



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

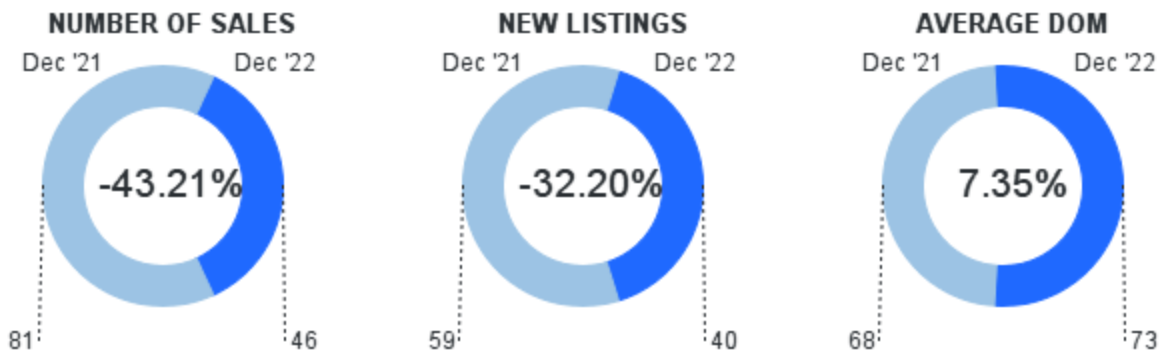
**WOOD COUNTY (WV)**  
**REAL ESTATE REPORT**

DECEMBER 2022

# WOOD COUNTY | December 2022

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


### Single Family



**24.82%**   
**MEDIAN SALES PRICE**  
SINGLE FAMILY

**12.19%**   
**AVERAGE SALES PRICE**  
SINGLE FAMILY

**23.03%**   
**MEDIAN LIST PRICE**  
**(SOLD LISTINGS)**  
SINGLE FAMILY

**8.26%**   
**AVERAGE LIST PRICE**  
**(SOLD LISTINGS)**  
SINGLE FAMILY

 Dec '21     Dec '22

# AREA REPORT

## WOOD COUNTY

### FULL MARKET SUMMARY

December 2022 | Single Family ?

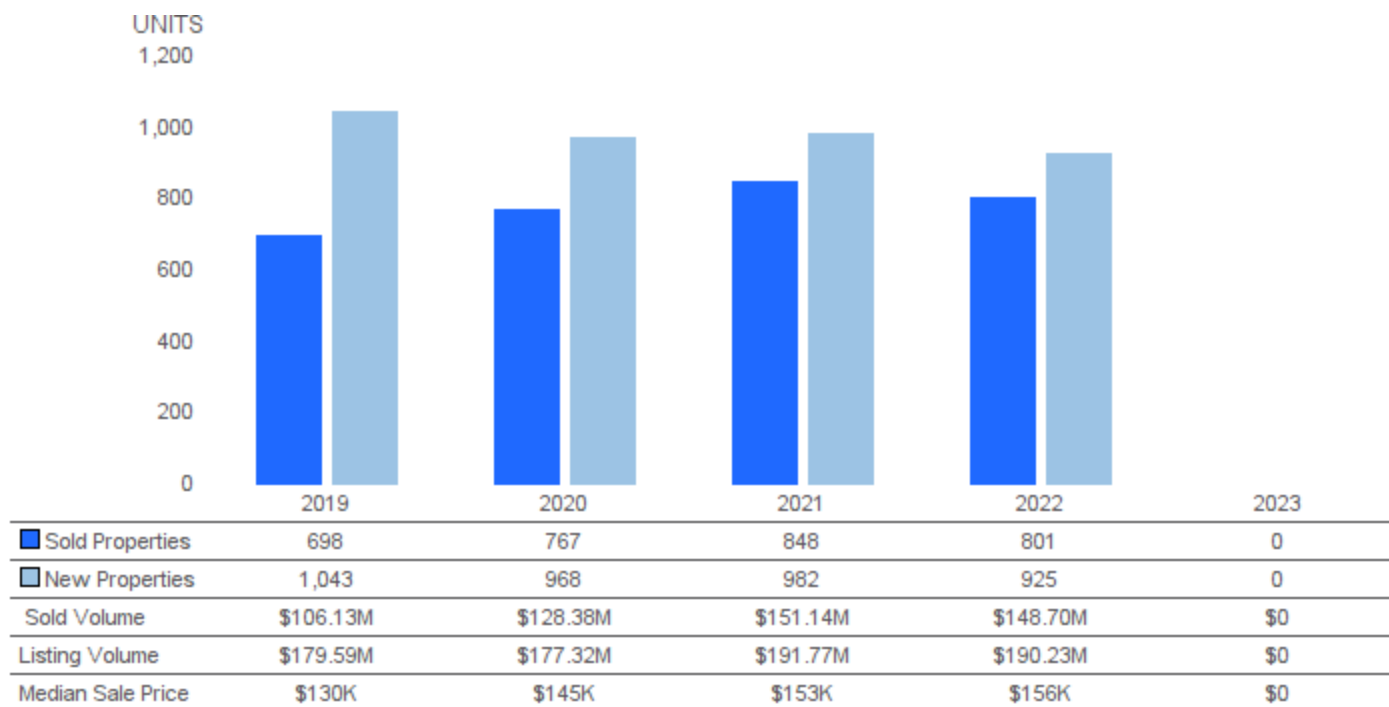
	Month to Date			Year to Date		
	December 2022	December 2021	% Change	YTD 2022	YTD 2021	% Change
New Listings	40	59	-32.2% ↓	925	982	-5.8% ↓
Sold Listings	46	81	-43.21% ↓	801	848	-5.54% ↓
Median List Price (Solds)	\$178,400	\$145,000	23.03% ↑	\$159,900	\$158,450	0.92% ↑
Median Sold Price	\$174,750	\$140,000	24.82% ↑	\$156,000	\$153,000	1.96% ↑
Median Days on Market	54	53	1.89% ↑	44	51	-13.73% ↓
Average List Price (Solds)	\$203,919	\$188,355	8.26% ↑	\$191,347	\$184,418	3.76% ↑
Average Sold Price	\$194,861	\$173,695	12.19% ↑	\$185,643	\$178,225	4.16% ↑
Average Days on Market	73	68	7.35% ↑	55	66	-16.67% ↓
List/Sold Price Ratio	95.1%	93%	2.27% ↑	96.5%	97.1%	-0.64% ↓

