

# Local Market Update – August 2024

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



**+ 9.6%**

Change in  
New Listings

**+ 31.3%**

Change in  
Closed Sales

**+ 17.3%**

Change in  
Median Sales Price

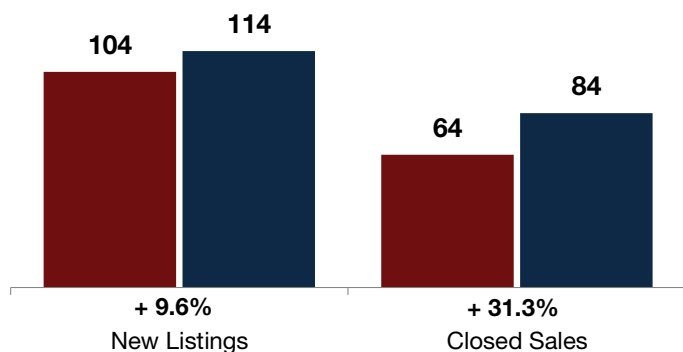
## Warren County

	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	104	114	+ 9.6%	594	718	+ 20.9%
Closed Sales	64	84	+ 31.3%	426	407	- 4.5%
Median Sales Price*	\$289,950	\$340,000	+ 17.3%	\$285,000	\$315,000	+ 10.5%
Percent of Original List Price Received*	100.9%	98.9%	- 1.9%	97.7%	98.3%	+ 0.6%
Days on Market Until Sale	28	42	+ 47.4%	43	39	- 8.4%
Inventory of Homes for Sale	179	239	+ 33.5%	--	--	--
Months Supply of Inventory	3.1	4.2	+ 33.9%	--	--	--

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

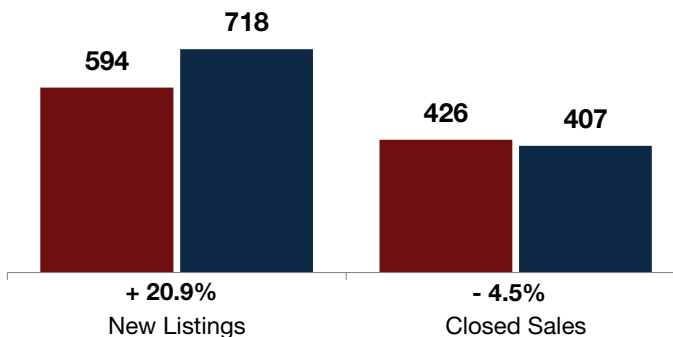
### August

■ 2023 ■ 2024

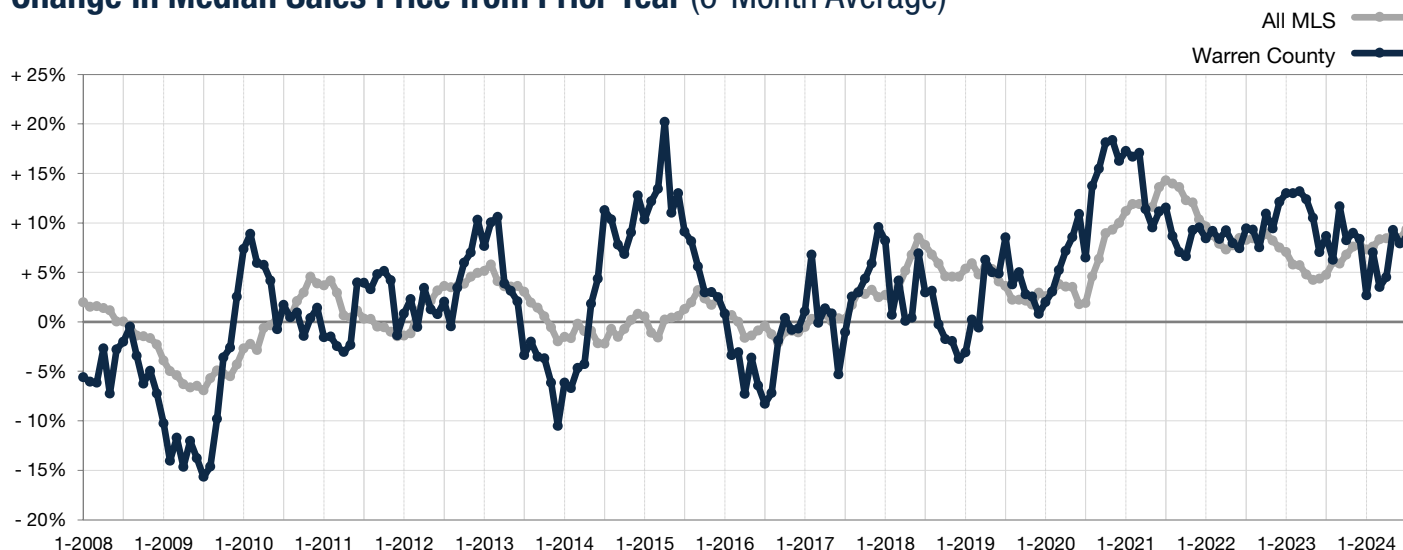


### Year to Date

■ 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.