



COLDWELL BANKER
SELECT PROPERTIES

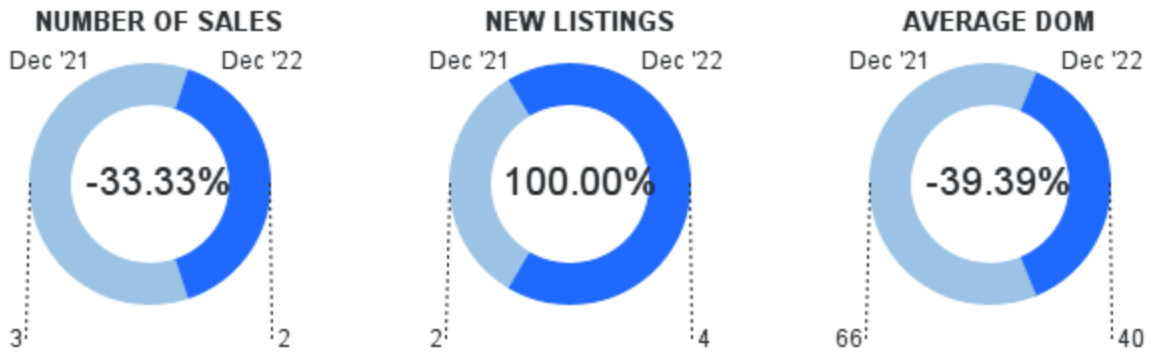
WILLIAMSTOWN | WV
REAL ESTATE REPORT

DECEMBER 2022

WILLIAMSTOWN (WV) | December 2022

REAL ESTATE SNAPSHOT - Change since this time last year

Single Family



33.68% 

MEDIAN SALES PRICE
SINGLE FAMILY

-8.59% 

AVERAGE SALES PRICE
SINGLE FAMILY

19.94% 

MEDIAN LIST PRICE
(SOLD LISTINGS)
SINGLE FAMILY

-11.91% 

AVERAGE LIST PRICE
(SOLD LISTINGS)
SINGLE FAMILY

 Dec '21  Dec '22

AREA REPORT

SINGLE FAMILY HOMES

FULL MARKET SUMMARY

December 2022 | Single Family ?

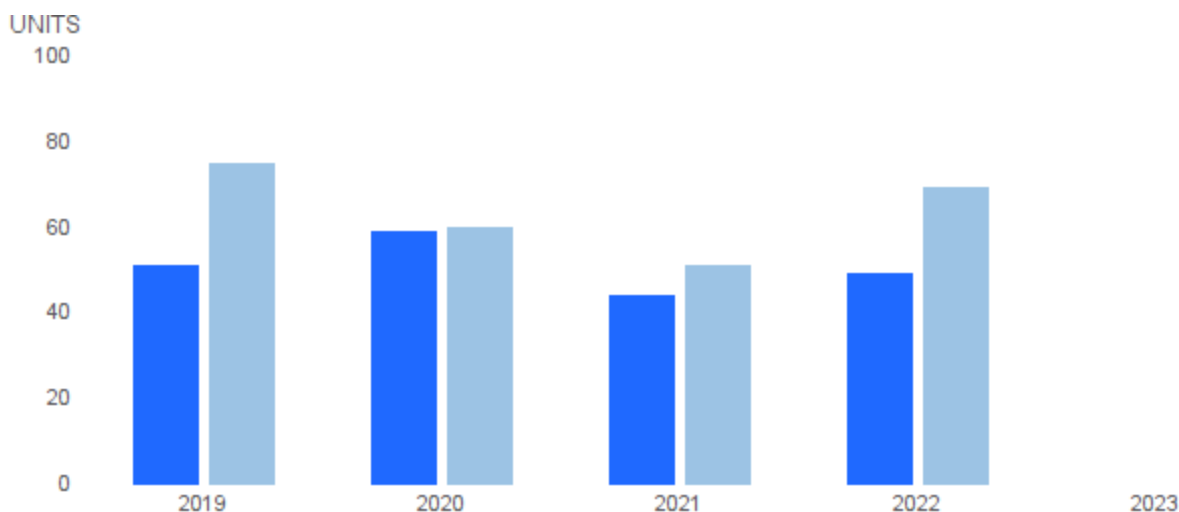
	Month to Date			Year to Date		
	December 2022	December 2021	% Change	YTD 2022	YTD 2021	% Change
New Listings	4	2	100% ↑	69	51	35.29% ↑
Sold Listings	2	3	-33.33% ↓	49	44	11.36% ↑
Median List Price (Solds)	\$209,900	\$175,000	19.94% ↑	\$189,000	\$192,500	-1.82% ↓
Median Sold Price	\$207,200	\$155,000	33.68% ↑	\$188,500	\$188,250	0.13% ↑
Median Days on Market	40	23	73.91% ↑	30	49	-38.78% ↓
Average List Price (Solds)	\$209,900	\$238,266	-11.91% ↓	\$240,853	\$258,106	-6.68% ↓
Average Sold Price	\$207,200	\$226,666	-8.59% ↓	\$237,794	\$255,671	-6.99% ↓
Average Days on Market	40	66	-39.39% ↓	33	56	-41.07% ↓
List/Sold Price Ratio	98.5%	95%	3.68% ↑	97.8%	98.6%	-0.72% ↓

