



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

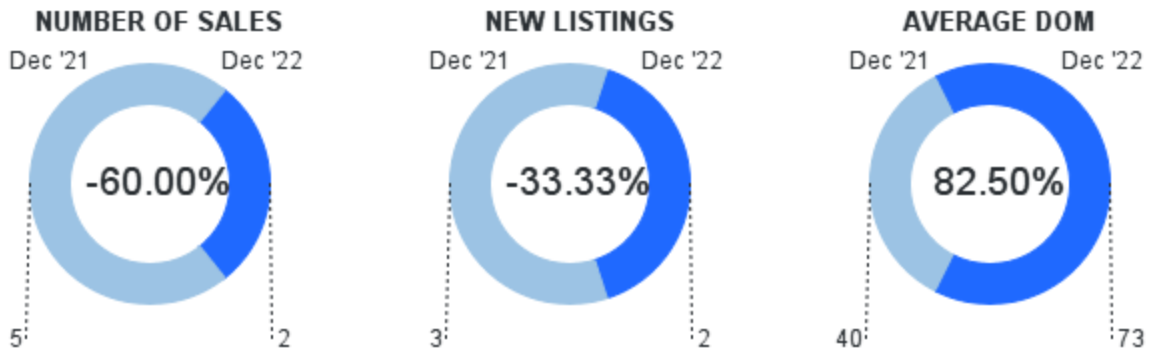
**WASHINGTON | WV**  
**REAL ESTATE REPORT**

DECEMBER 2022

# WASHINGTON (WV) | December 2022

## REAL ESTATE SNAPSHOT - Change since this time last year

### Single Family



80.31%

MEDIAN SALES PRICE  
SINGLE FAMILY

69.32%

AVERAGE SALES PRICE  
SINGLE FAMILY

80.00%

MEDIAN LIST PRICE  
(SOLD LISTINGS)  
SINGLE FAMILY

68.26%

AVERAGE LIST PRICE  
(SOLD LISTINGS)  
SINGLE FAMILY

Dec '21 Dec '22

# AREA REPORT

## SINGLE FAMILY HOMES

### FULL MARKET SUMMARY

December 2022 | Single Family ?

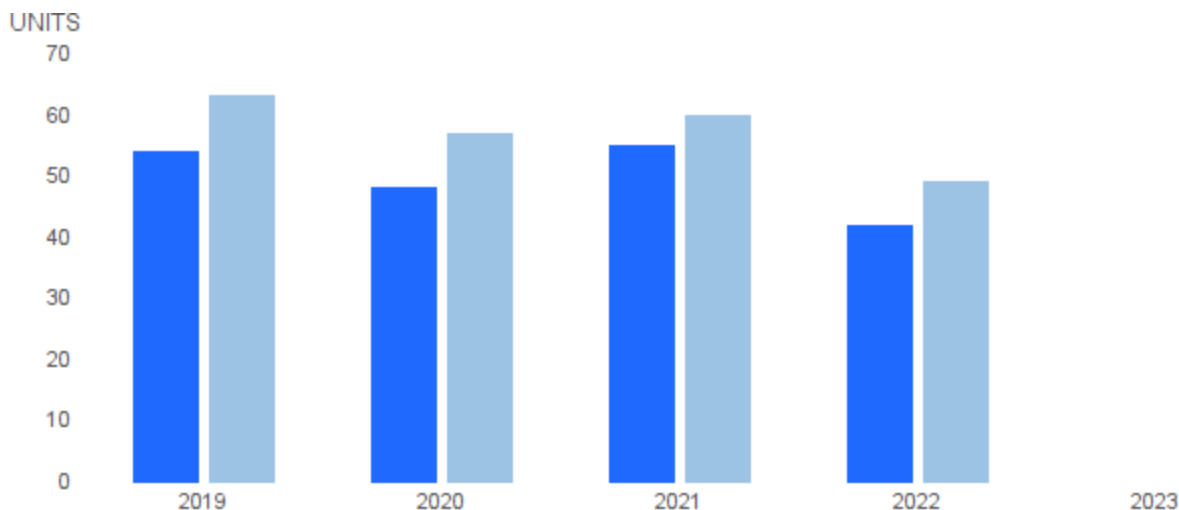
	Month to Date			Year to Date		
	December 2022	December 2021	% Change	YTD 2022	YTD 2021	% Change
New Listings	2	3	-33.33% ↓	49	60	-18.33% ↓
Sold Listings	2	5	-60% ↓	42	55	-23.64% ↓
Median List Price (Solds)	\$432,000	\$240,000	80% ↑	\$230,000	\$199,900	15.06% ↑
Median Sold Price	\$432,750	\$240,000	80.31% ↑	\$224,500	\$197,000	13.96% ↑
Median Days on Market	73	46	58.7% ↑	37	51	-27.45% ↓
Average List Price (Solds)	\$432,000	\$256,740	68.26% ↑	\$254,157	\$214,821	18.31% ↑
Average Sold Price	\$432,750	\$255,580	69.32% ↑	\$248,439	\$209,562	18.55% ↑
Average Days on Market	73	40	82.5% ↑	50	57	-12.28% ↓
List/Sold Price Ratio	102%	99.8%	2.2% ↑	97.4%	97.2%	0.19% ↑

