

Local Market Update – April 2024

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



+ 29.9%

0.0%

+ 3.8%

Change in
New Listings

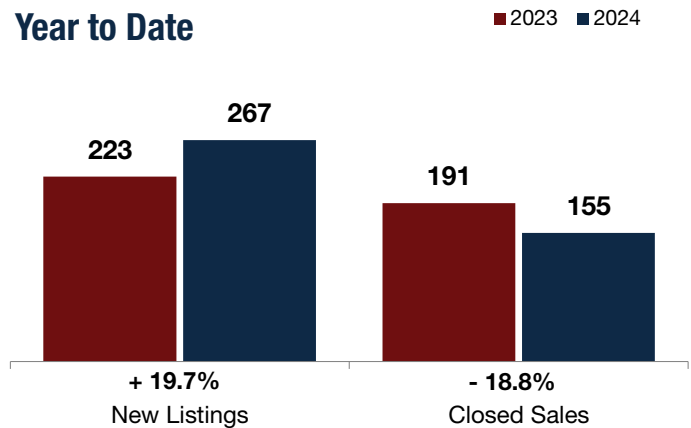
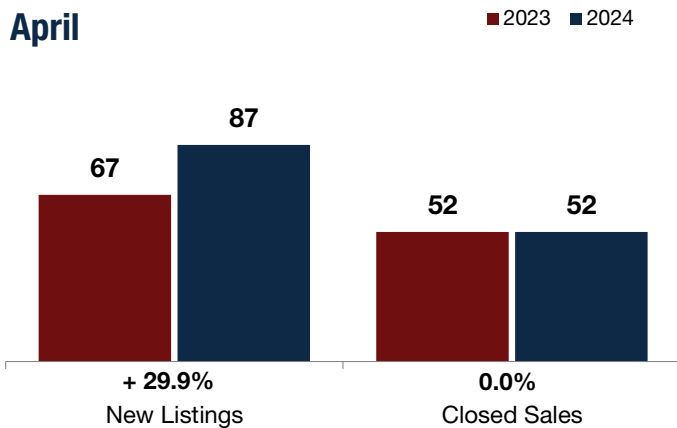
Change in
Closed Sales

Change in
Median Sales Price

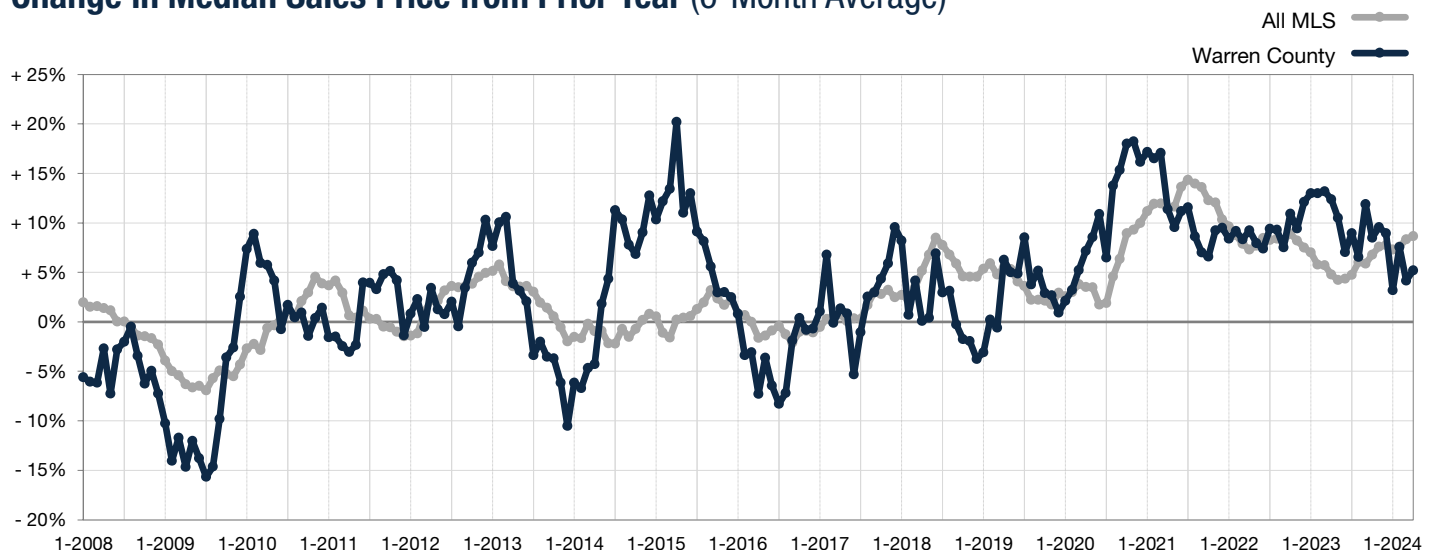
Warren County

	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	67	87	+ 29.9%	223	267	+ 19.7%
Closed Sales	52	52	0.0%	191	155	- 18.8%
Median Sales Price*	\$295,000	\$306,250	+ 3.8%	\$271,000	\$300,000	+ 10.7%
Percent of Original List Price Received*	95.3%	97.7%	+ 2.6%	95.8%	96.1%	+ 0.2%
Days on Market Until Sale	43	31	- 26.7%	49	40	- 18.2%
Inventory of Homes for Sale	130	158	+ 21.5%	--	--	--
Months Supply of Inventory	2.1	2.9	+ 41.0%	--	--	--

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



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.