COLDWELL BANKER
SELECT PROPERTIES

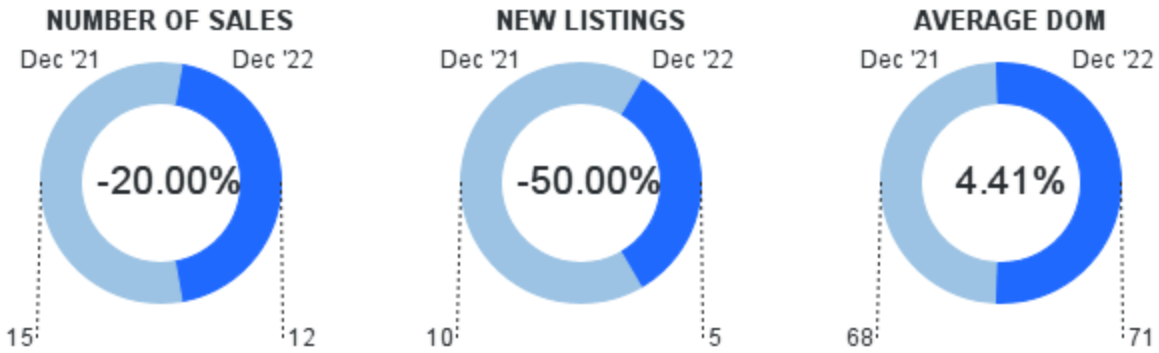
VIENNA | WV
REAL ESTATE REPORT

DECEMBER 2022

VIENNA (WV) | December 2022

REAL ESTATE SNAPSHOT - Change since this time last year

Single Family



-29.35%

MEDIAN SALES PRICE
SINGLE FAMILY

-30.82%

AVERAGE SALES PRICE
SINGLE FAMILY

-28.26%

MEDIAN LIST PRICE (SOLD LISTINGS)
SINGLE FAMILY

-36.53%

AVERAGE LIST PRICE (SOLD LISTINGS)
SINGLE FAMILY

Dec '21 Dec '22

AREA REPORT
SINGLE FAMILY HOMES

FULL MARKET SUMMARY

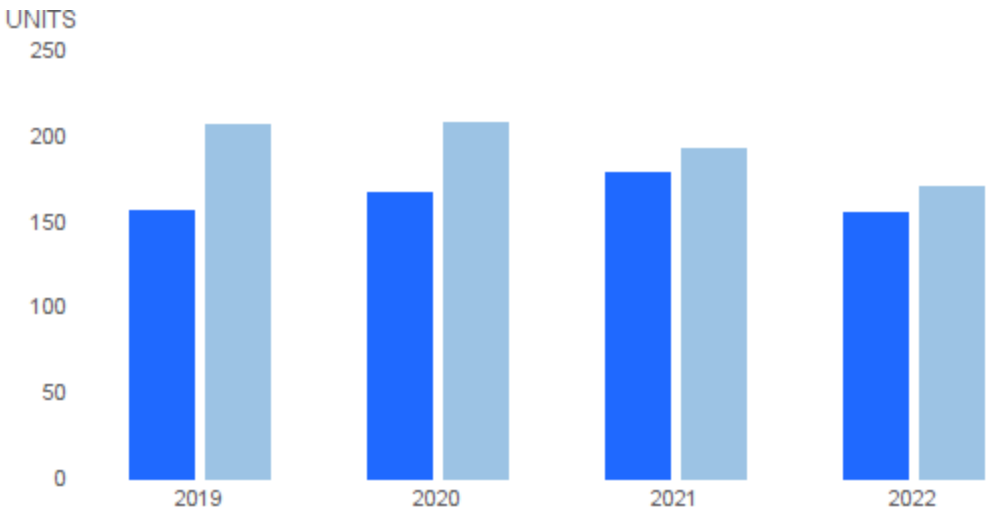
December 2022 | Single Family

	Month to Date			Year to Date		
	December 2022	December 2021	% Change	YTD 2022	YTD 2021	% Change
New Listings	5	10	-50%	171	193	-11.4%
Sold Listings	12	15	-20%	155	179	-13.41%
Median List Price (Solds)	$165,000	$230,000	-28.26%	$175,000	$180,000	-2.78%
Median Sold Price	$162,500	$230,000	-29.35%	$167,000	$177,000	-5.65%
Median Days on Market	51	61	-16.39%	44	51	-13.73%
Average List Price (Solds)	$207,625	$327,100	-36.53%	$210,920	$218,602	-3.51%
Average Sold Price	$196,108	$283,466	-30.82%	$204,918	$209,056	-1.98%
Average Days on Market	71	68	4.41%	58	68	-14.71%
List/Sold Price Ratio	93.7%	94%	-0.35%	97.7%	96.7%	0.94%

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.