### 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.



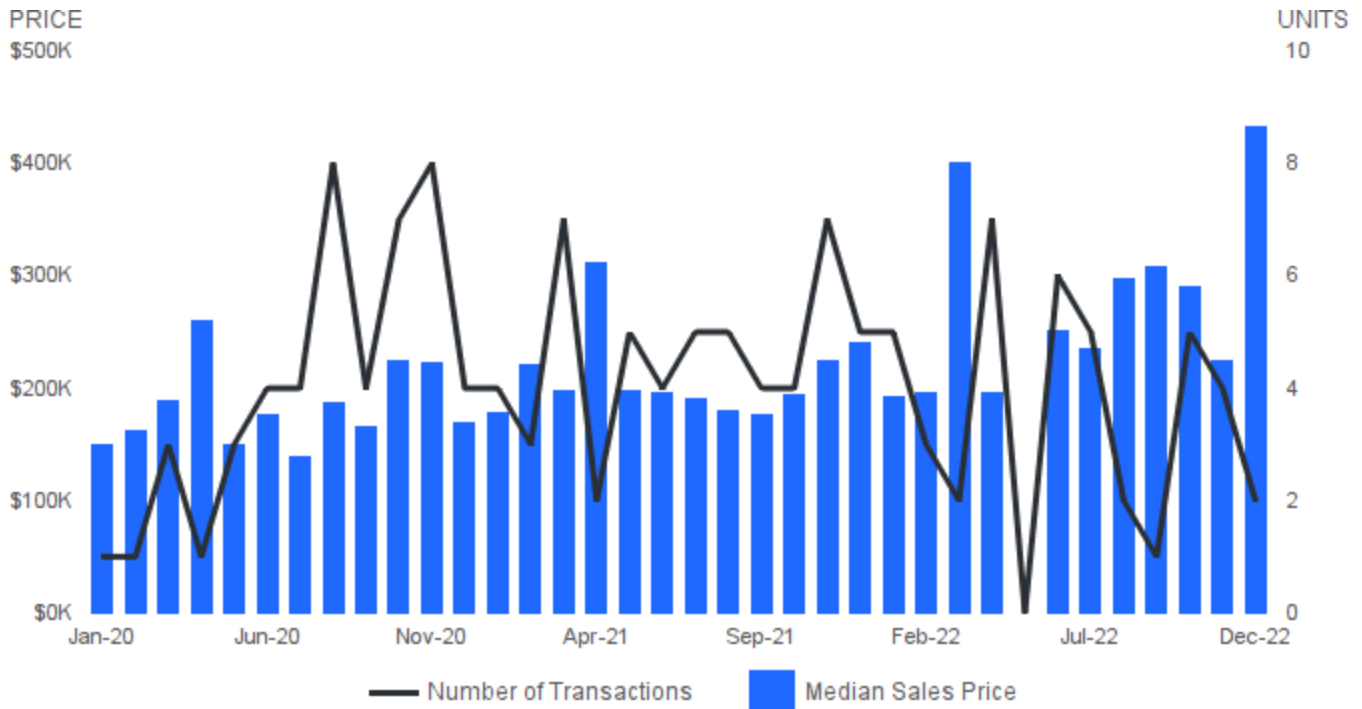
Sold Properties	54	48	55	42	0
New Properties	63	57	60	49	0
Sold Volume	\$10.14M	\$9.32M	\$11.53M	\$10.43M	\$0
Listing Volume	\$11.58M	\$11.97M	\$13.04M	\$13.95M	\$0
Median Sale Price	\$169K	\$175K	\$197K	\$225K	\$0