### 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.

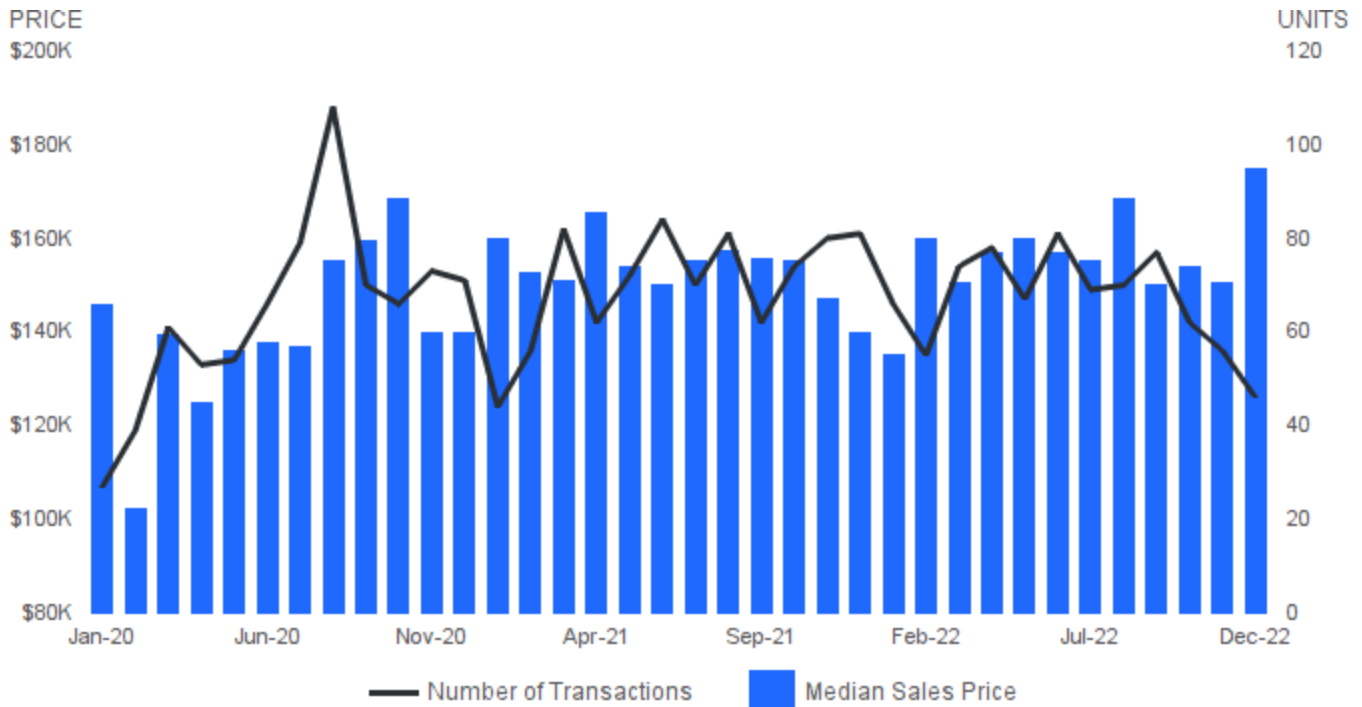


## MEDIAN SALES PRICE AND NUMBER OF SALES

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.

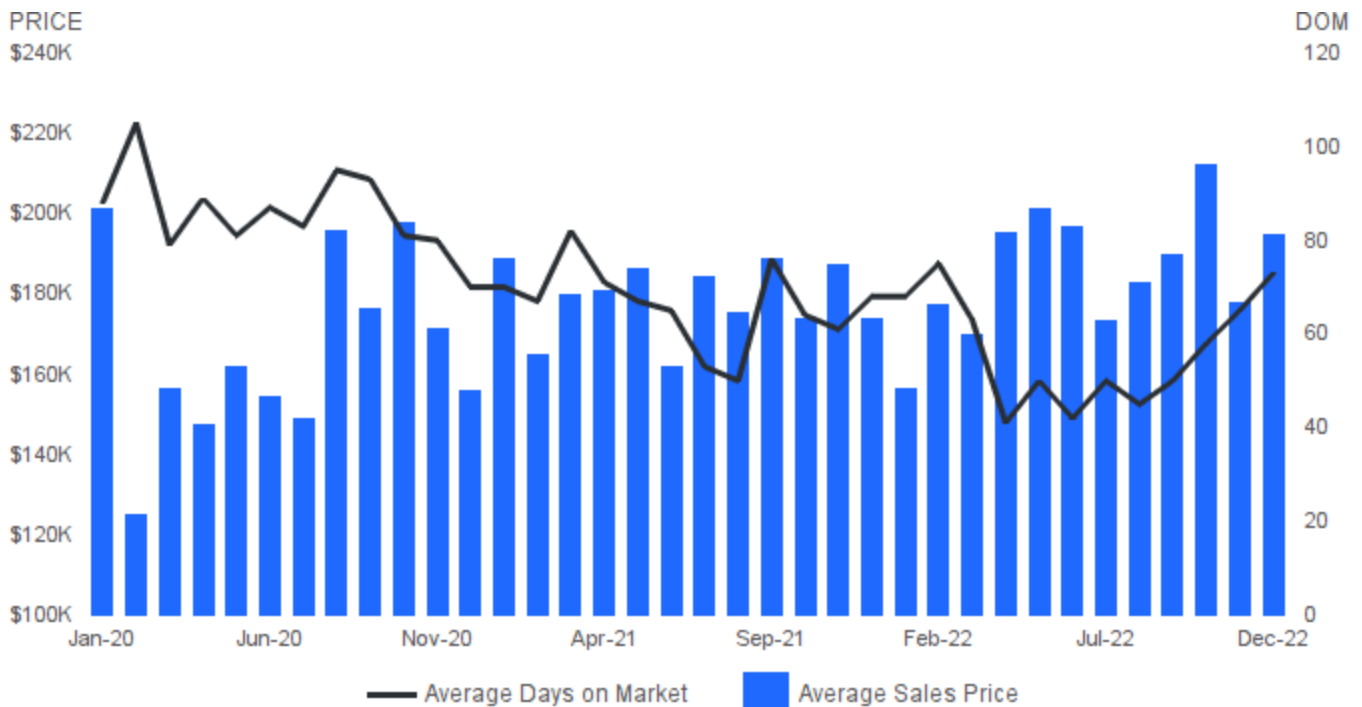


## AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

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.