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	51	59	44	49	0
New Properties	75	60	51	69	0
Sold Volume	\$11.61M	\$12.16M	\$11.25M	\$11.65M	\$0
Listing Volume	\$16.44M	\$14.39M	\$13.32M	\$19.37M	\$0
Median Sale Price	\$160K	\$165K	\$188K	\$189K	\$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.

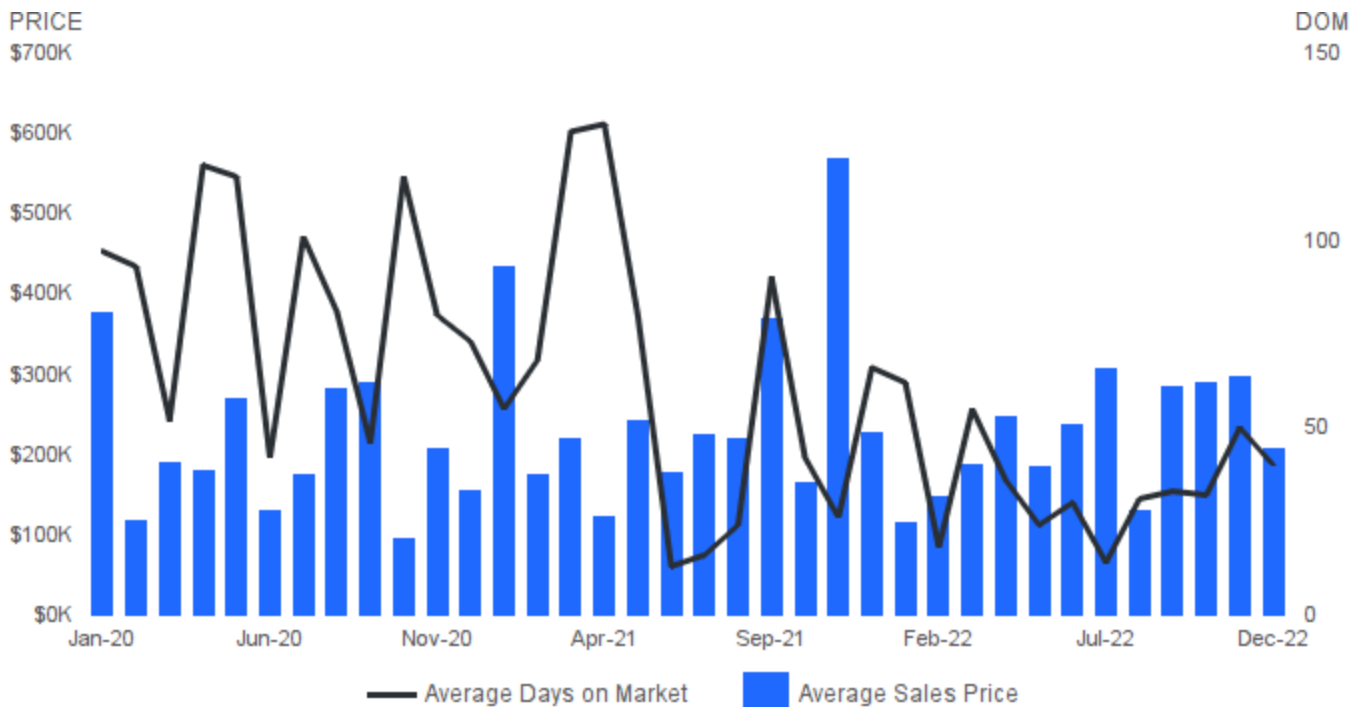


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

December 2022 | Single Family ?