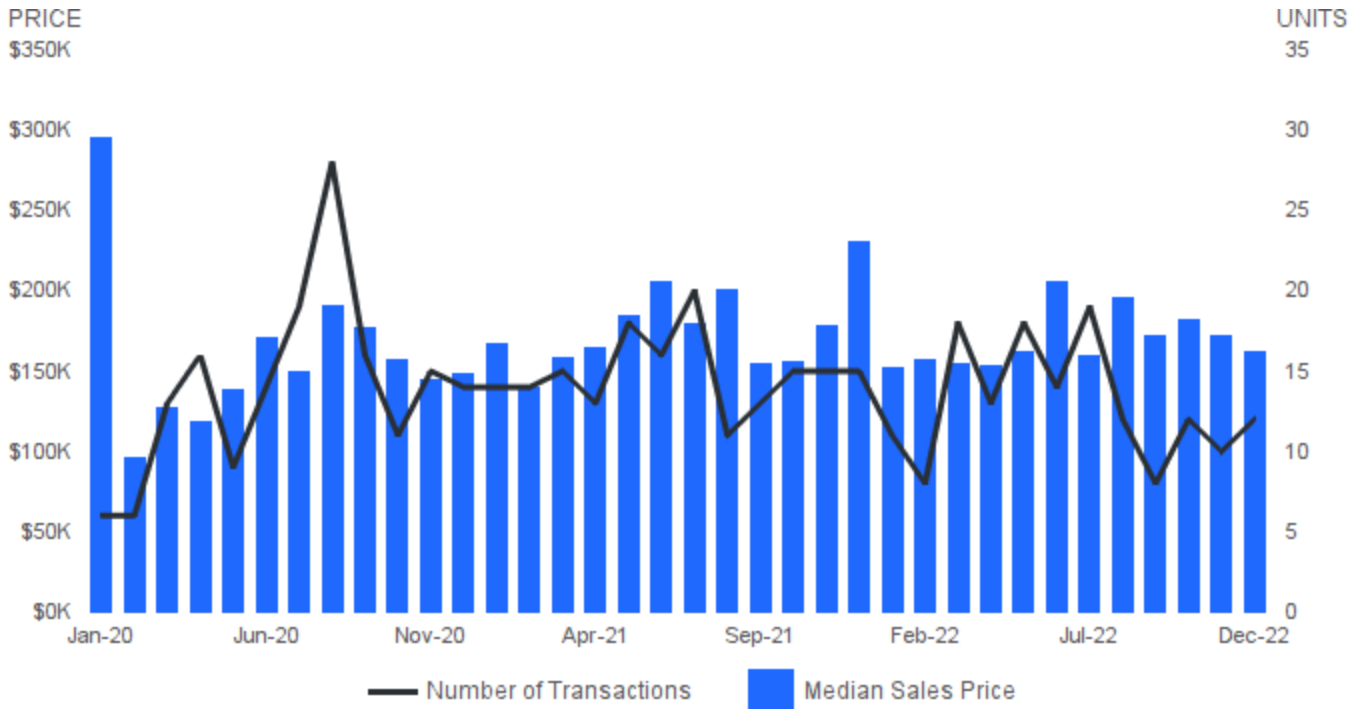


	2019	2020	2021	2022	2023
Sold Properties	156	167	179	155	0
New Properties	207	208	193	171	0
Sold Volume	$26.52M	$31.13M	$37.42M	$31.76M	$0
Listing Volume	$46.47M	$45.80M	$43.46M	$39.92M	$0
Median Sale Price	$137K	$152K	$177K	$167K	$0