## 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.

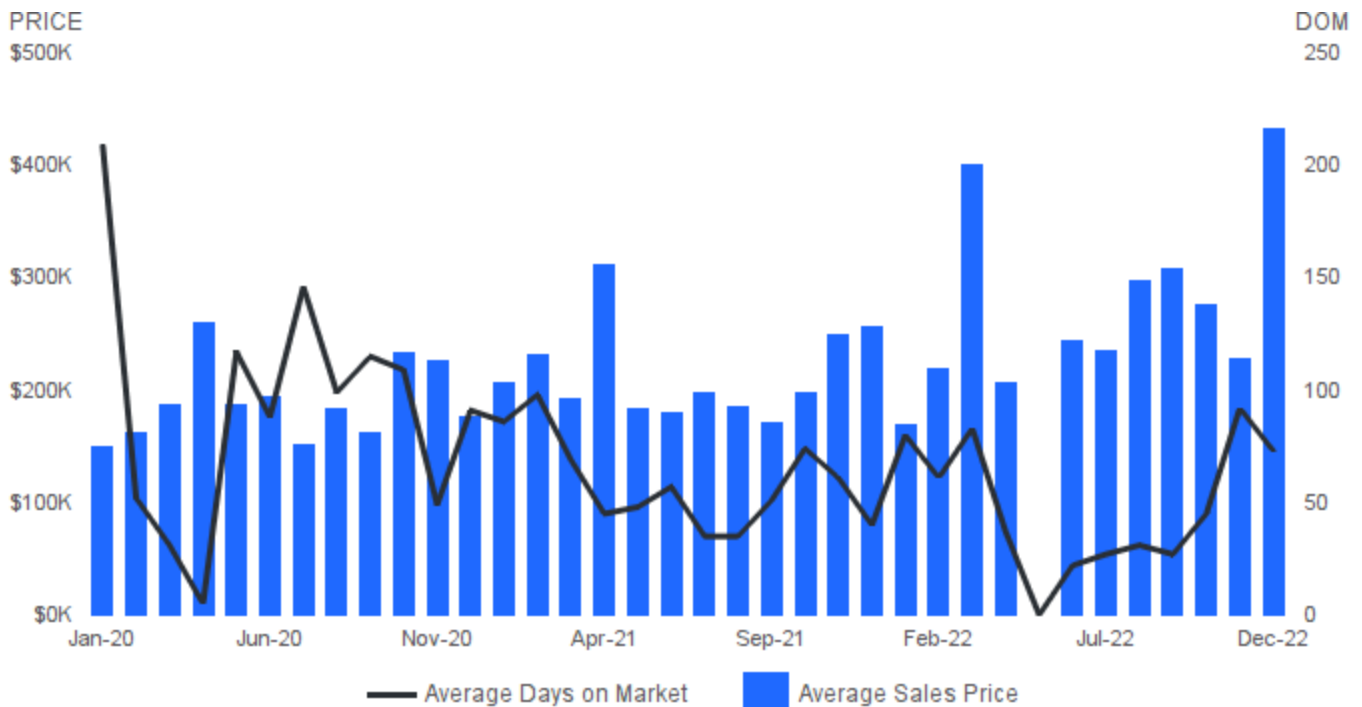


## AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

December 2022 | Single Family ?