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

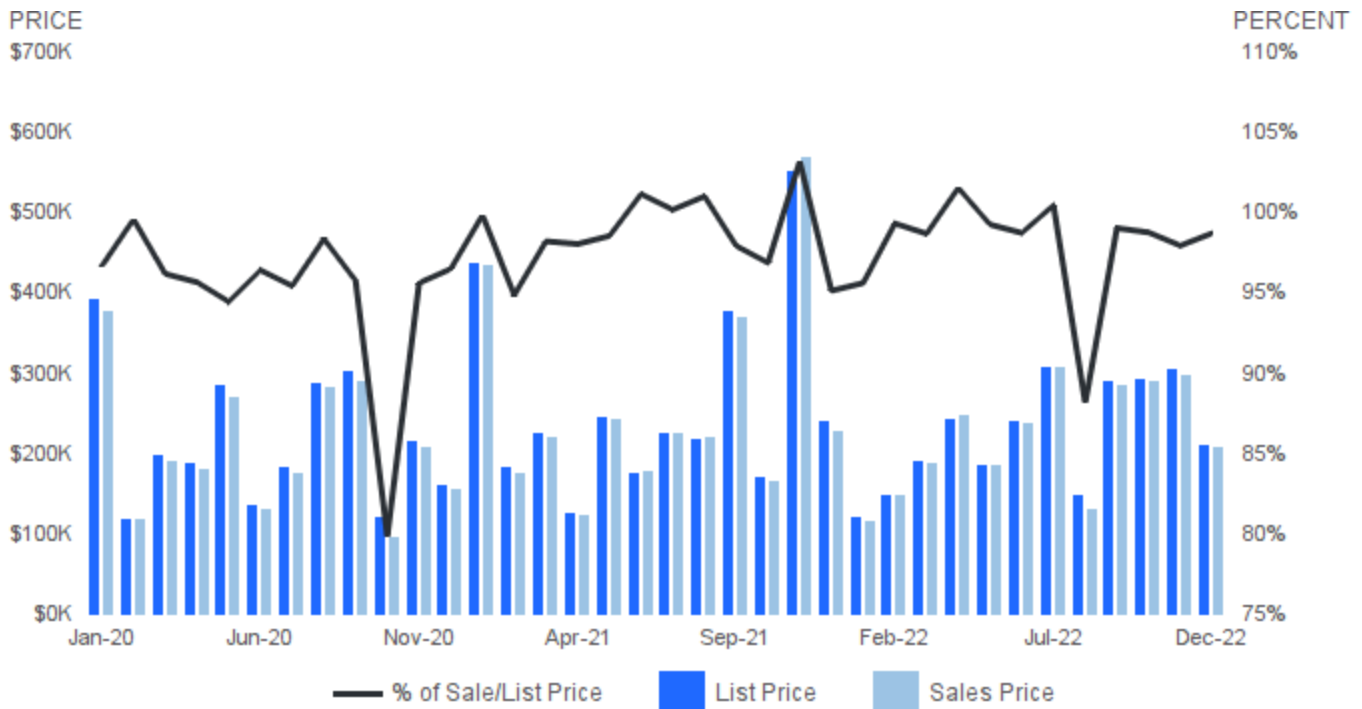
Average Days on Market | Average days on market for all properties sold.



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.