MEDIAN SALES PRICE AND NUMBER OF SALES

December 2022 | Single Family

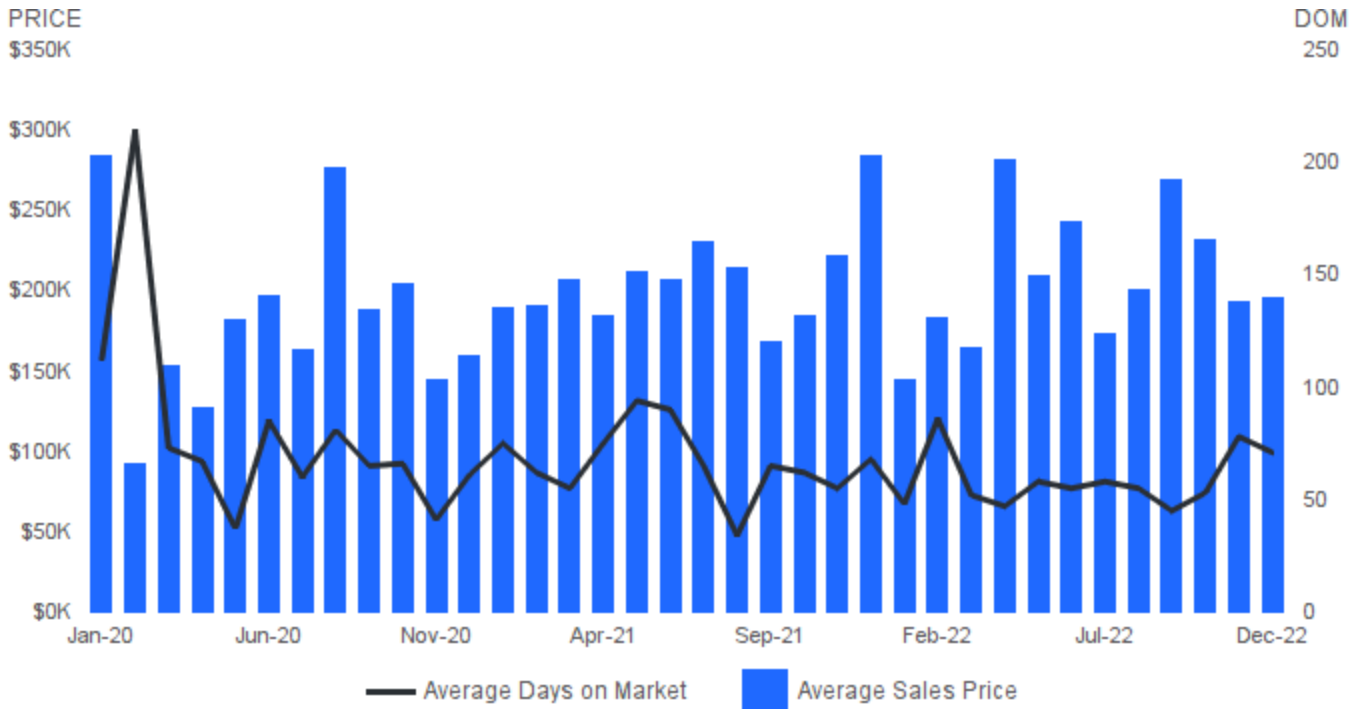
Median Sales Price | Price of the ""middle"" property sold -an equal number of sales were above and below this price.
Number of Sales | Number of properties sold.