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

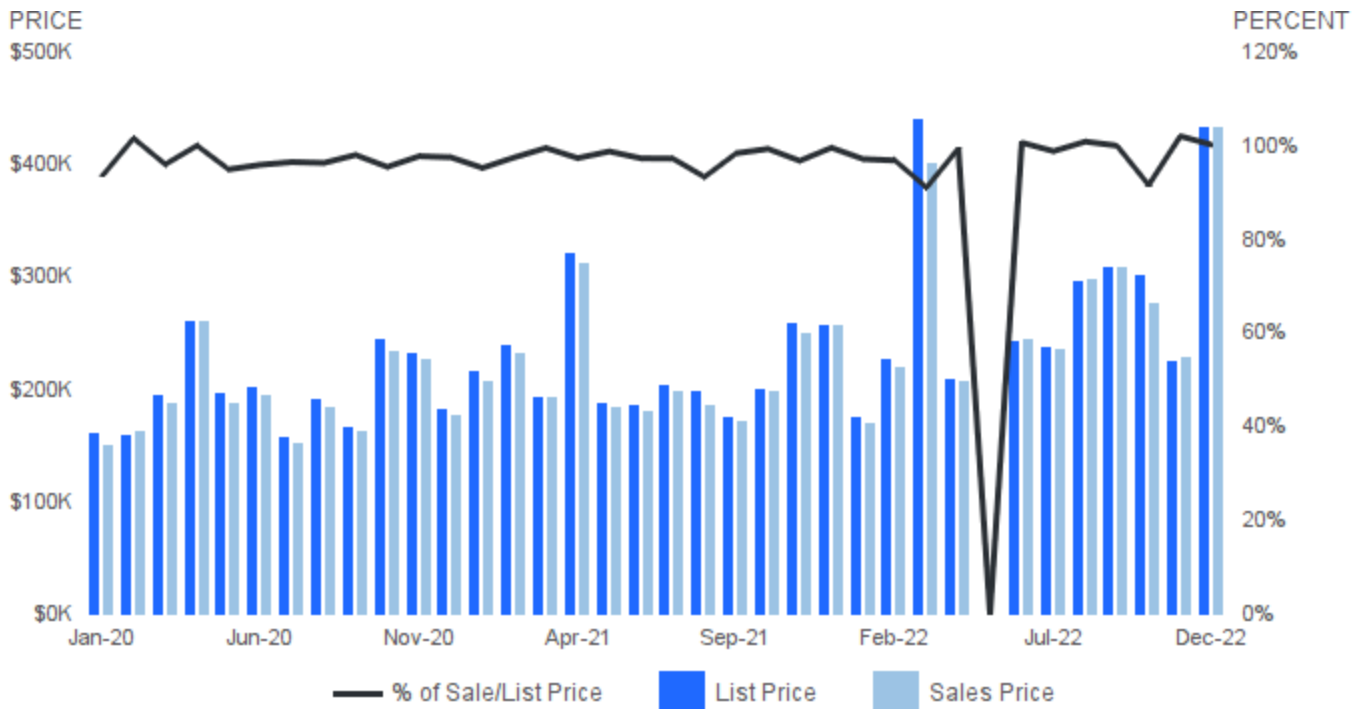
**Average Days on Market** | Average days on market for all properties sold.