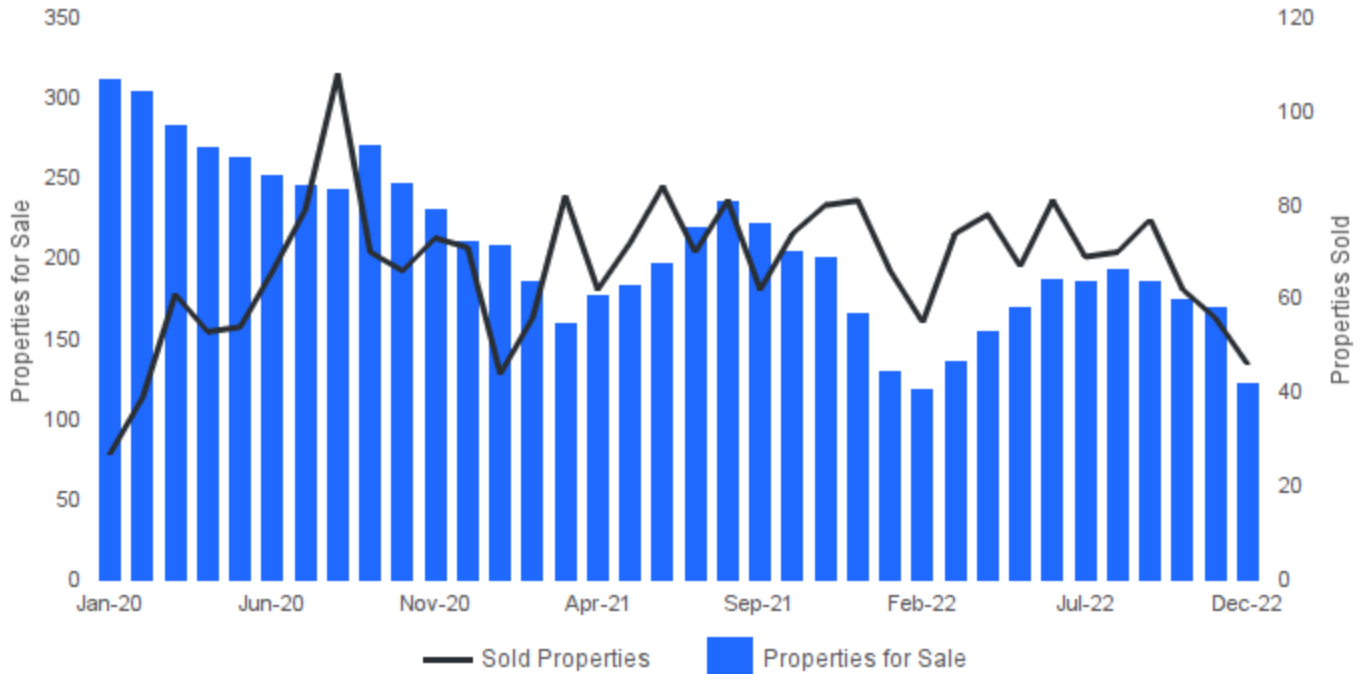


# PROPERTIES FOR SALE AND SOLD PROPERTIES

December 2022 | Single Family ?

