COLDWELL BANKER
SELECT PROPERTIES

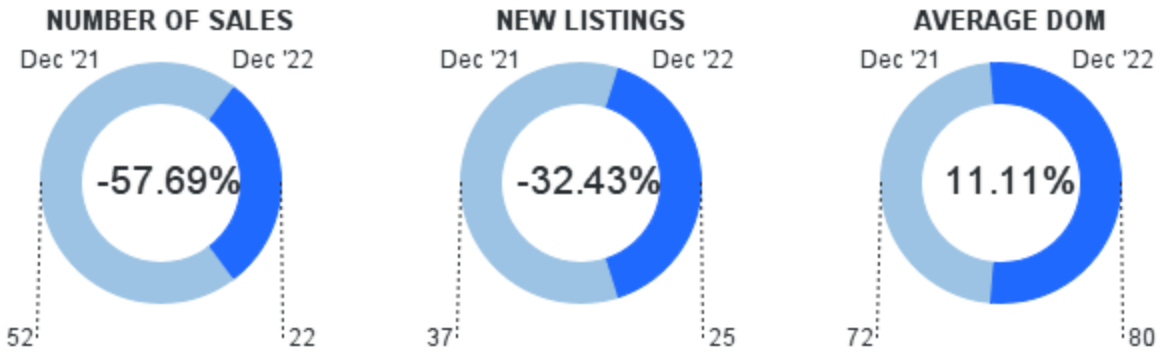
PARKERSBURG | WV
REAL ESTATE REPORT

DECEMBER 2022

PARKERSBURG (WV) | December 2022

REAL ESTATE SNAPSHOT - Change since this time last year

Single Family



18.38%

MEDIAN SALES PRICE
SINGLE FAMILY

24.91%

AVERAGE SALES PRICE
SINGLE FAMILY

21.35%

MEDIAN LIST PRICE (SOLD LISTINGS)
SINGLE FAMILY

24.28%

AVERAGE LIST PRICE (SOLD LISTINGS)
SINGLE FAMILY

Dec '21 Dec '22

AREA REPORT
SINGLE FAMILY HOMES

FULL MARKET SUMMARY

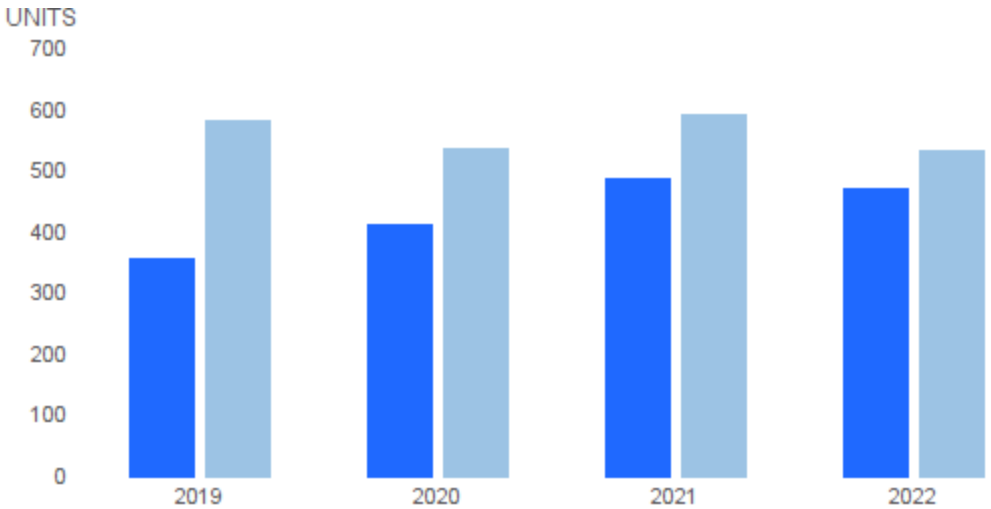
December 2022 | Single Family

	Month to Date			Year to Date		
	December 2022	December 2021	% Change	YTD 2022	YTD 2021	% Change
New Listings	25	37	-32.43%	533	591	-9.81%
Sold Listings	22	52	-57.69%	471	488	-3.48%
Median List Price (Solds)	$143,500	$118,250	21.35%	$145,000	$140,000	3.57%
Median Sold Price	$130,810	$110,500	18.38%	$140,000	$139,000	0.72%
Median Days on Market	70	53	32.08%	45	51	-11.76%
Average List Price (Solds)	$171,909	$138,325	24.28%	$166,234	$161,759	2.77%
Average Sold Price	$162,473	$130,072	24.91%	$160,445	$156,293	2.66%
Average Days on Market	80	72	11.11%	58	67	-13.43%
List/Sold Price Ratio	94.2%	91.7%	2.67%	95.8%	97.3%	-1.62%

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.