# 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.

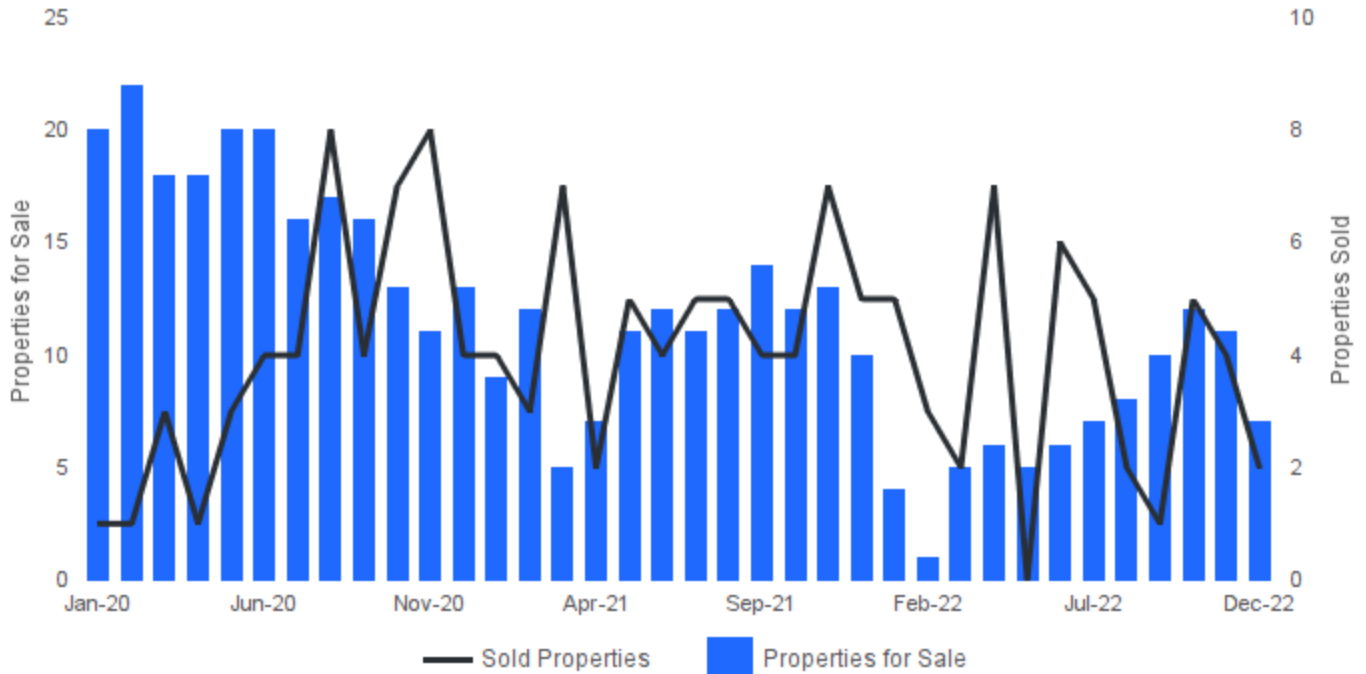


# PROPERTIES FOR SALE AND SOLD PROPERTIES

December 2022 | Single Family ?