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

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



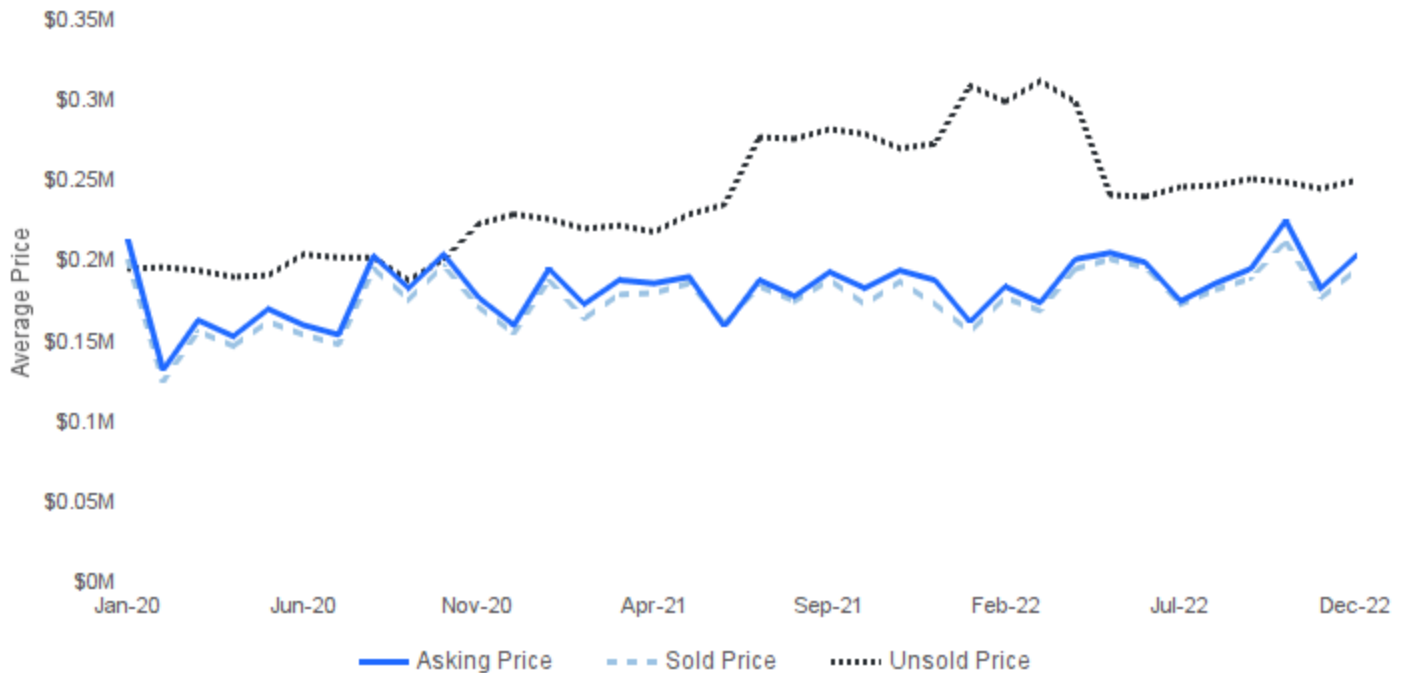
# AVERAGE ASKING/SOLD/UNSOLD PRICE

December 2022 | Single Family ?