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

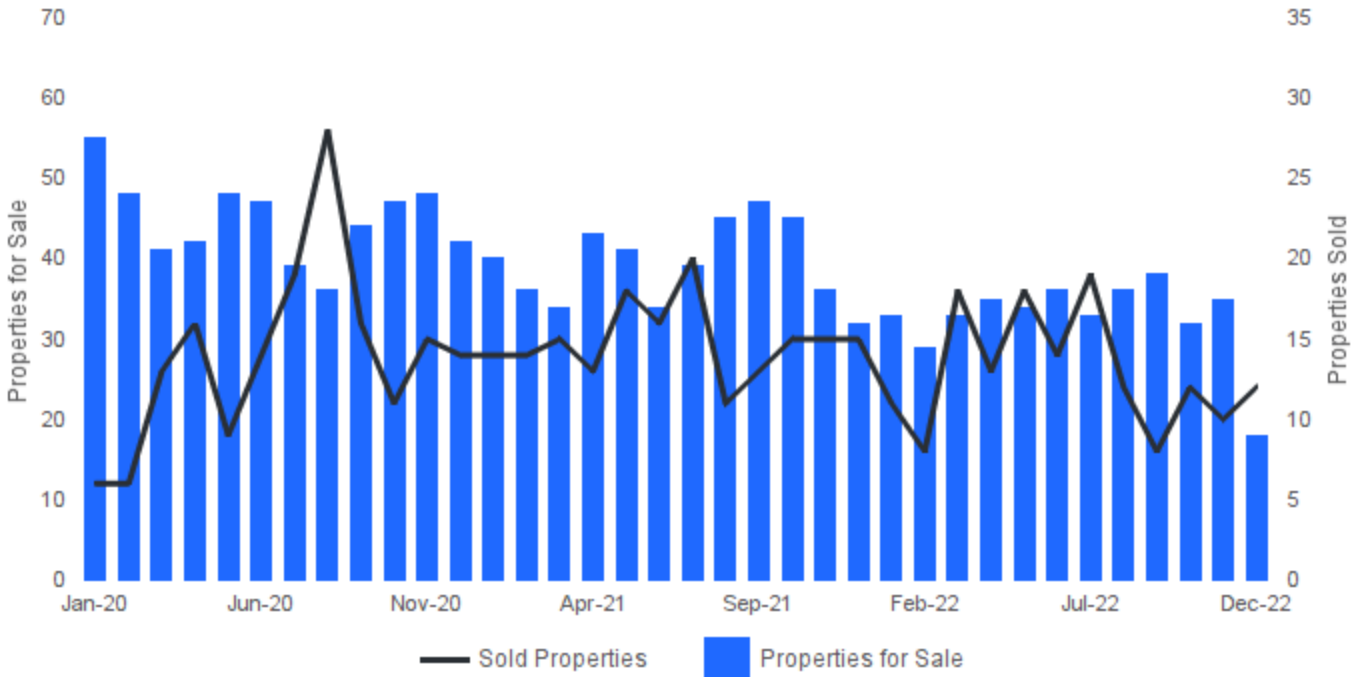
December 2022 | Single Family

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

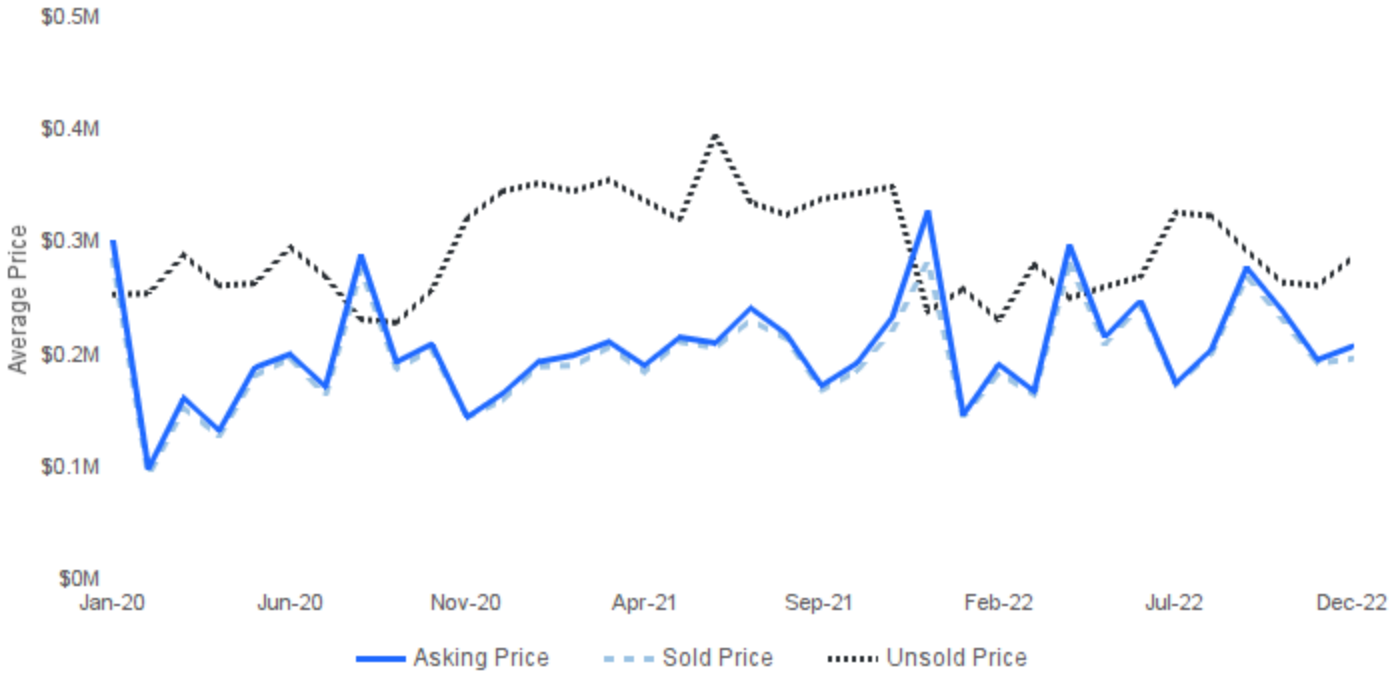
Properties for Sale | Number of properties listed for sale at the end of month.
Sold Properties | Number of properties sold.