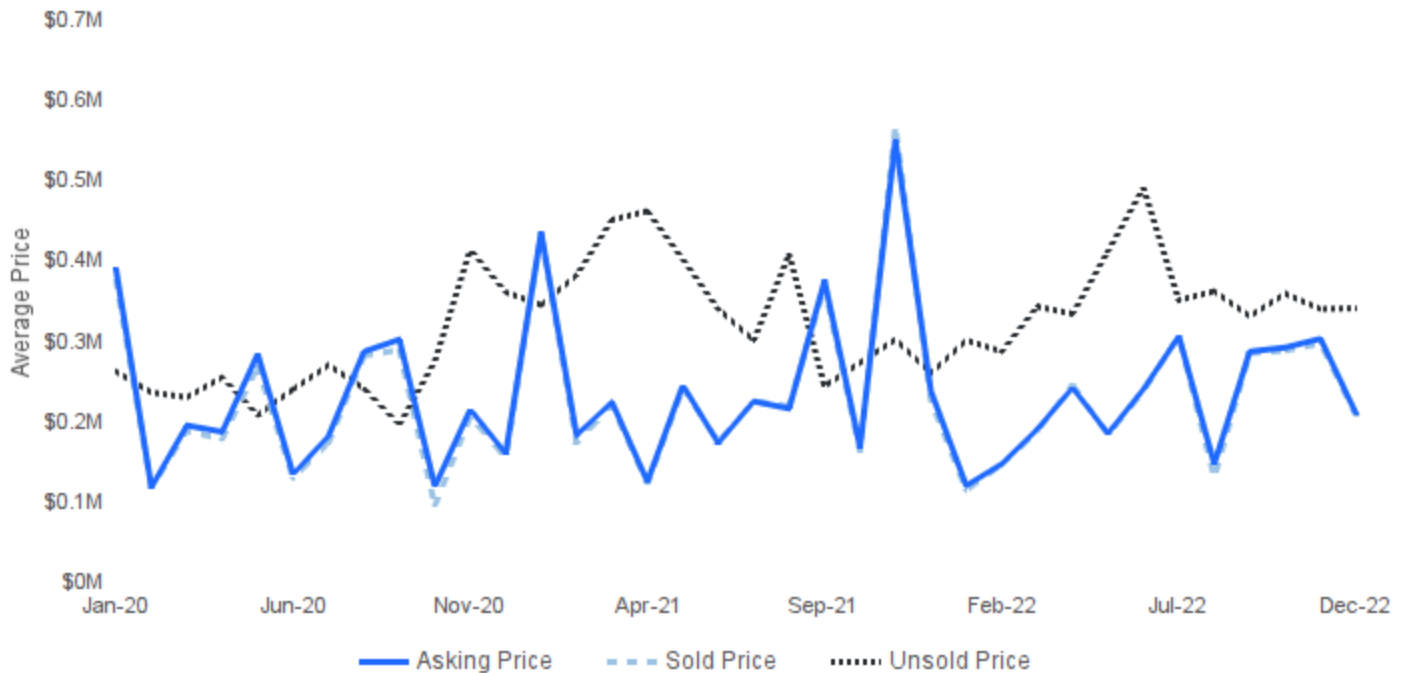
AVERAGE ASKING/SOLD/UNSOLD PRICE

December 2022 | Single Family ?