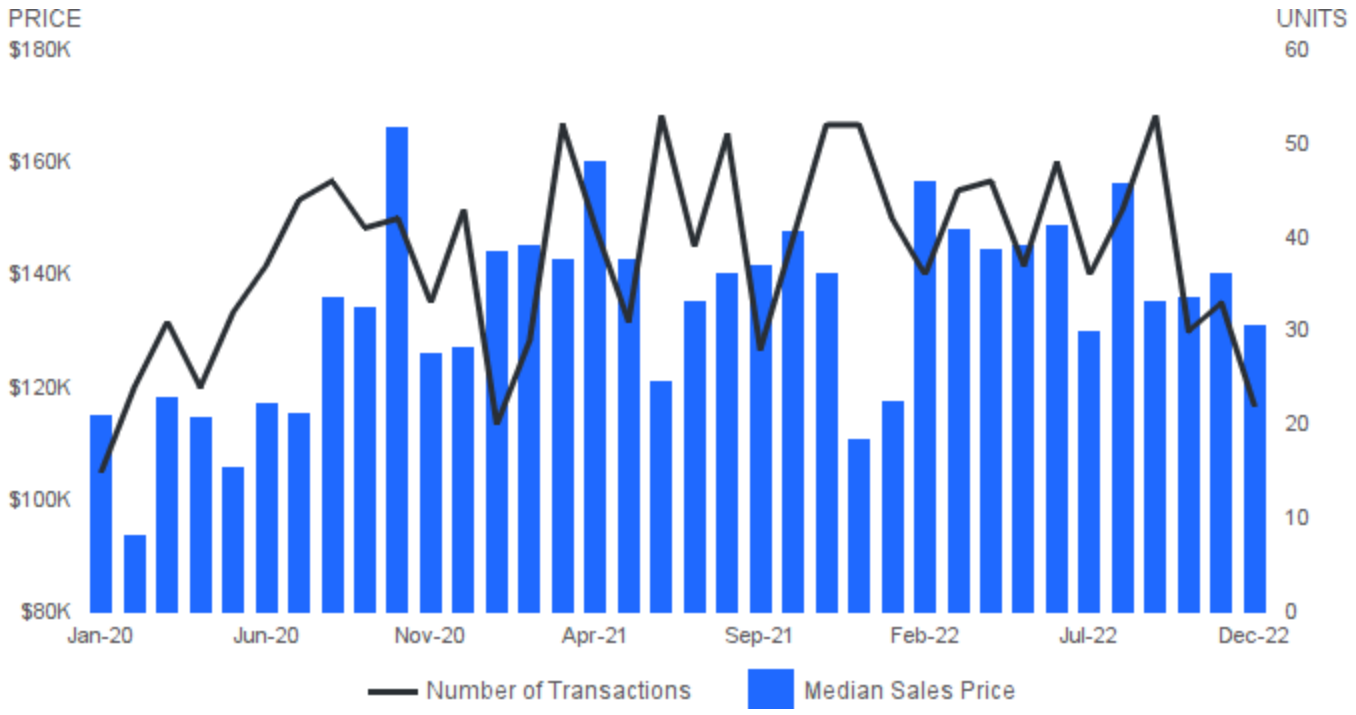


	2019	2020	2021	2022	2023
Sold Properties	357	412	488	471	0
New Properties	581	538	591	533	0
Sold Volume	$44.18M	$60.23M	$76.27M	$75.57M	$0
Listing Volume	$81.99M	$84.91M	$104.97M	$92.13M	$0
Median Sale Price	$113K	$120K	$139K	$140K	$0

