

Local Market Update – January 2025

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



Warren County

+ 4.1%

Change in
New Listings

+ 60.5%

Change in
Closed Sales

+ 35.6%

Change in
Median Sales Price

	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	49	51	+ 4.1%	49	51	+ 4.1%
Closed Sales	38	61	+ 60.5%	38	61	+ 60.5%
Median Sales Price*	\$254,350	\$345,000	+ 35.6%	\$254,350	\$345,000	+ 35.6%
Percent of Original List Price Received*	95.8%	96.7%	+ 1.0%	95.8%	96.7%	+ 1.0%
Days on Market Until Sale	47	47	- 0.6%	47	47	- 0.6%
Inventory of Homes for Sale	134	136	+ 1.5%	--	--	--
Months Supply of Inventory	2.5	2.2	- 13.5%	--	--	--

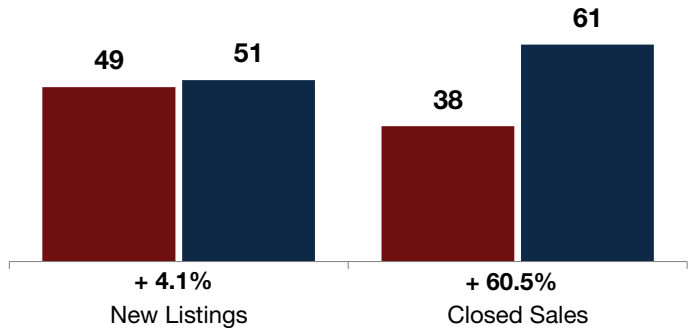
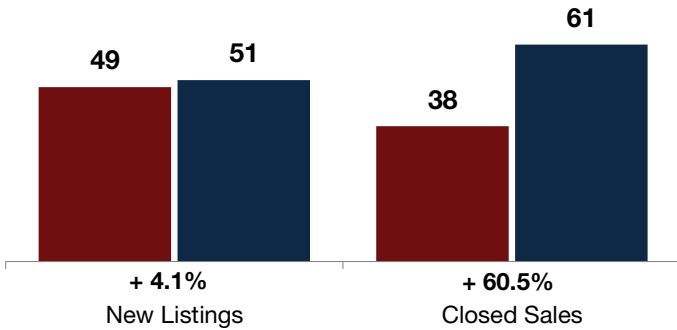
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

January

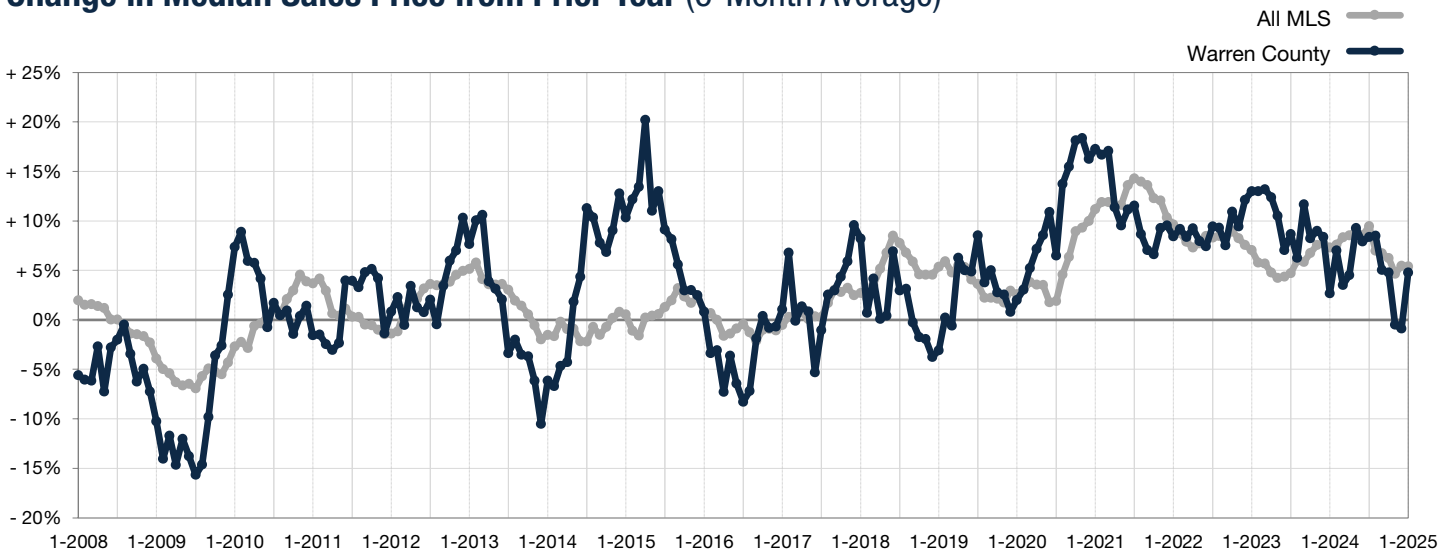
■ 2024 ■ 2025

Year to Date

■ 2024 ■ 2025



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.