



COLDWELL BANKER
SELECT PROPERTIES

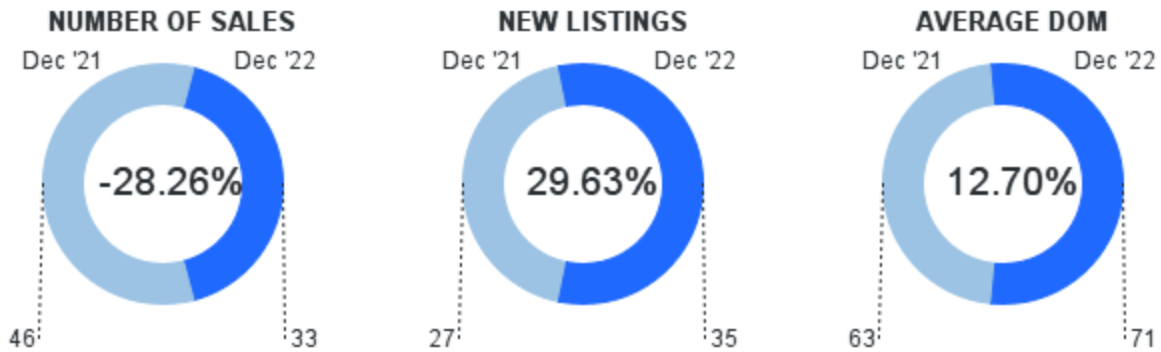
**WASHINGTON COUNTY (OH)
REAL ESTATE REPORT**

DECEMBER 2022

WASHINGTON COUNTY | December 2022

REAL ESTATE SNAPSHOT - Change since this time last year

Single Family



-1.23% ↓

MEDIAN SALES PRICE
SINGLE FAMILY

-0.37% ↓

AVERAGE SALES PRICE
SINGLE FAMILY

-1.96% ↓

**MEDIAN LIST PRICE
(SOLD LISTINGS)**
SINGLE FAMILY

0.08% ↑

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

■ Dec '21 ■ Dec '22

AREA REPORT

WASHINGTON COUNTY

FULL MARKET SUMMARY

December 2022 | Single Family ?

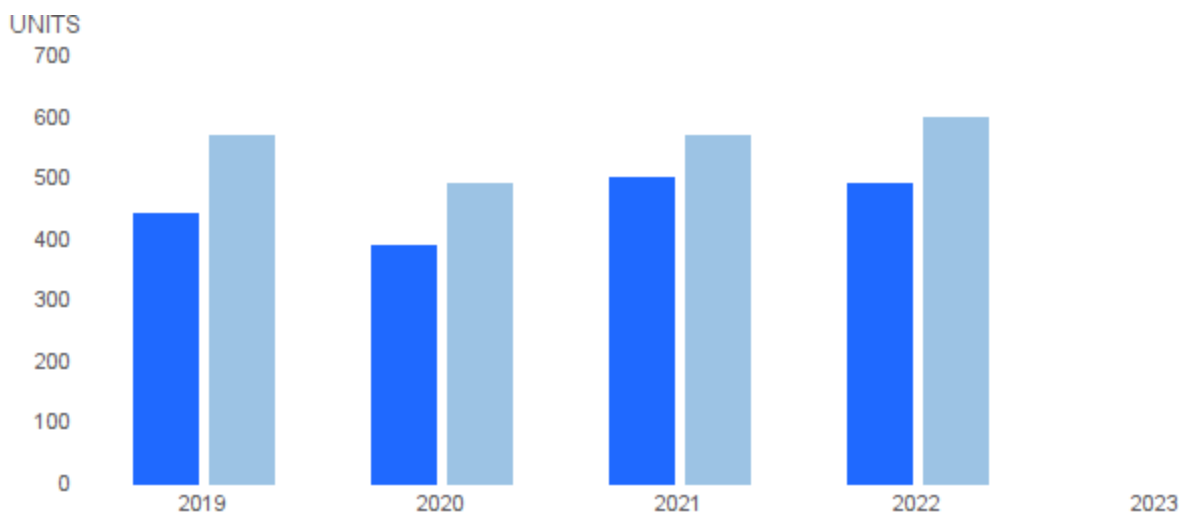
	Month to Date			Year to Date		
	December 2022	December 2021	% Change	YTD 2022	YTD 2021	% Change
New Listings	35	27	29.63% ↑	599	569	5.27% ↑
Sold Listings	33	46	-28.26% ↓	490	499	-1.8% ↓
Median List Price (Solds)	\$185,000	\$188,700	-1.96% ↓	\$179,900	\$179,900	0%
Median Sold Price	\$180,000	\$182,250	-1.23% ↓	\$176,900	\$179,900	-1.67% ↓
Median Days on Market	58	51	13.73% ↑	51	54	-5.56% ↓
Average List Price (Solds)	\$212,021	\$211,856	0.08% ↑	\$208,334	\$209,004	-0.32% ↓
Average Sold Price	\$206,060	\$206,818	-0.37% ↓	\$202,707	\$202,944	-0.12% ↓
Average Days on Market	71	63	12.7% ↑	61	71	-14.08% ↓
List/Sold Price Ratio	96.1%	97%	-0.99% ↓	97.5%	96.7%	0.84% ↑

