

# Local Market Update – December 2023

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



**- 29.2%**

**- 1.8%**

**+ 2.3%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

## Warren County

### December

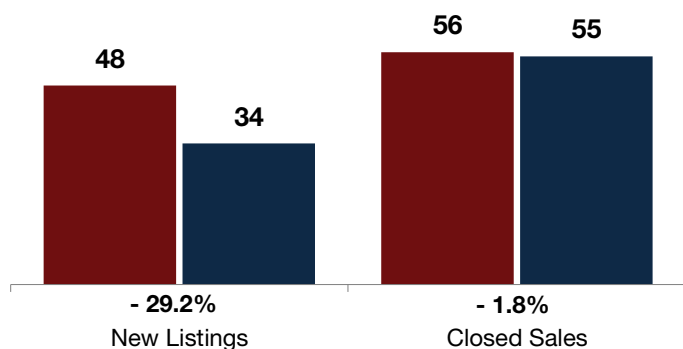
### Year to Date

|  | 2022      | 2023      | + / -   | 2022      | 2023      | + / -   |
|--|-----------|-----------|---------|-----------|-----------|---------|
| New Listings                             | 48        | 34        | - 29.2% | 996       | 840       | - 15.7% |
| Closed Sales                             | 56        | 55        | - 1.8%  | 808       | 683       | - 15.5% |
| Median Sales Price*                      | \$299,500 | \$306,300 | + 2.3%  | \$280,000 | \$299,000 | + 6.8%  |
| Percent of Original List Price Received* | 93.4%     | 96.5%     | + 3.4%  | 97.6%     | 97.6%     | - 0.0%  |
| Days on Market Until Sale                | 40        | 26        | - 34.1% | 39        | 38        | - 1.5%  |
| Inventory of Homes for Sale              | 172       | 135       | - 21.5% | --        | --        | --      |
| Months Supply of Inventory               | 2.6       | 2.4       | - 8.8%  | --        | --        | --      |

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

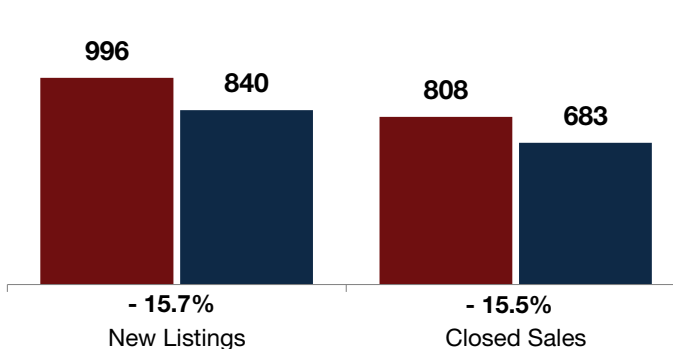
### December

■ 2022 ■ 2023

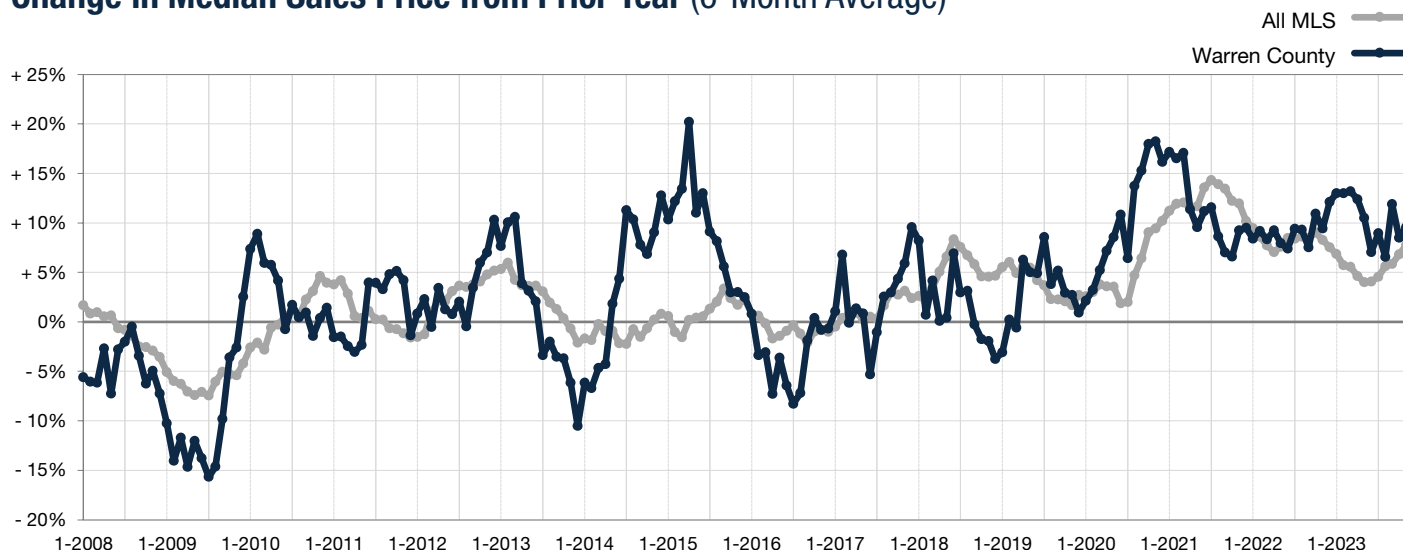


### Year to Date

■ 2022 ■ 2023



### 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.