MEDIAN SALES PRICE AND NUMBER OF SALES

December 2022 | Single Family

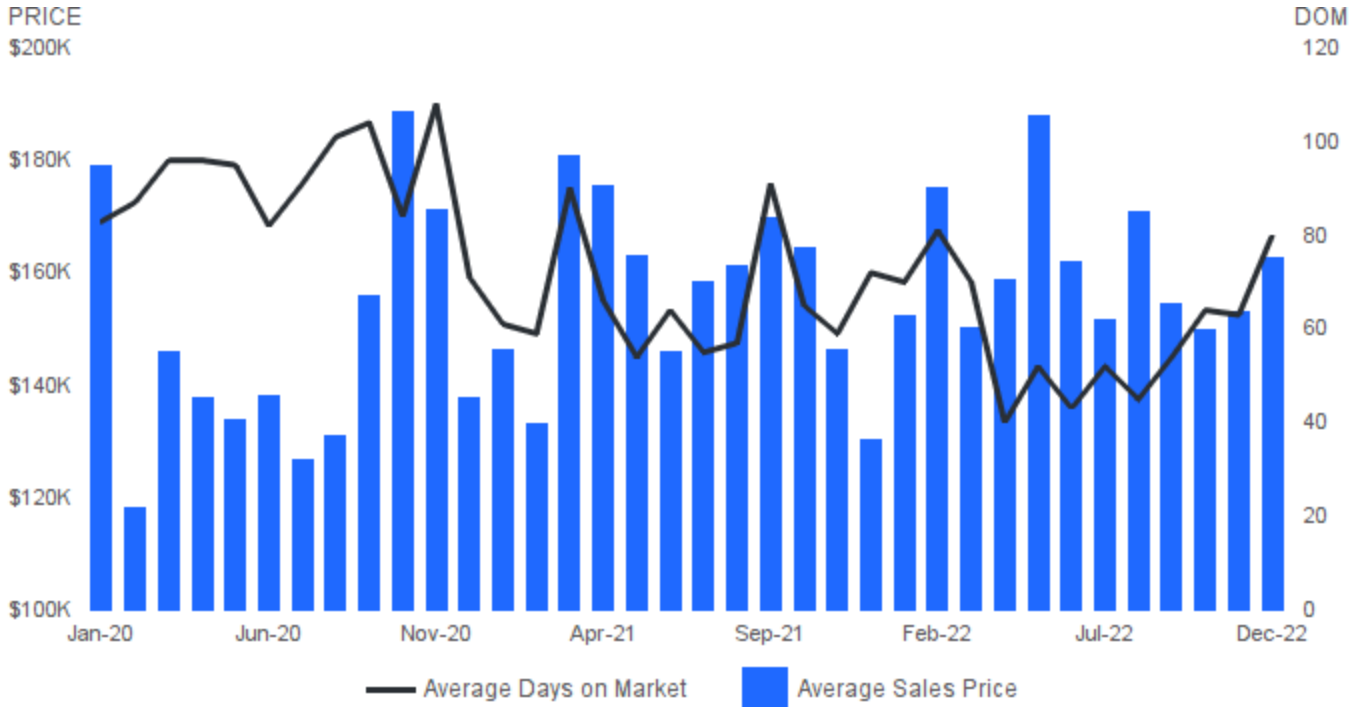
Median Sales Price | Price of the ""middle"" property sold -an equal number of sales were above and below this price.
Number of Sales | Number of properties sold.