AVERAGE ASKING/SOLD/UNSOLD PRICE

December 2022 | Single Family

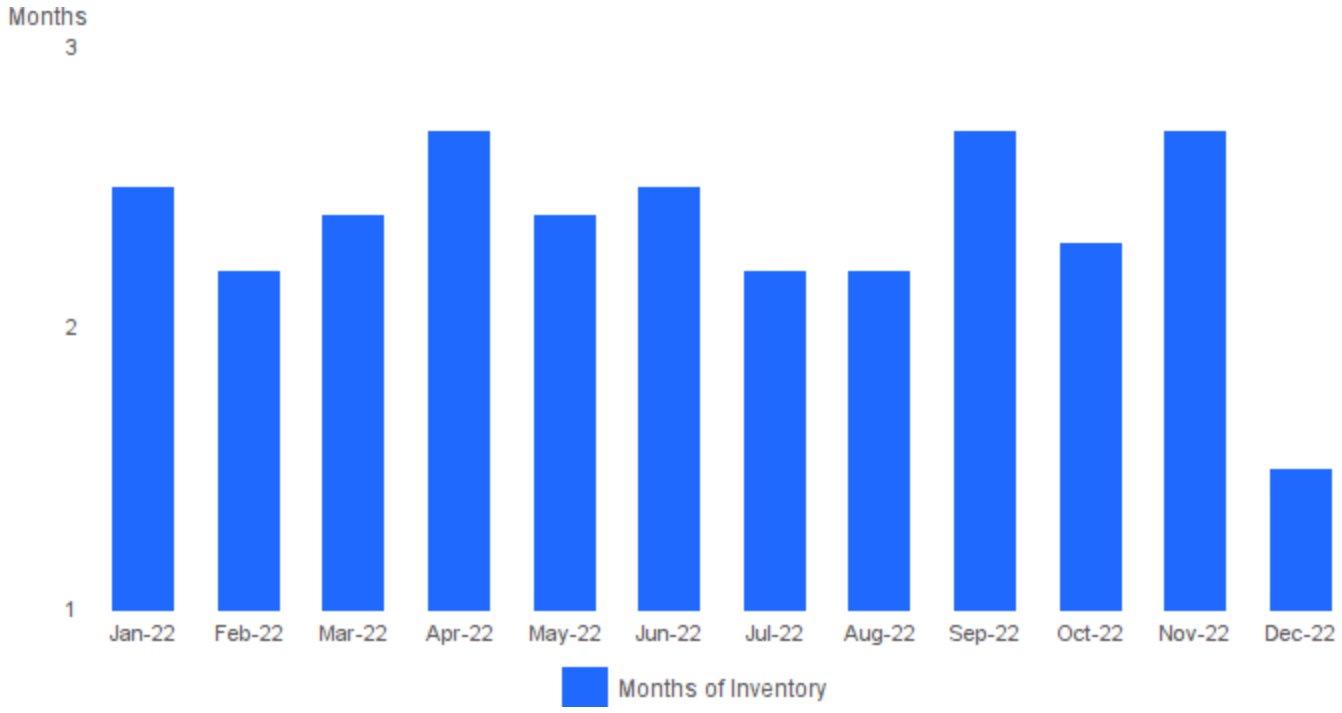
Unsold Price | the average active list price
Asking Price | the average asking price of sold properties
Sold Price | the average selling price



