

# Local Market Update – July 2023

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



**- 19.6%**

**- 20.0%**

**+ 29.4%**

Change in  
New Listings

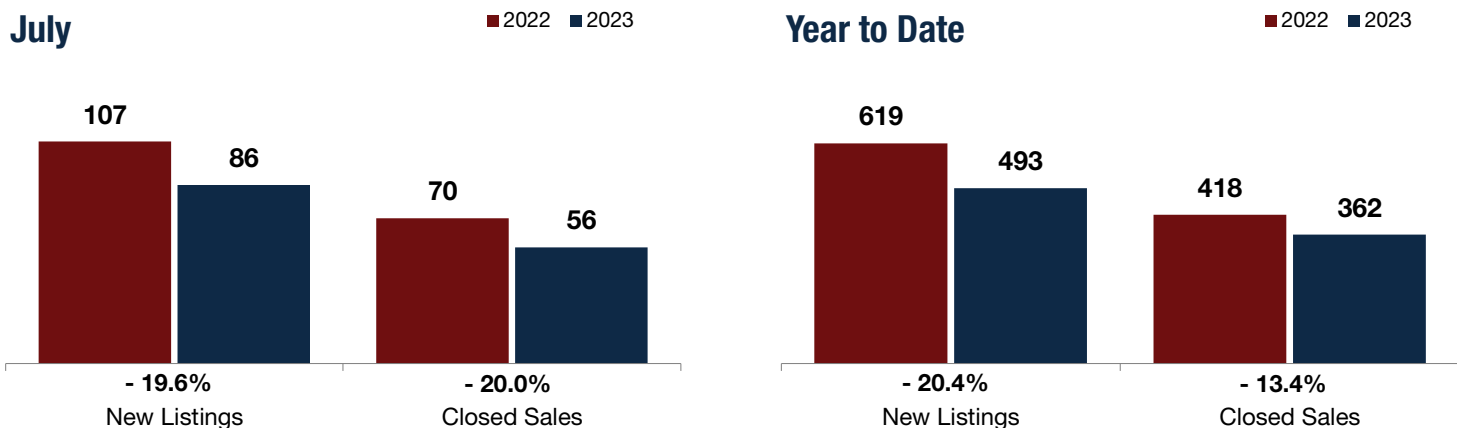
Change in  
Closed Sales

Change in  
Median Sales Price

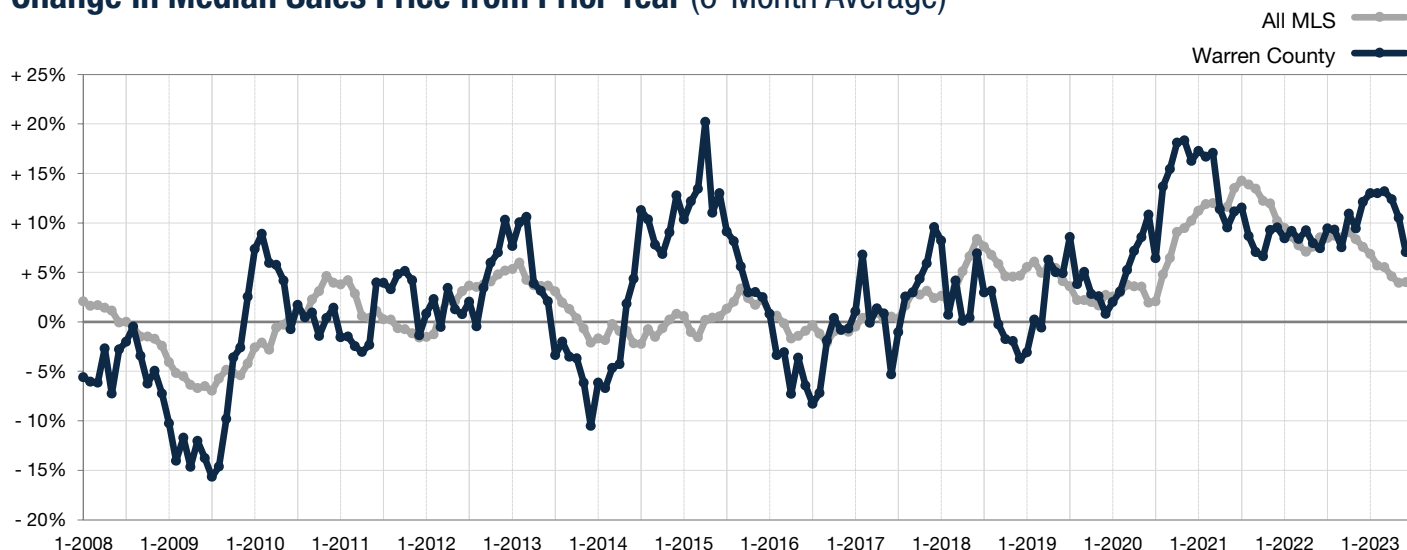
## Warren County

	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	107	86	- 19.6%	619	493	- 20.4%
Closed Sales	70	56	- 20.0%	418	362	- 13.4%
Median Sales Price*	\$282,000	<b>\$365,000</b>	+ 29.4%	\$267,500	<b>\$285,000</b>	+ 6.5%
Percent of Original List Price Received*	102.1%	<b>99.8%</b>	- 2.2%	98.7%	<b>97.3%</b>	- 1.4%
Days on Market Until Sale	22	<b>25</b>	+ 11.6%	39	<b>45</b>	+ 14.8%
Inventory of Homes for Sale	221	<b>151</b>	- 31.7%	--	--	--
Months Supply of Inventory	3.2	<b>2.5</b>	- 22.0%	--	--	--

\* 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.