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.



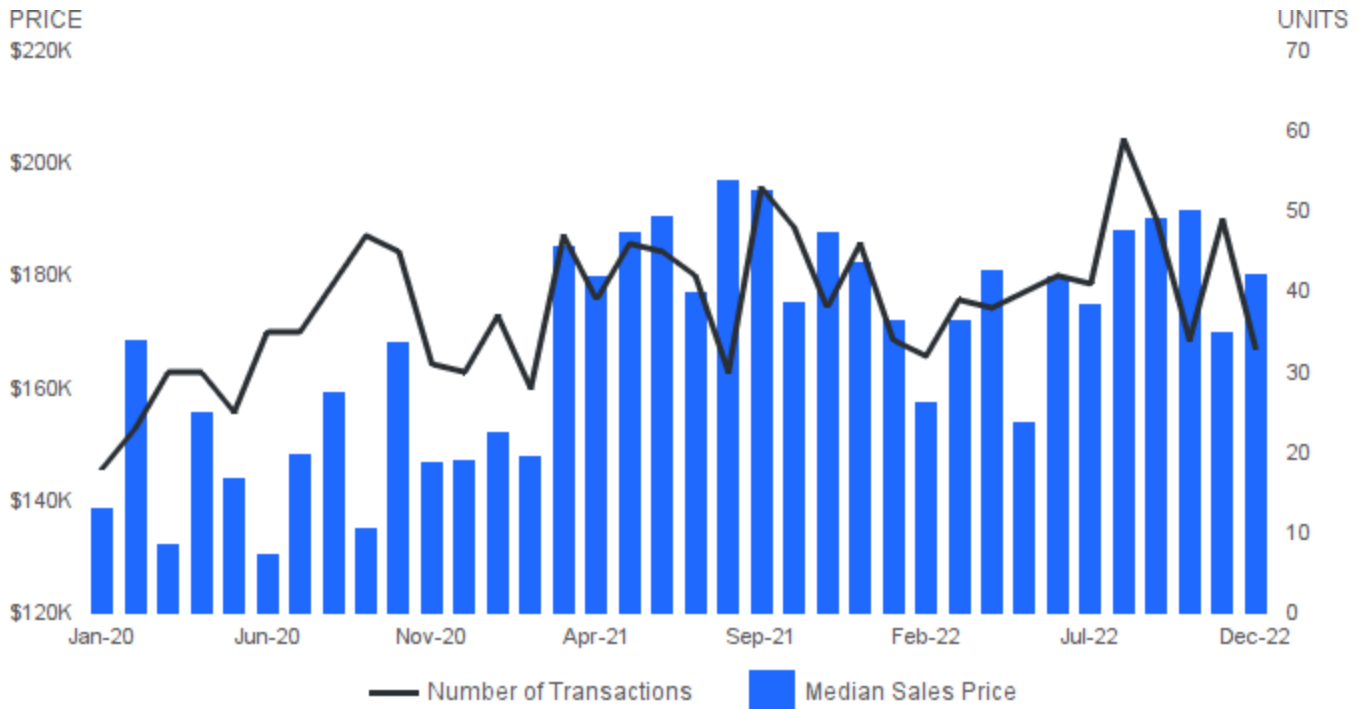
Sold Properties	440	390	499	490	0
New Properties	568	490	569	599	0
Sold Volume	\$72.54M	\$65.79M	\$101.27M	\$99.33M	\$0
Listing Volume	\$106.69M	\$93.19M	\$124.35M	\$131.28M	\$0
Median Sale Price	\$150K	\$148K	\$180K	\$177K	\$0