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

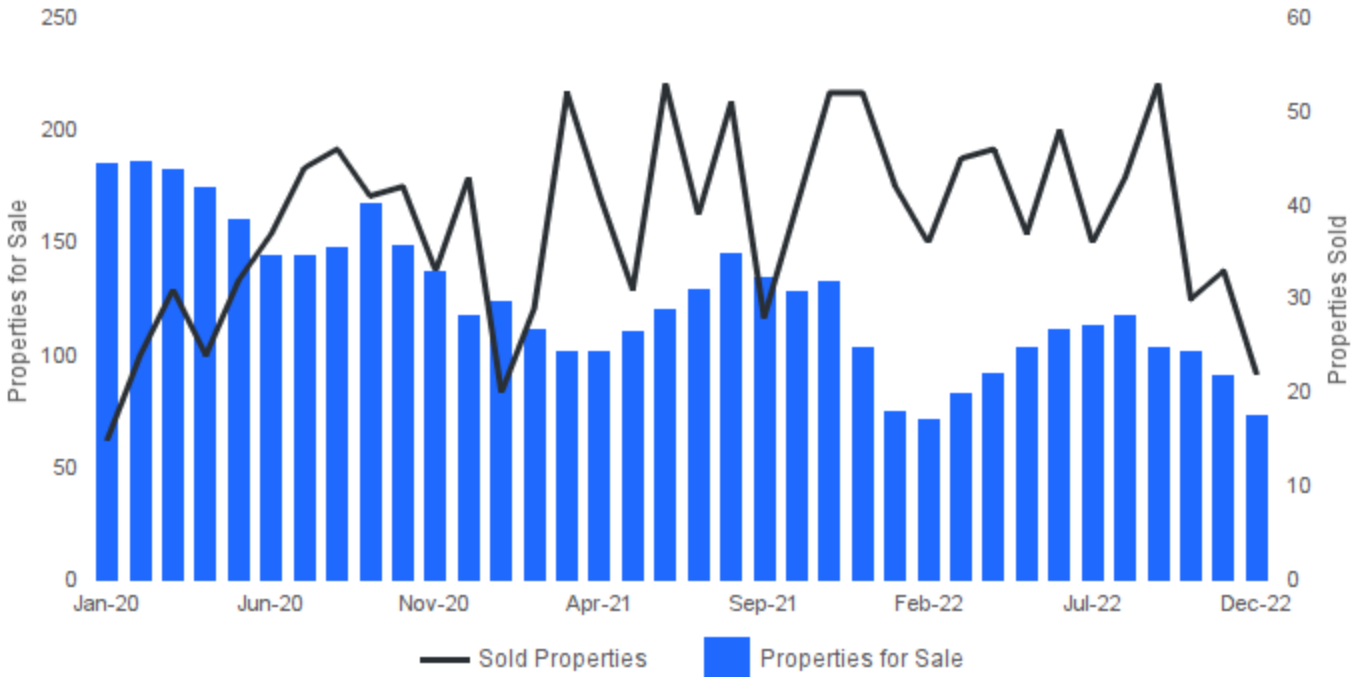
December 2022 | Single Family

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

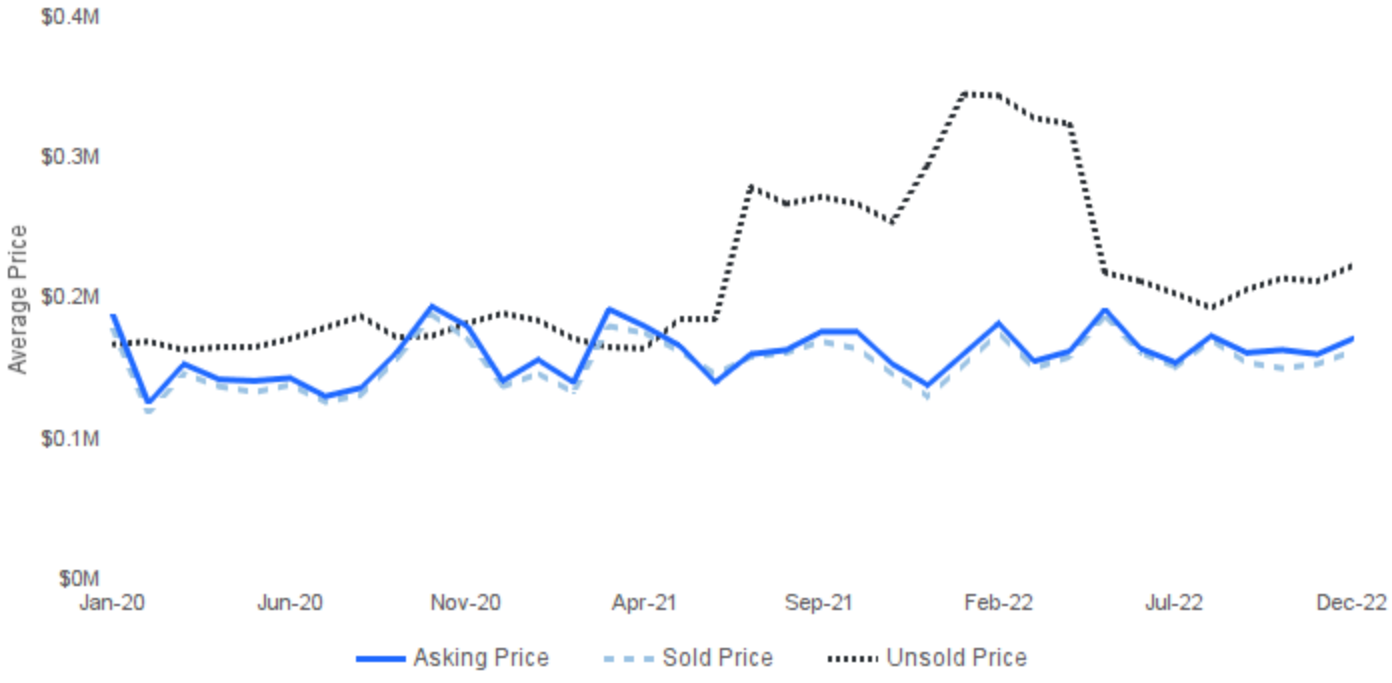
Properties for Sale | Number of properties listed for sale at the end of month.
Sold Properties | Number of properties sold.