ABSORPTION RATE

December 2022 | Single Family

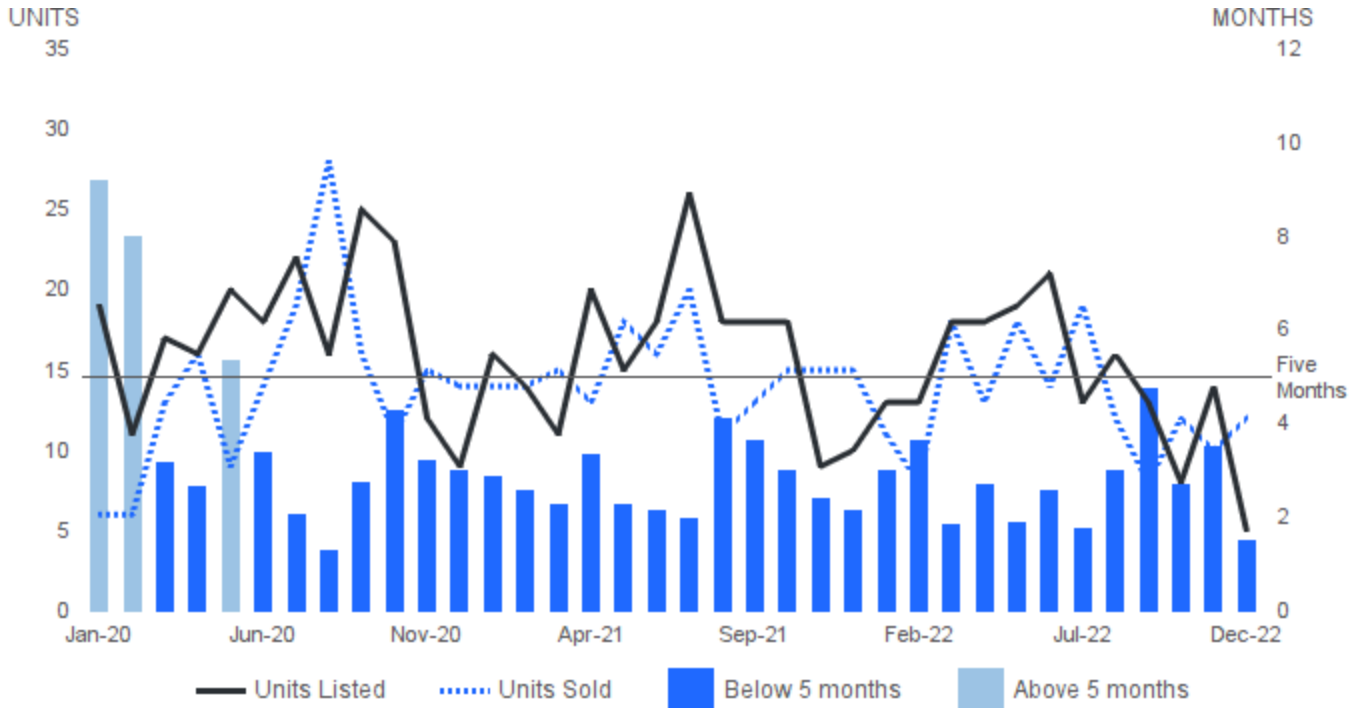
Absorption Rate | Looks at the past year's monthly supply of inventory. In a normal market there should be a 6 month supply. The higher the rate above 6 the more aggressive a seller has to be with the competition; price and having a picture perfect property.



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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