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.

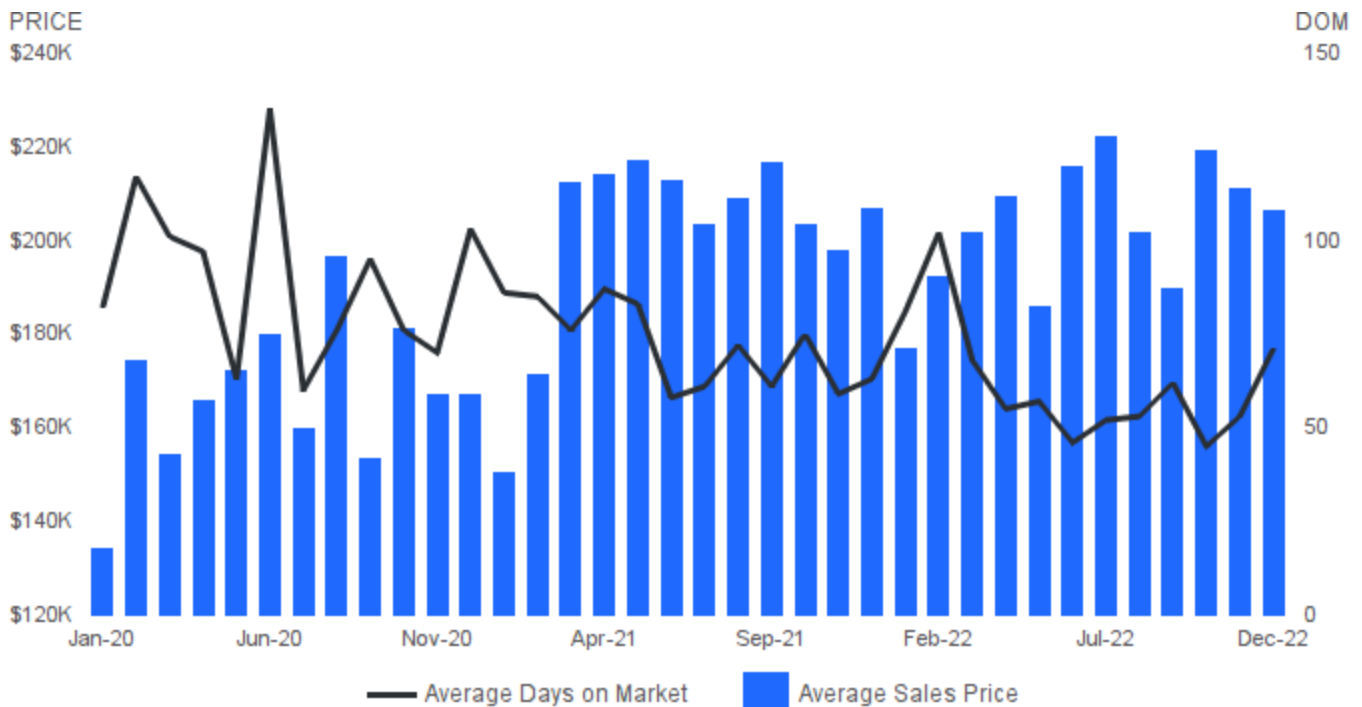


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

December 2022 | Single Family ?