AVERAGE ASKING/SOLD/UNSOLD PRICE

December 2022 | Single Family

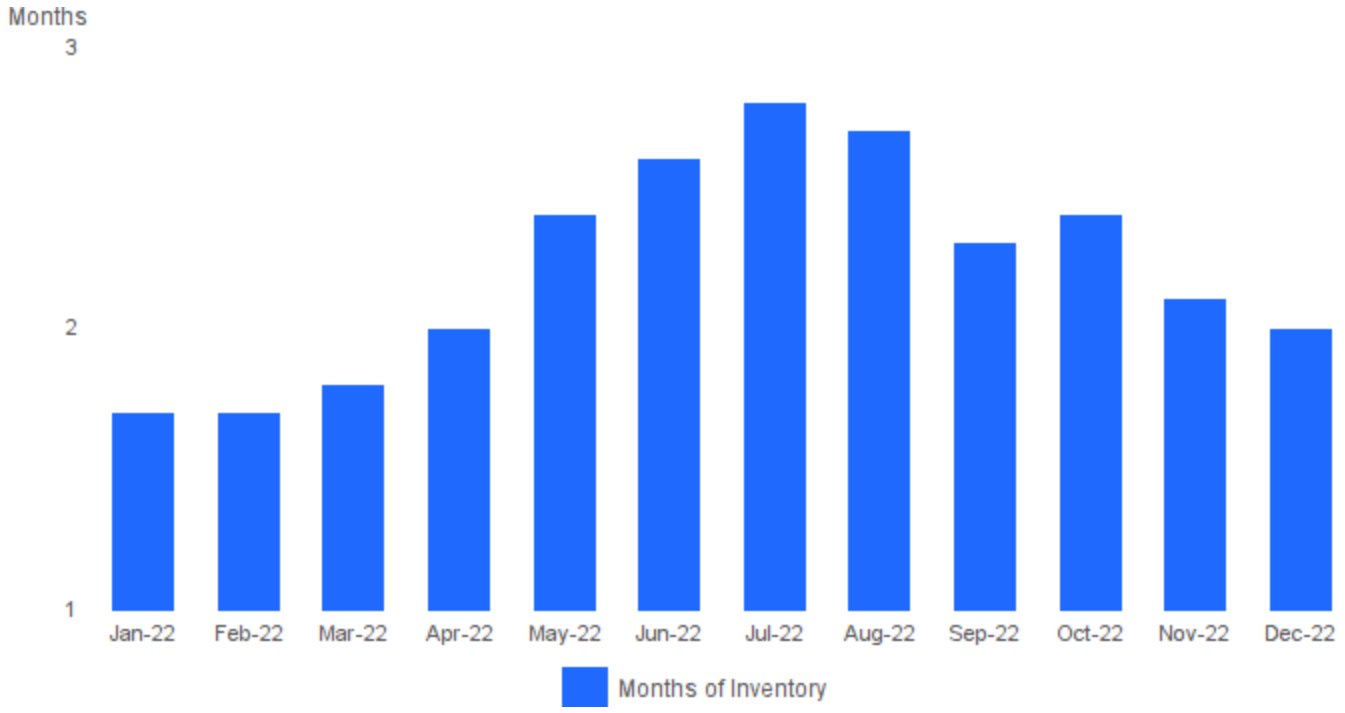
Unsold Price | the average active list price
Asking Price | the average asking price of sold properties
Sold Price | the average selling price



