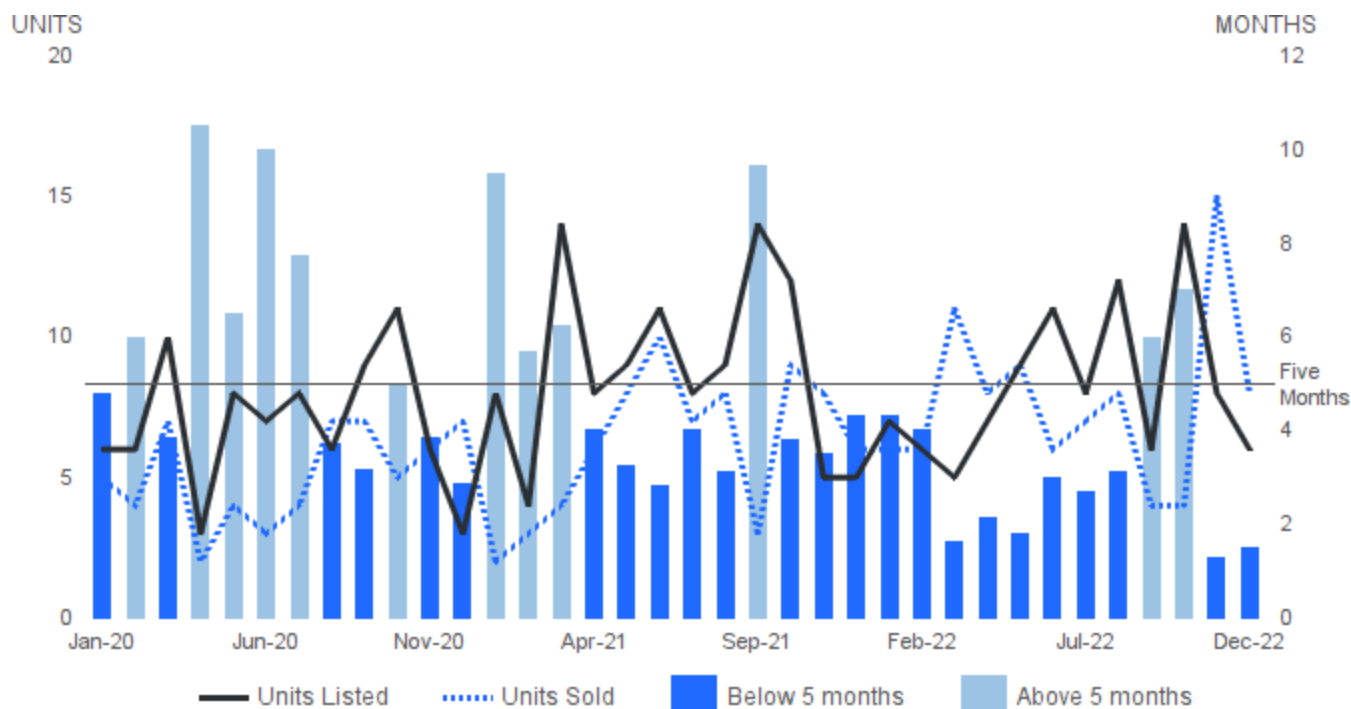
## MONTHS SUPPLY OF INVENTORY

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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