## Local Market Update – March 2025

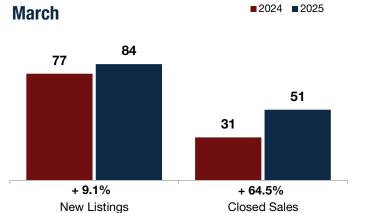
A RESEARCH TOOL PROVIDED BY THE GREATER CAPITAL ASSOCIATION OF REALTORS®



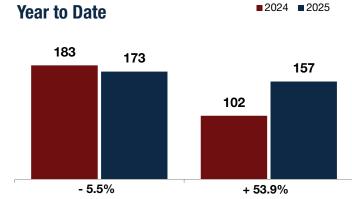
|               | + 9.1%              | + 64.5%      | + 25.0%            |
|---------------|---------------------|--------------|--------------------|
| Warren County | Change in           | Change in    | Change in          |
|               | <b>New Listings</b> | Closed Sales | Median Sales Price |

|  |           | March     |         |           | Year to Date |         |  |
|--|-----------|-----------|---------|-----------|--------------|---------|--|
|  | 2024      | 2025      | +/-     | 2024      | 2025         | +/-     |  |
| New Listings                             | 77        | 84        | + 9.1%  | 183       | 173          | - 5.5%  |  |
| Closed Sales                             | 31        | 51        | + 64.5% | 102       | 157          | + 53.9% |  |
| Median Sales Price*                      | \$300,000 | \$375,000 | + 25.0% | \$283,500 | \$350,000    | + 23.5% |  |
| Percent of Original List Price Received* | 97.1%     | 93.6%     | - 3.6%  | 95.3%     | 95.1%        | - 0.2%  |  |
| Days on Market Until Sale                | 30        | 49        | + 66.8% | 45        | 47           | + 4.5%  |  |
| Inventory of Homes for Sale              | 142       | 136       | - 4.2%  |           |              |         |  |
| Months Supply of Inventory               | 2.7       | 2.2       | - 19.2% |           |              |         |  |

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



+ 25% + 20% + 15% + 10% + 5% 0% - 5% - 10% - 15% - 20%





1-2008 1-2009 1-2010 1-2011 1-2012 1-2013 1-2014 1-2015 1-2016 1-2017 1-2018 1-2019 1-2020 1-2021 1-2022 1-2023 1-2024 1-2025 \*\* 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.