

Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE GREATER CAPITAL ASSOCIATION OF REALTORS®



- 4.6%

- 32.6%

- 2.6%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

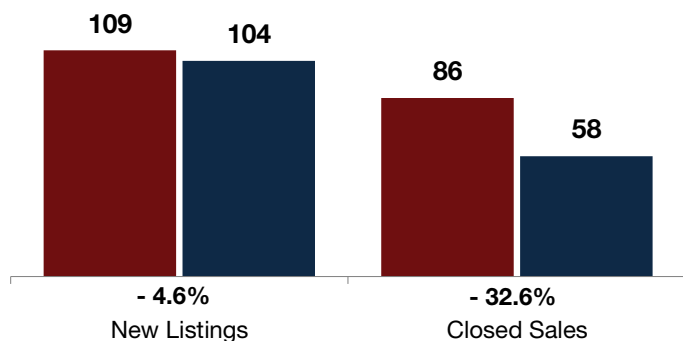
Warren County

	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	109	104	- 4.6%	728	597	- 18.0%
Closed Sales	86	58	- 32.6%	504	421	- 16.5%
Median Sales Price*	\$304,000	\$296,225	- 2.6%	\$275,000	\$285,000	+ 3.6%
Percent of Original List Price Received*	99.2%	101.1%	+ 2.0%	98.8%	97.8%	- 1.0%
Days on Market Until Sale	28	30	+ 9.5%	37	43	+ 15.5%
Inventory of Homes for Sale	205	158	- 22.9%	--	--	--
Months Supply of Inventory	2.9	2.7	- 9.0%	--	--	--

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

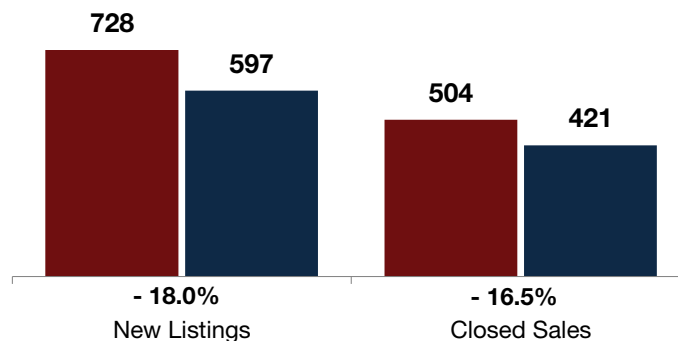
August

■ 2022 ■ 2023

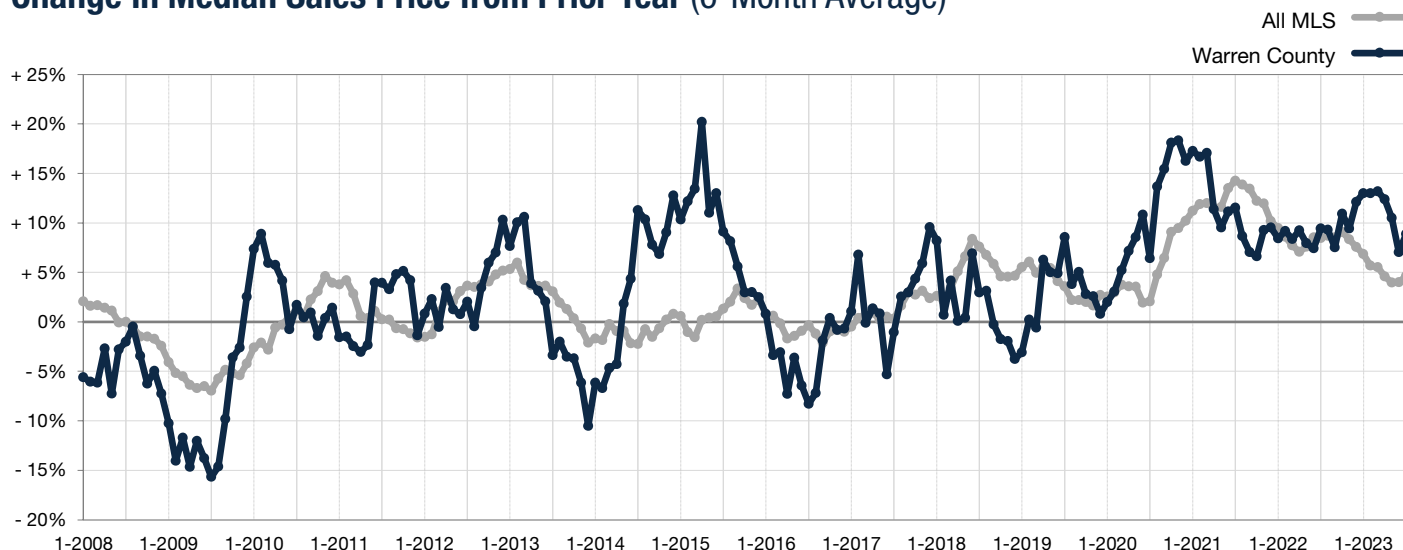


Year to Date

■ 2022 ■ 2023



Change in Median Sales Price from Prior Year (6-Month Average)**



** Each dot represents the change in median sales price from the prior year using a 6-month weighted average. This means that each of the 6 months used in a dot are proportioned according to their share of sales during that period.