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

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

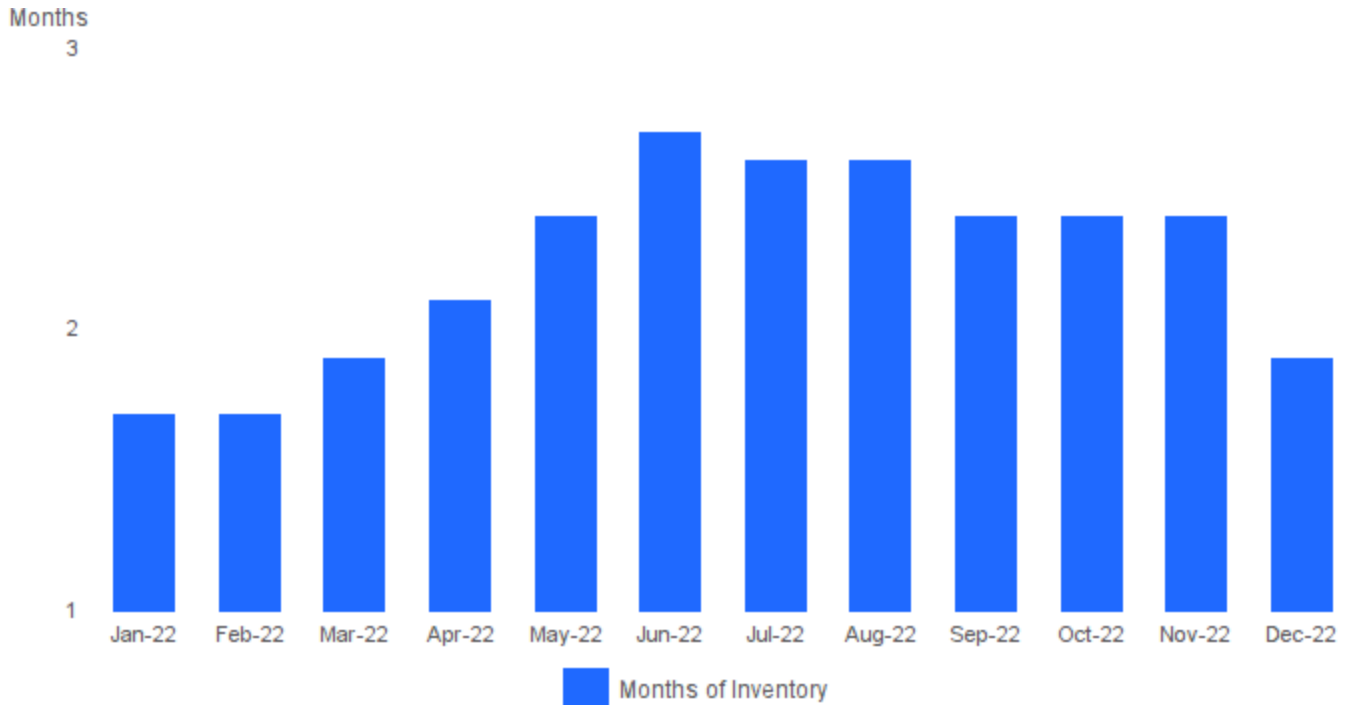
**Sold Price** | the average selling price



