

Local Market Update – May 2024

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



+ 21.4%

- 10.5%

+ 25.2%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

Warren County

	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	84	102	+ 21.4%	307	370	+ 20.5%
Closed Sales	57	51	- 10.5%	248	209	- 15.7%
Median Sales Price*	\$270,000	\$338,000	+ 25.2%	\$270,000	\$312,500	+ 15.7%
Percent of Original List Price Received*	95.5%	101.2%	+ 6.0%	95.8%	97.4%	+ 1.7%
Days on Market Until Sale	68	40	- 41.4%	54	40	- 24.4%
Inventory of Homes for Sale	144	176	+ 22.2%	--	--	--
Months Supply of Inventory	2.3	3.1	+ 37.0%	--	--	--

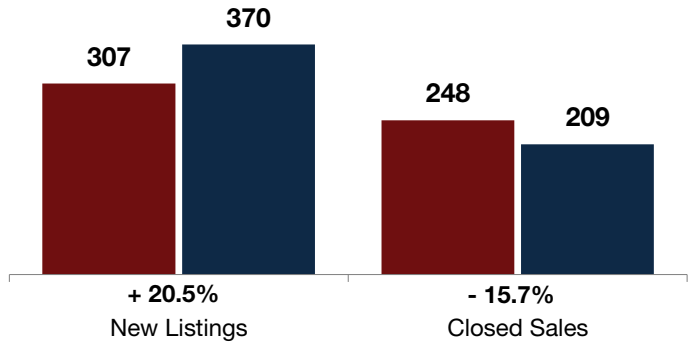
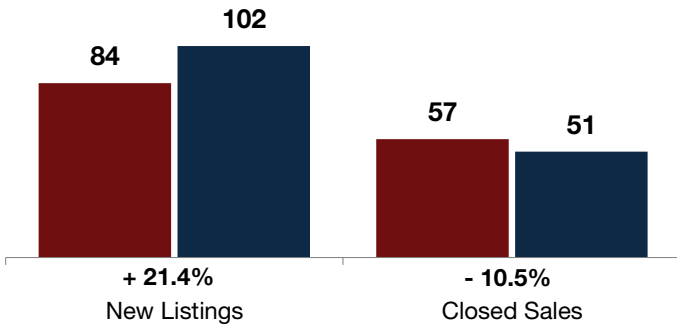
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

May

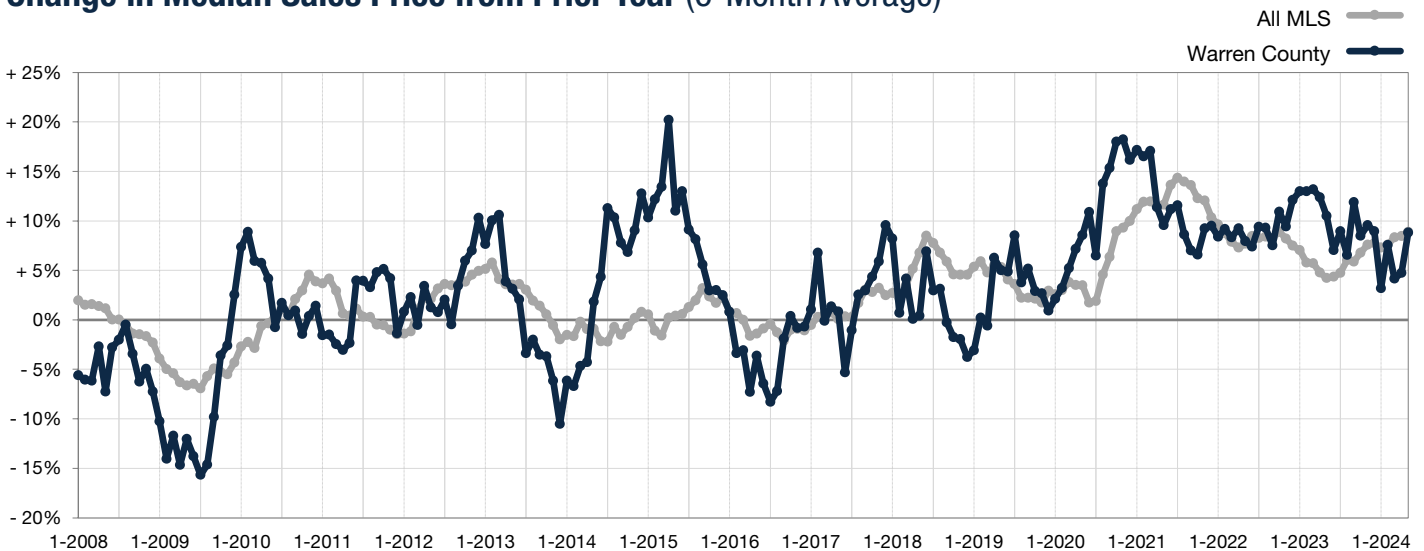
■ 2023 ■ 2024

Year to Date

■ 2023 ■ 2024



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.