

# Local Market Update – February 2025

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



**- 35.1%**

**+ 15.2%**

**+ 17.6%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

## Warren County

	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	57	37	- 35.1%	106	88	- 17.0%
Closed Sales	33	38	+ 15.2%	71	103	+ 45.1%
Median Sales Price*	\$325,000	<b>\$382,250</b>	+ 17.6%	\$280,000	<b>\$350,000</b>	+ 25.0%
Percent of Original List Price Received*	93.0%	<b>95.8%</b>	+ 3.0%	94.5%	<b>96.2%</b>	+ 1.8%
Days on Market Until Sale	58	<b>47</b>	- 19.0%	52	<b>46</b>	- 11.0%
Inventory of Homes for Sale	132	<b>125</b>	- 5.3%	--	--	--
Months Supply of Inventory	2.5	<b>2.0</b>	- 19.3%	--	--	--

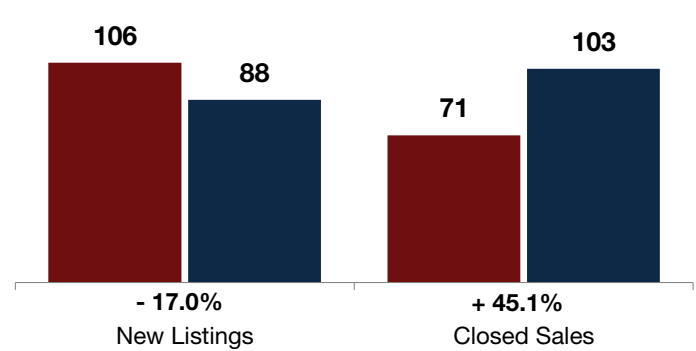
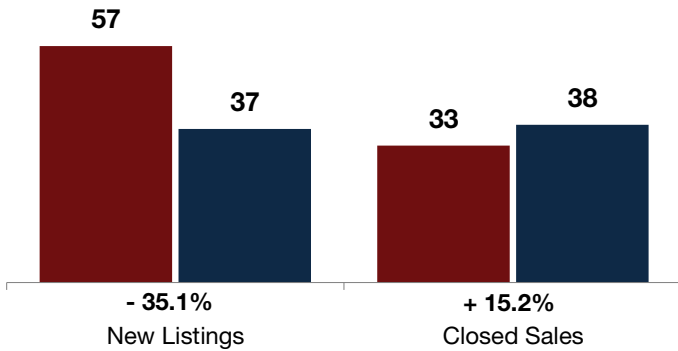
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### February

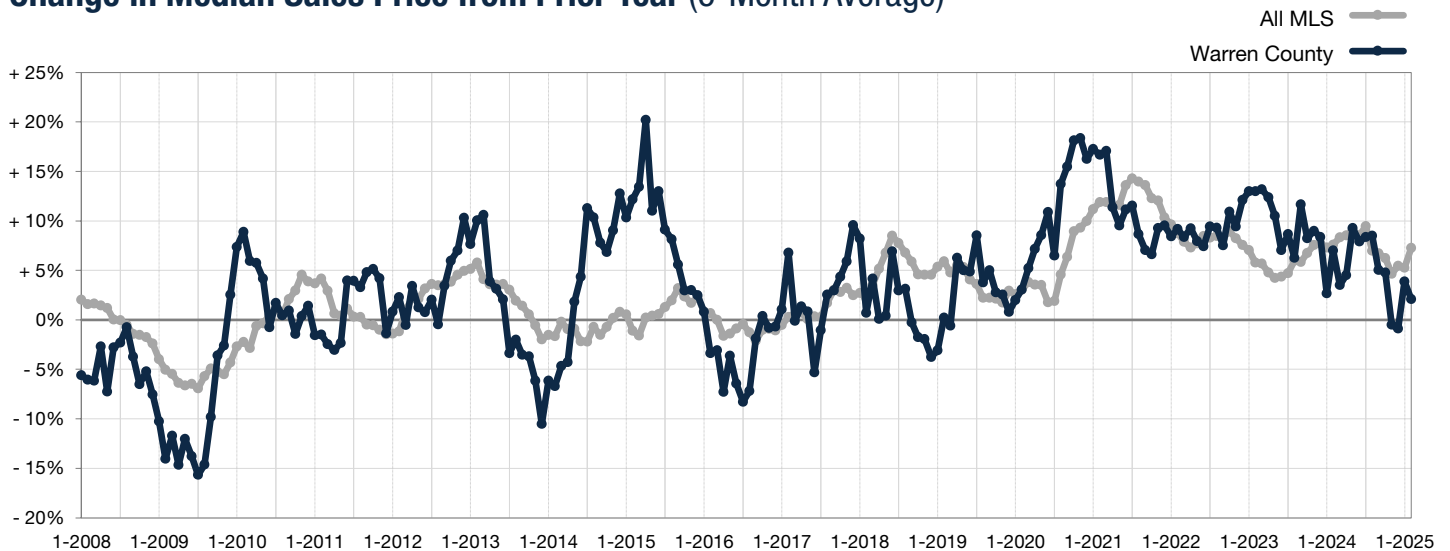
■ 2024 ■ 2025

### 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.