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

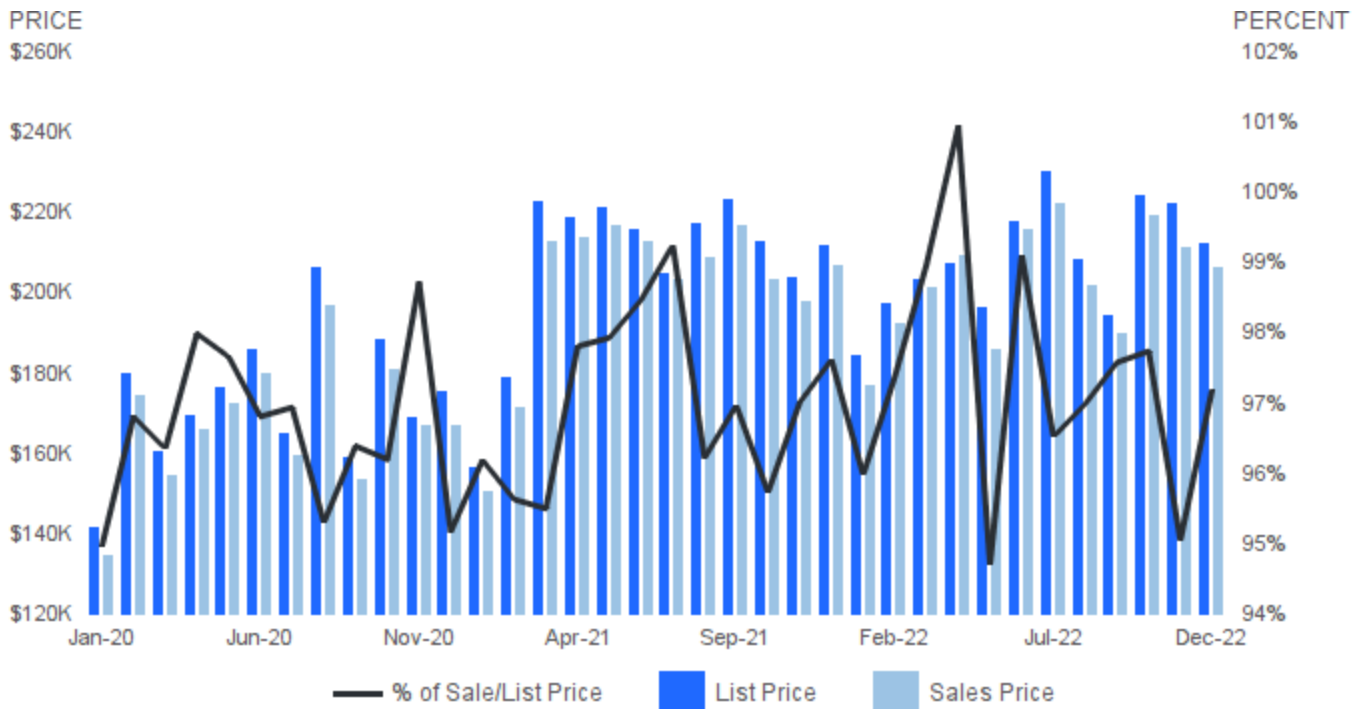
Average Days on Market | Average days on market for all properties sold.



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.