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

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



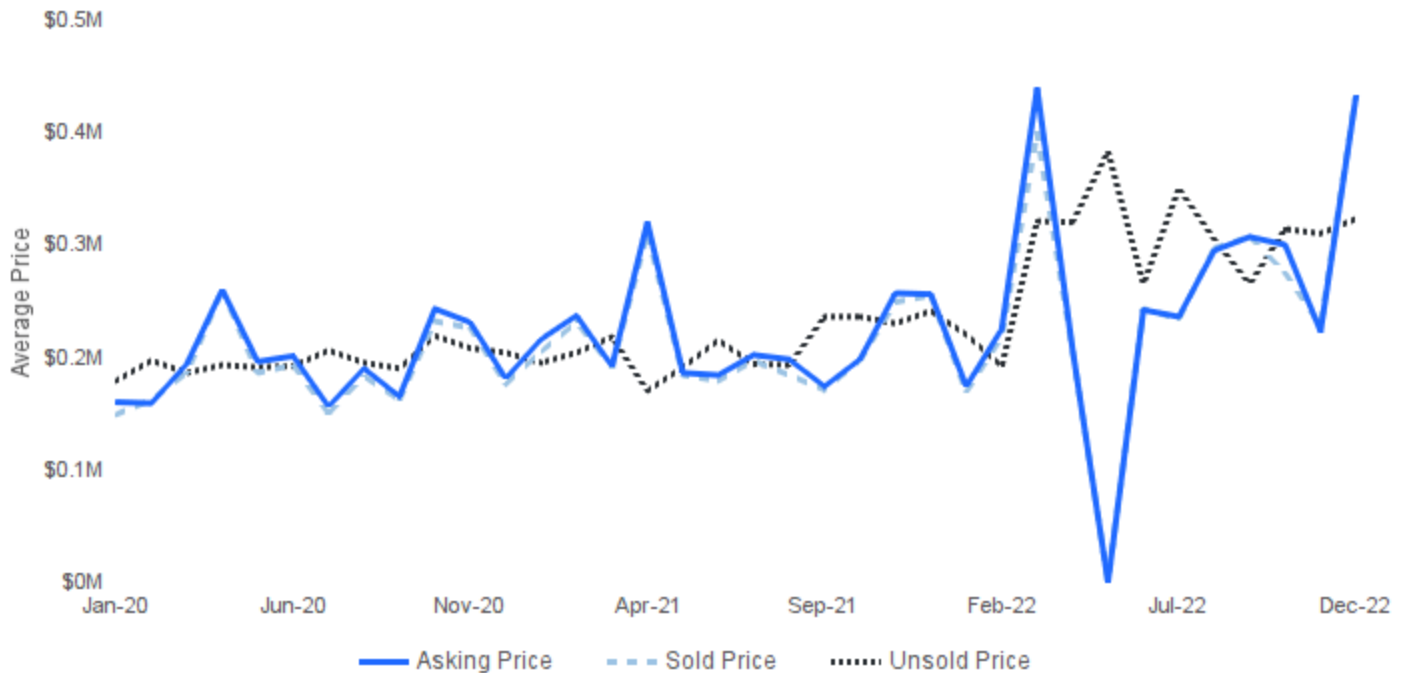
# AVERAGE ASKING/SOLD/UNSOLD PRICE

December 2022 | Single Family ?

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

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

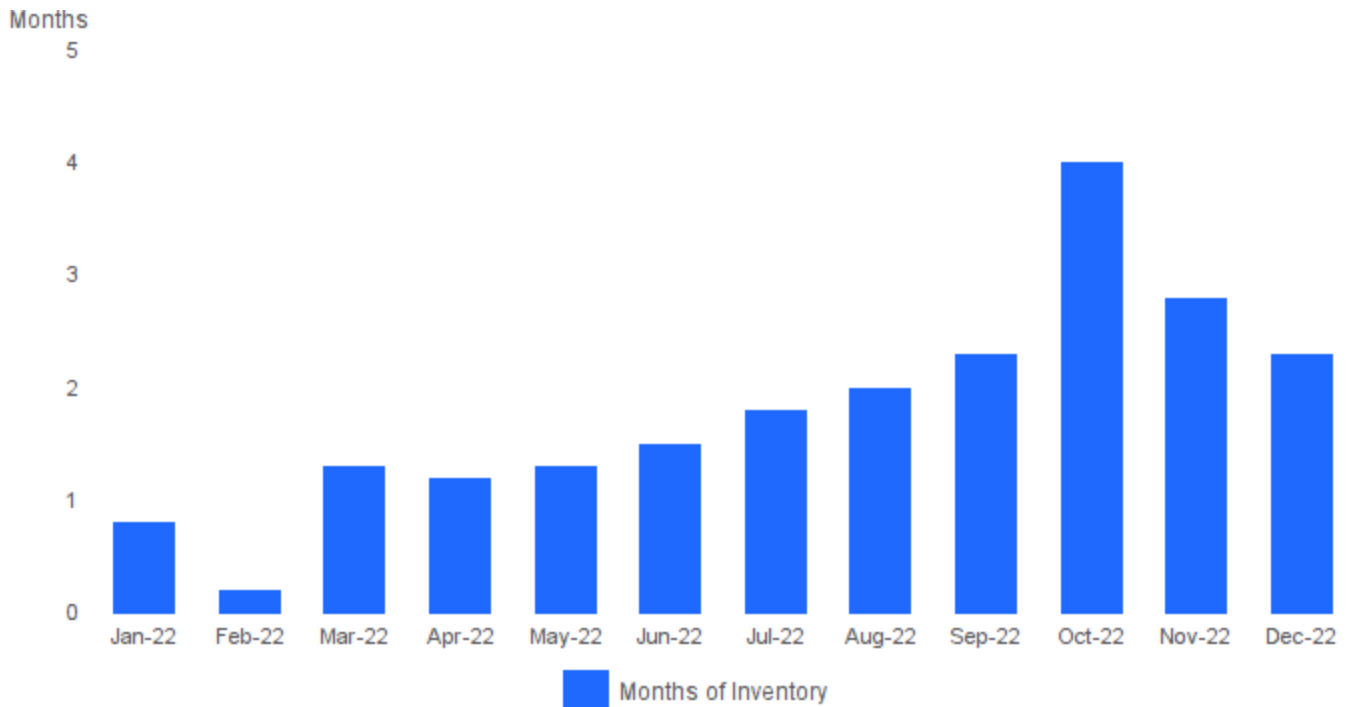
**Sold Price** | the average selling price