Unsold Price | the average active list price

Asking Price | the average asking price of sold properties

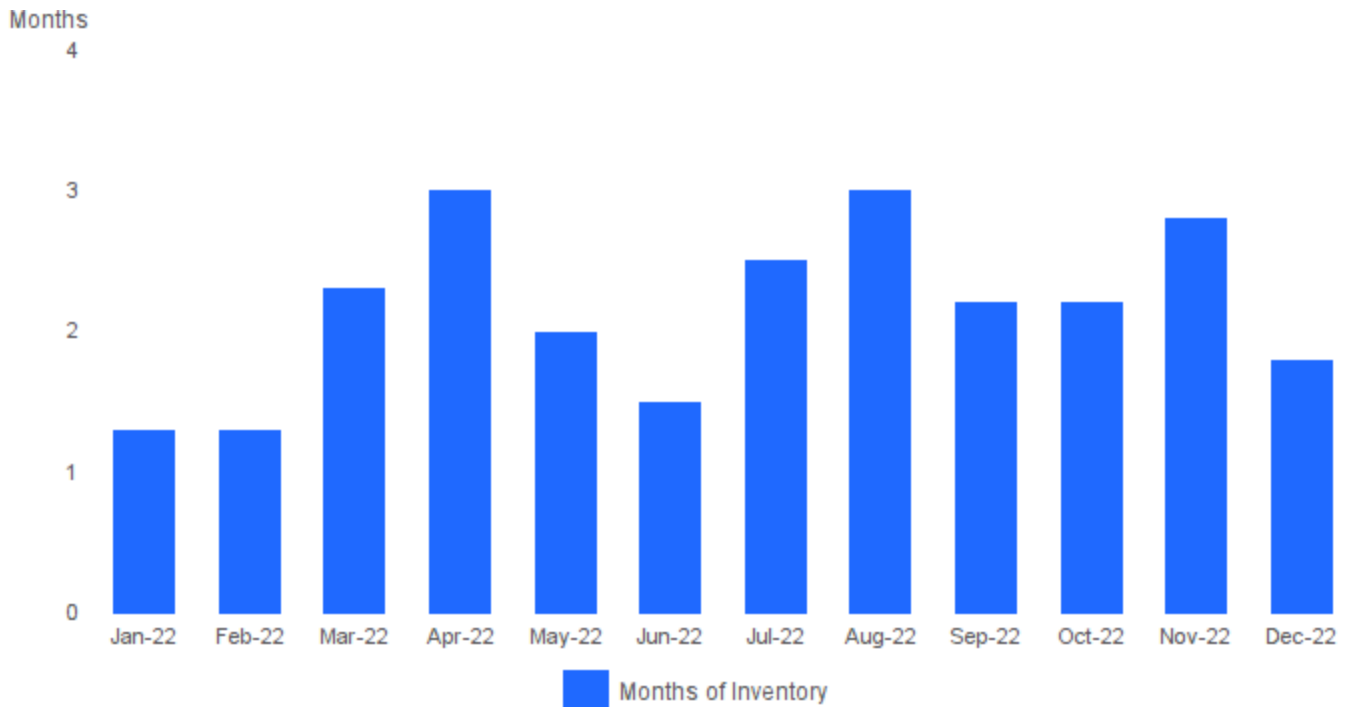
Sold Price | the average selling price



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.



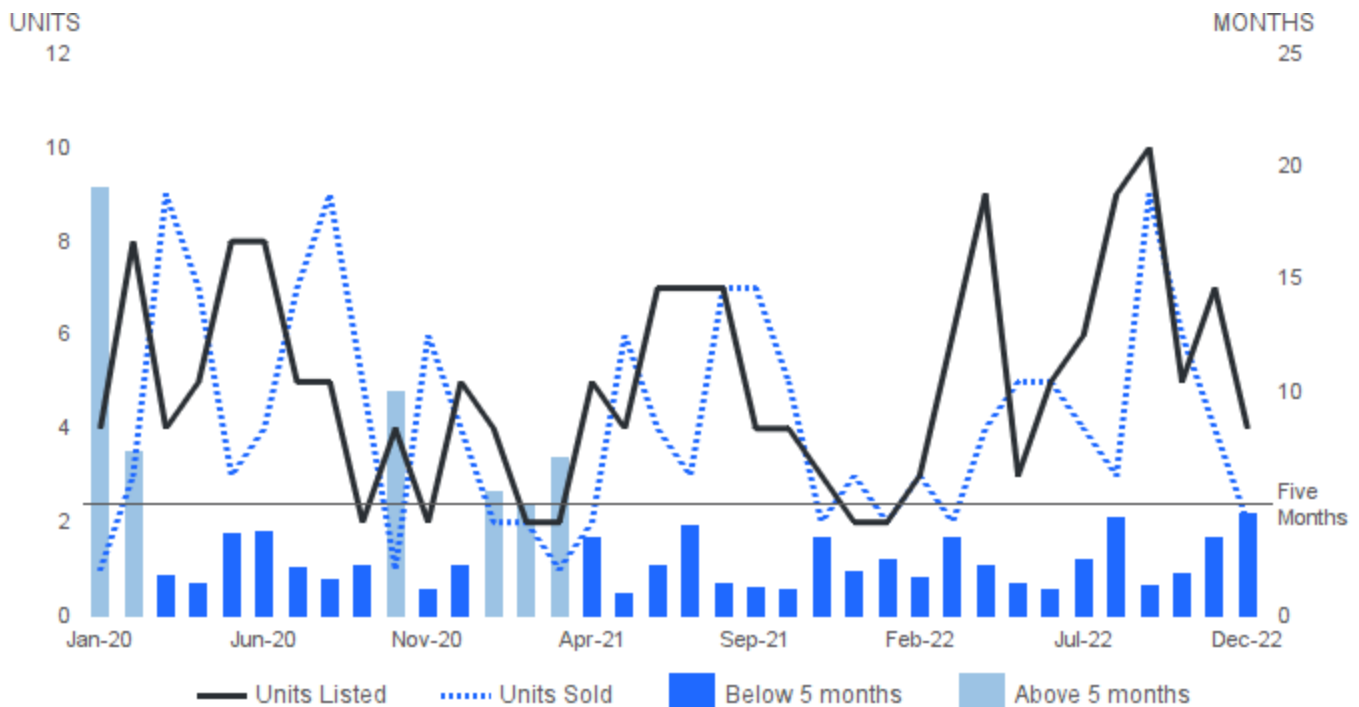
MONTHS SUPPLY OF INVENTORY

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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