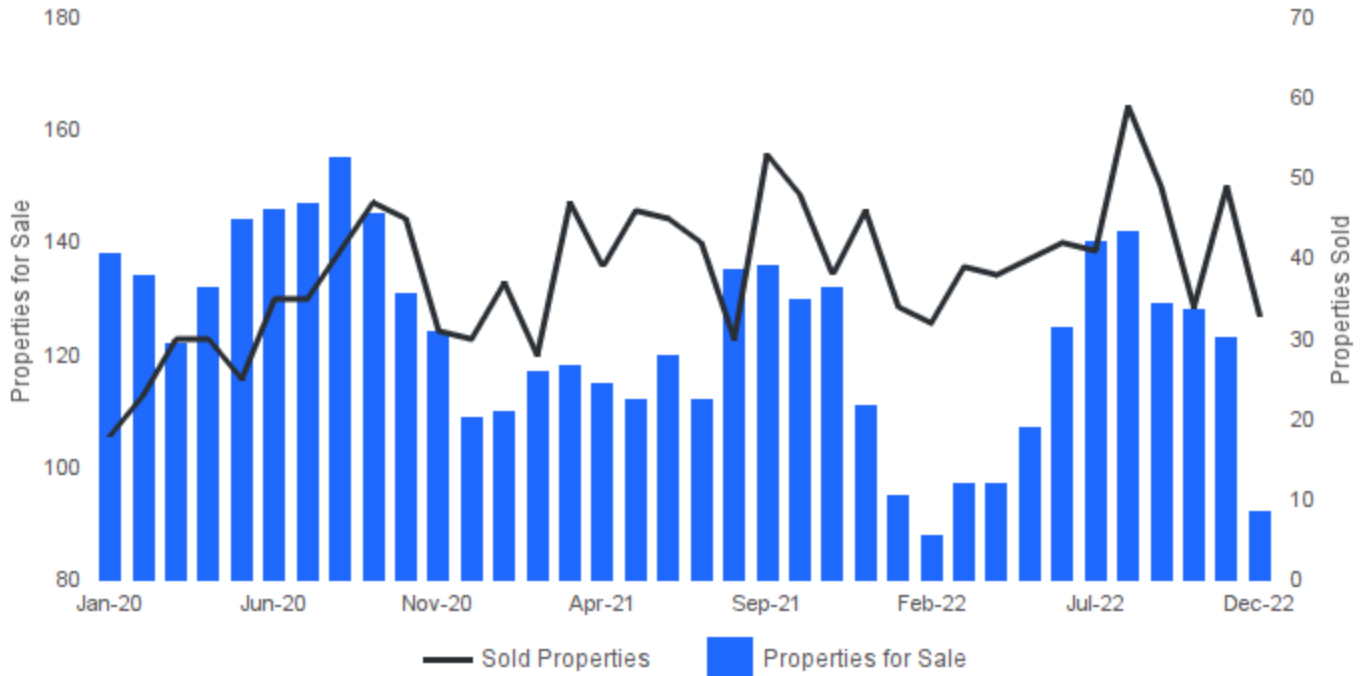


PROPERTIES FOR SALE AND SOLD PROPERTIES

December 2022 | Single Family ?

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

Sold Properties | Number of properties sold.