# 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.



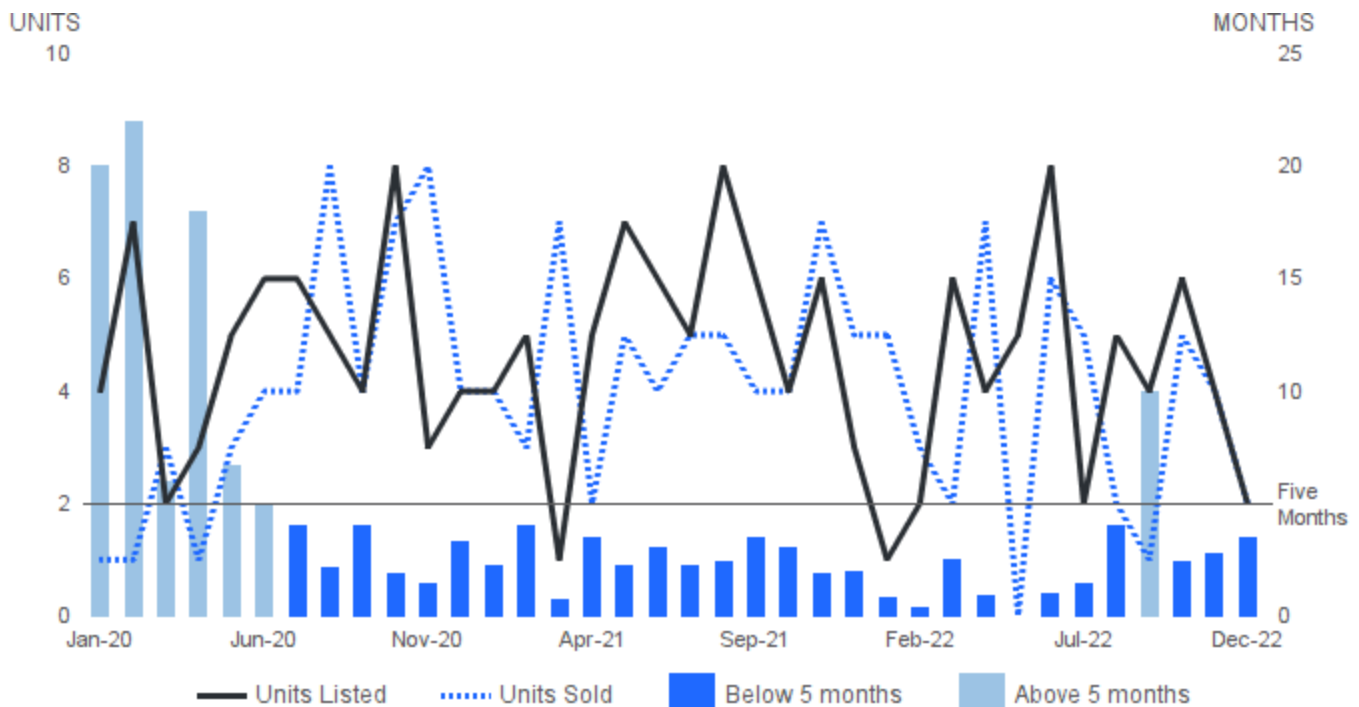
# MONTHS SUPPLY OF INVENTORY

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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