

# Local Market Update – February 2024

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



**- 5.0%**

Change in  
New Listings

**- 15.8%**

Change in  
Closed Sales

**+ 33.8%**

Change in  
Median Sales Price

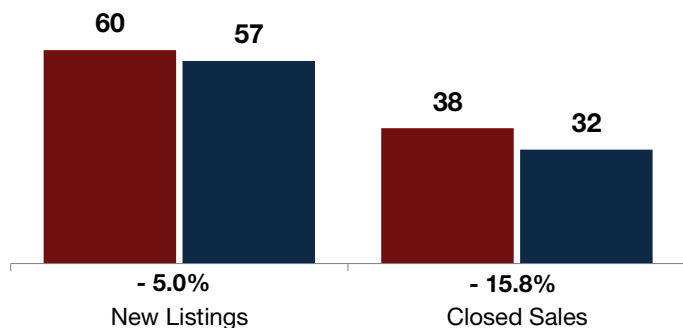
## Warren County

|  | February  |                  |         | Year to Date |                  |         |
|--|-----------|------------------|---------|--------------|------------------|---------|
|  | 2023      | 2024             | + / -   | 2023         | 2024             | + / -   |
| New Listings                             | 60        | 57               | - 5.0%  | 99           | 105              | + 6.1%  |
| Closed Sales                             | 38        | 32               | - 15.8% | 85           | 71               | - 16.5% |
| Median Sales Price*                      | \$247,500 | <b>\$331,250</b> | + 33.8% | \$255,000    | <b>\$287,000</b> | + 12.5% |
| Percent of Original List Price Received* | 98.5%     | <b>93.4%</b>     | - 5.1%  | 96.3%        | <b>94.6%</b>     | - 1.7%  |
| Days on Market Until Sale                | 65        | <b>59</b>        | - 9.2%  | 52           | <b>52</b>        | - 0.4%  |
| Inventory of Homes for Sale              | 130       | <b>123</b>       | - 5.4%  | --           | --               | --      |
| Months Supply of Inventory               | 2.0       | <b>2.3</b>       | + 15.1% | --           | --               | --      |

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

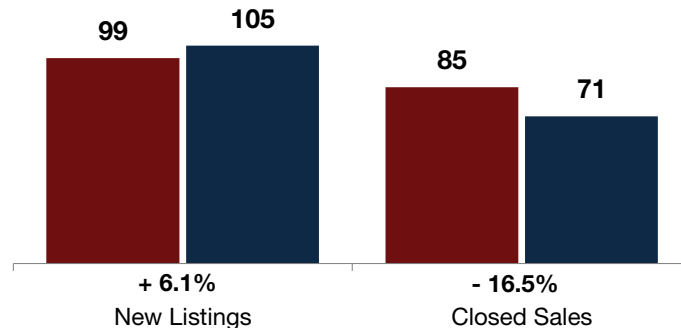
### February

■ 2023 ■ 2024

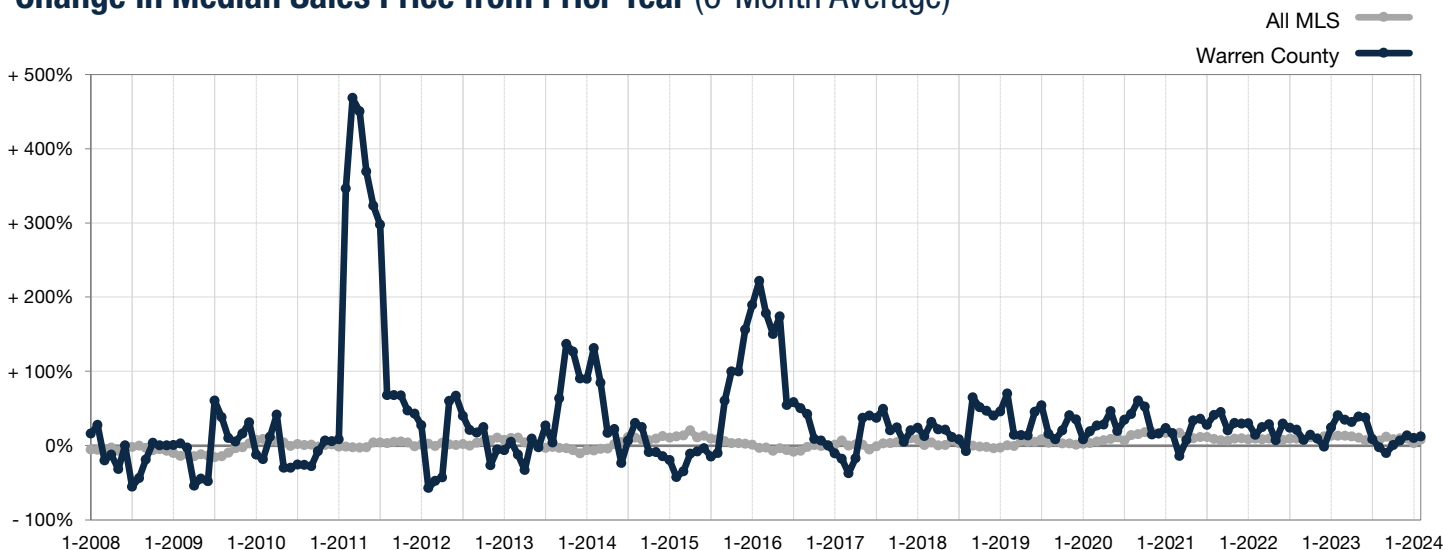


### Year to Date

■ 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.