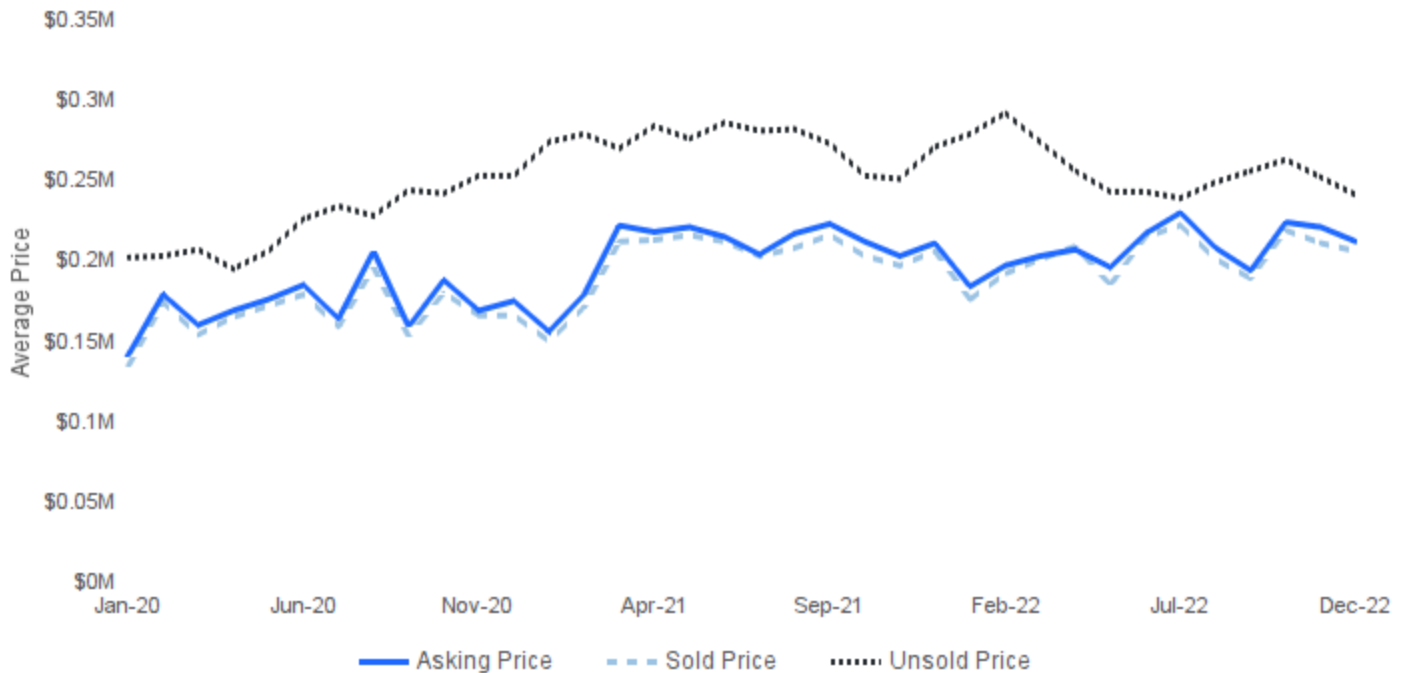
AVERAGE ASKING/SOLD/UNSOLD PRICE

December 2022 | Single Family ?