# 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.



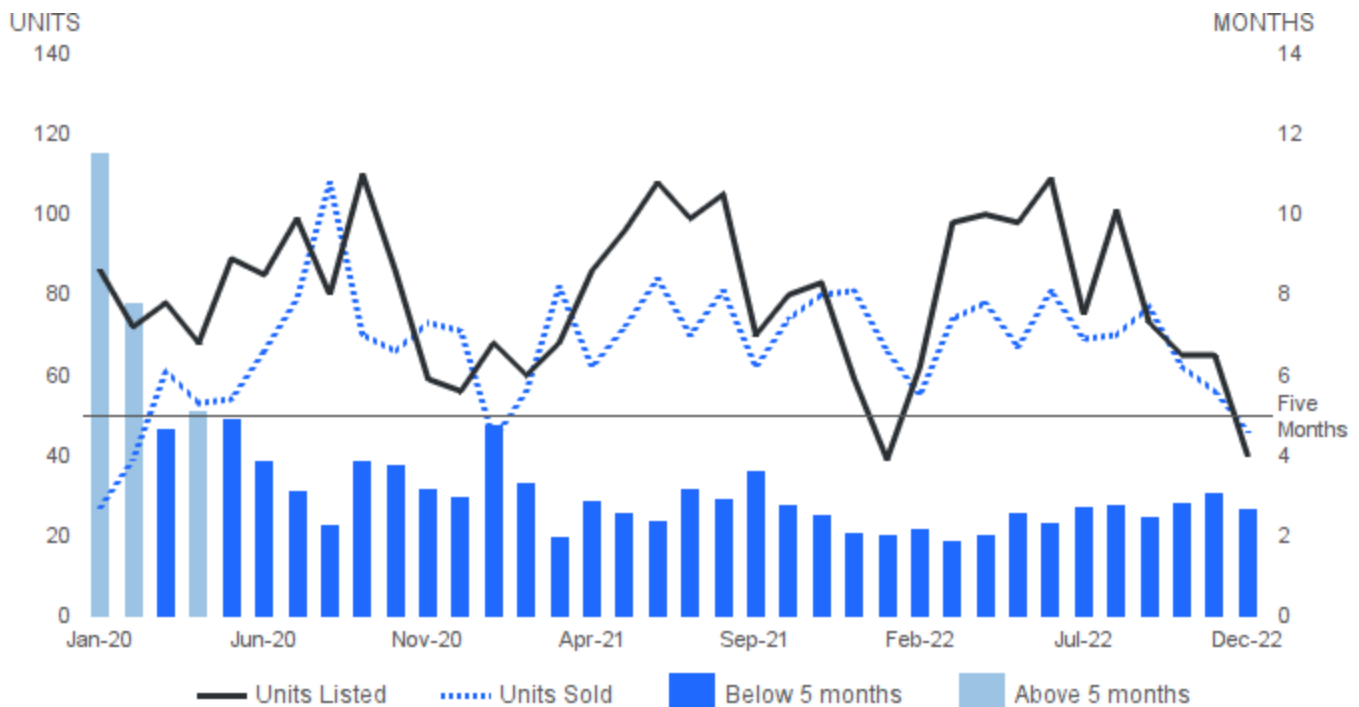
# MONTHS SUPPLY OF INVENTORY

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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