ABSORPTION RATE

December 2022 | Single Family

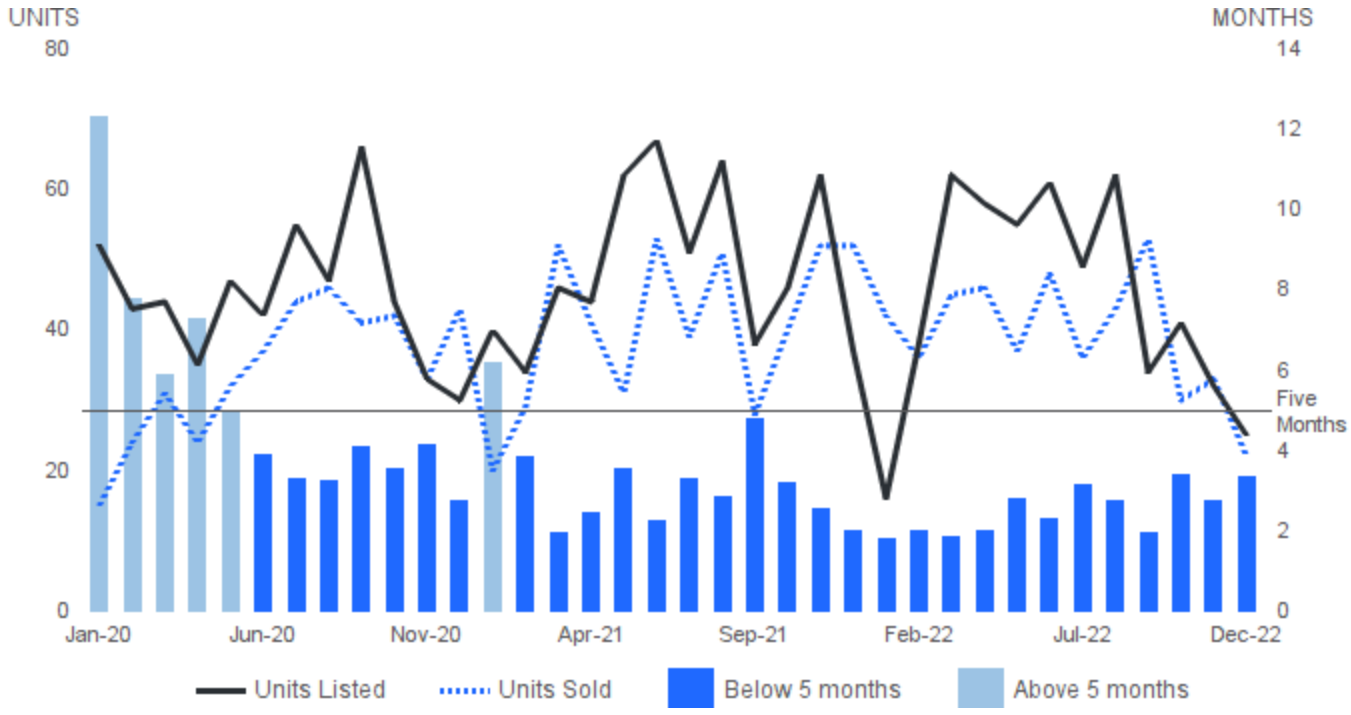
Absorption Rate | Looks at the past year's monthly supply of inventory. In a normal market there should be a 6 month supply. The higher the rate above 6 the more aggressive a seller has to be with the competition; price and having a picture perfect property.



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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