

Local Market Update – July 2024

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



+ 44.7%

+ 12.5%

- 3.2%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

Warren County

	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	85	123	+ 44.7%	490	599	+ 22.2%
Closed Sales	56	63	+ 12.5%	362	321	- 11.3%
Median Sales Price*	\$362,500	\$351,000	- 3.2%	\$285,000	\$314,900	+ 10.5%
Percent of Original List Price Received*	99.0%	98.6%	- 0.4%	97.2%	98.2%	+ 1.0%
Days on Market Until Sale	23	40	+ 71.2%	45	38	- 16.8%
Inventory of Homes for Sale	162	226	+ 39.5%	--	--	--
Months Supply of Inventory	2.7	4.0	+ 47.5%	--	--	--

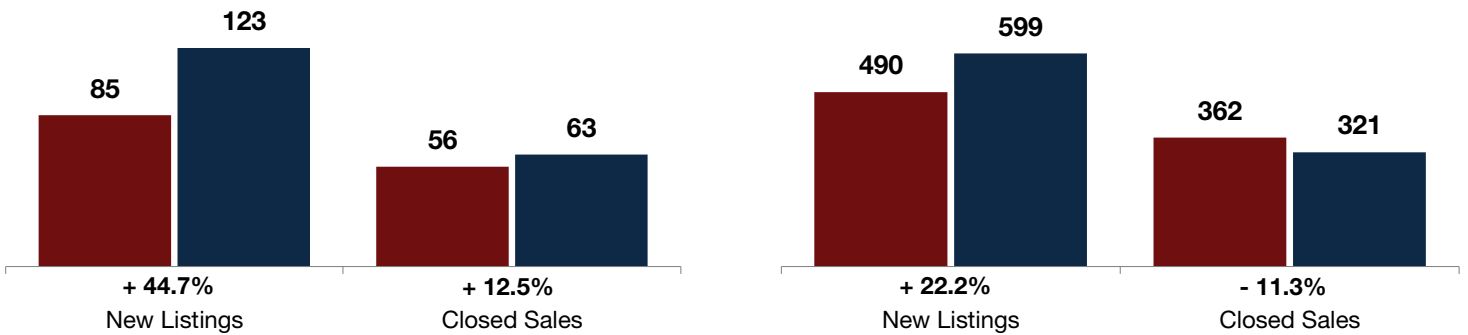
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

July

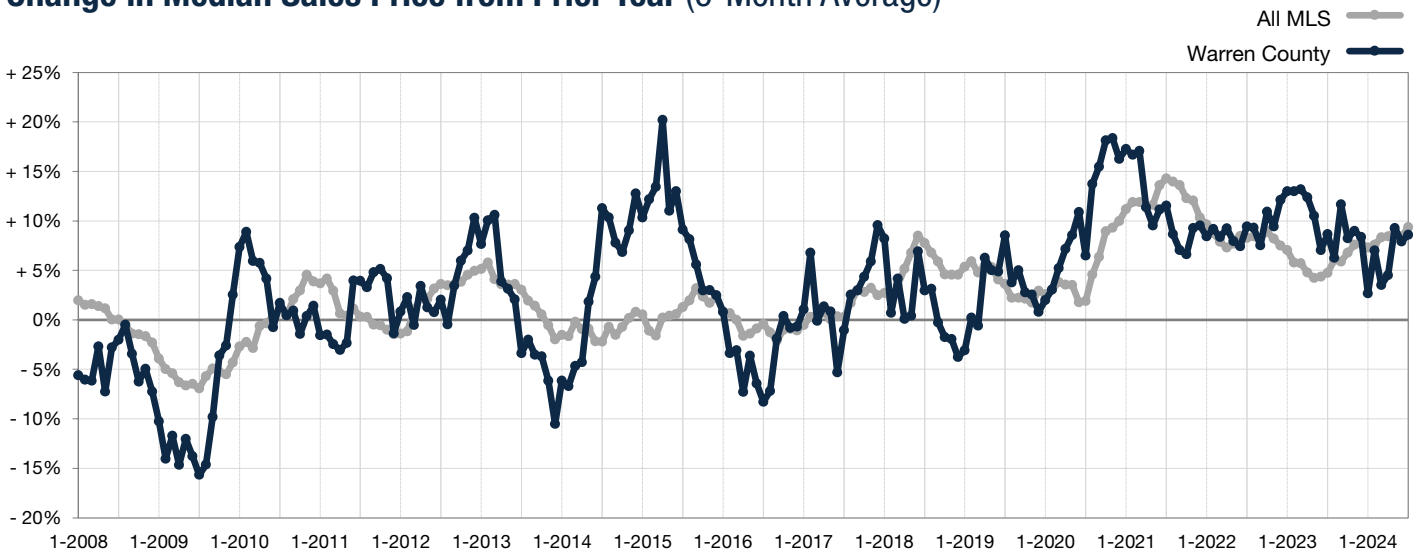
■ 2023 ■ 2024

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.