Unsold Price | the average active list price

Asking Price | the average asking price of sold properties

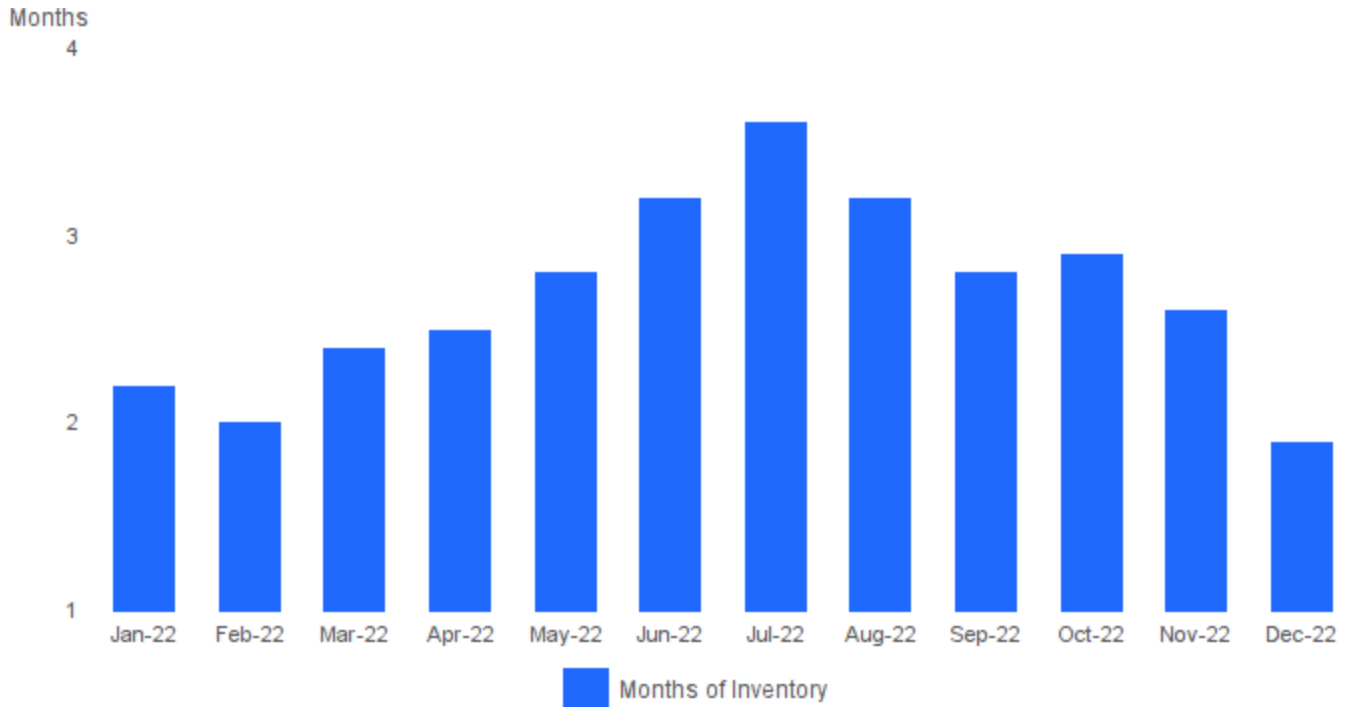
Sold Price | the average selling price



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.



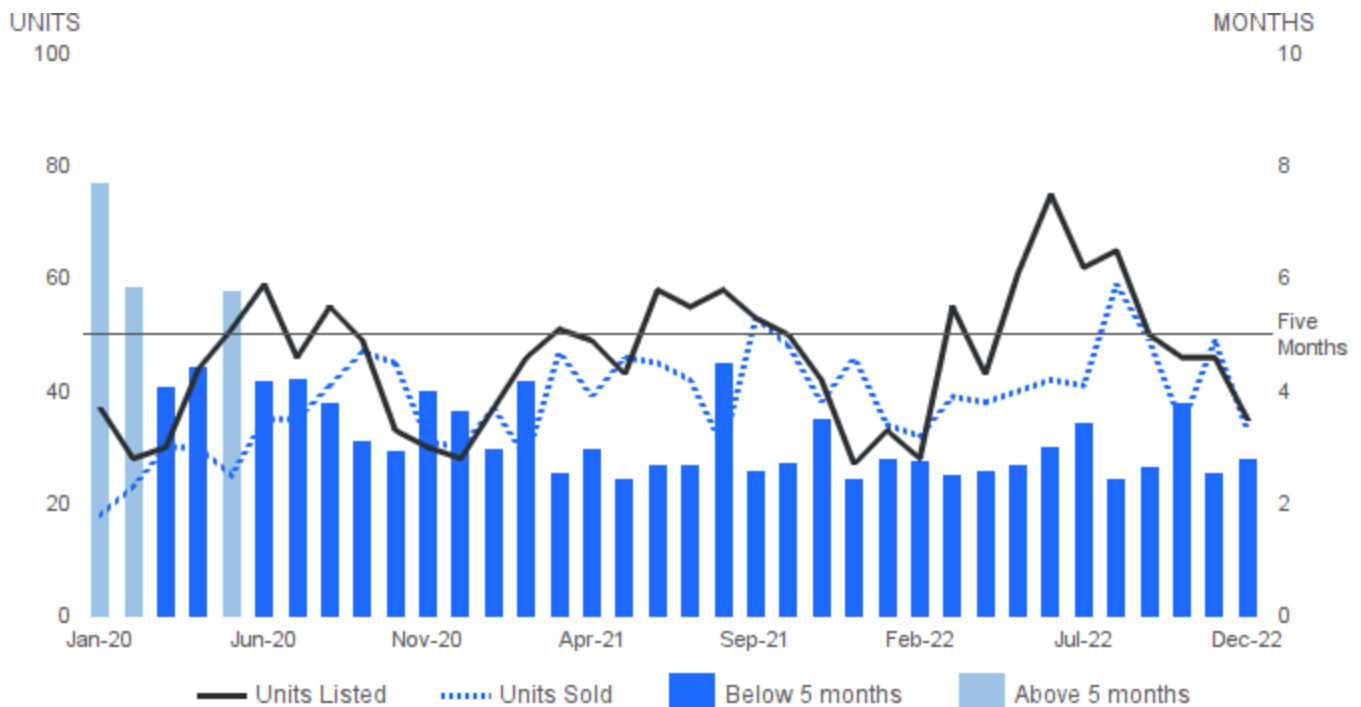
MONTHS SUPPLY OF INVENTORY

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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