

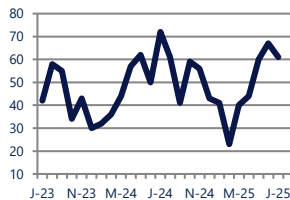
# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **WARREN COUNTY HOUSING MARKET**

JULY 2025

## Units Sold

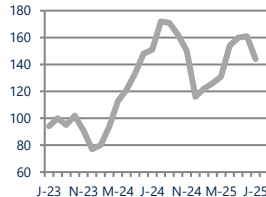
61



**Down -15%**  
Vs. Year Ago

## Active Inventory

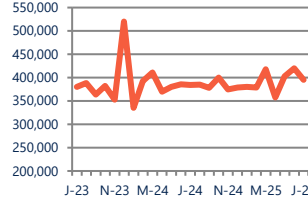
144



**Down -5%**  
Vs. Year Ago

## Median Sale Price

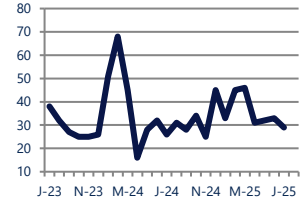
\$395,000



**Up 3%**  
Vs. Year Ago

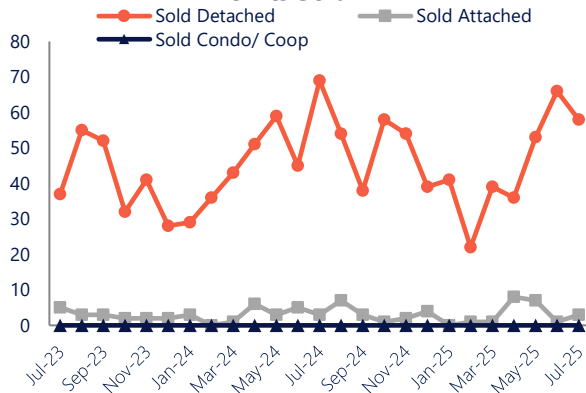
## Days On Market

29



**Up 12%**  
Vs. Year Ago

## Units Sold\*



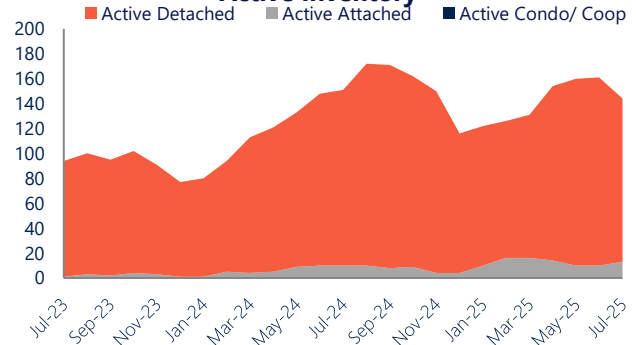
## Units Sold

There was a decrease in total units sold in July, with 61 sold this month in Warren County versus 67 last month, a decrease of 9%. This month's total units sold was lower than at this time last year, a decrease of 15% versus July 2024.

## Active Inventory

Versus last year, the total number of homes available this month is lower by 7 units or 5%. The total number of active inventory this July was 144 compared to 151 in July 2024. This month's total of 144 is lower than the previous month's total supply of available inventory of 161, a decrease of 11%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last July, the median sale price for Warren County Homes was \$384,250. This July, the median sale price was \$395,000, an increase of 3% or \$10,750 compared to last year. The current median sold price is 6% lower than in June.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

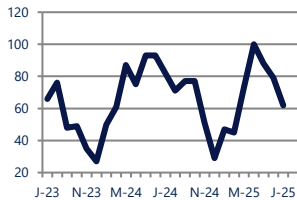
# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **WARREN COUNTY HOUSING MARKET**

JULY 2025

## New Listings

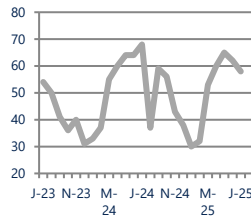
62



**Down -24%**  
Vs. Year Ago

## Current Contracts

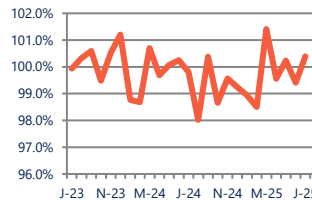
58



**Down -15%**  
Vs. Year Ago

## Sold Vs. List Price

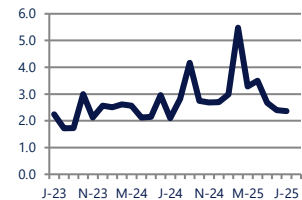
100.4%



**Up 0.6%**  
Vs. Year Ago

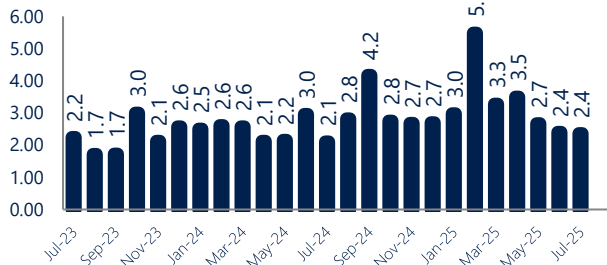
## Months of Supply

2.4



**Up 12%**  
Vs. Year Ago

## Months Of Supply



## Months of Supply

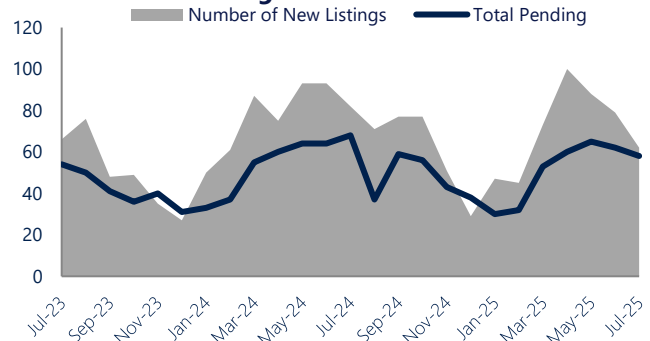
In July, there was 2.4 months of supply available in Warren County, compared to 2.1 in July 2024. That is an increase of 13% versus a year ago.

Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

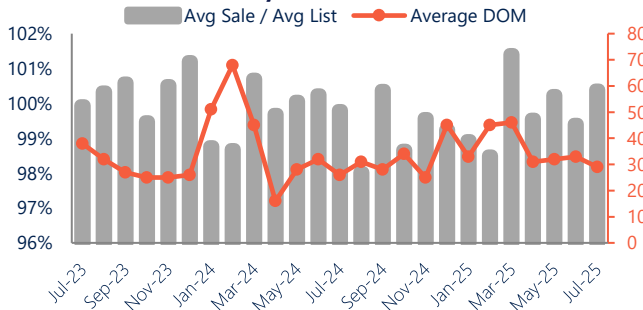
## New Listings & Current Contracts

This month there were 62 homes newly listed for sale in Warren County compared to 82 in July 2024, a decrease of 24%. There were 58 current contracts pending sale this July compared to 68 a year ago. The number of current contracts is 15% lower than last July.

## New Listings & Current Contracts



## Sale Price/ List Price & DOM



## Sale Price to List Price Ratio

In July, the average sale price in Warren County was 100.4% of the average list price, which is 0.6% higher than at this time last year.

## Days On Market

This month, the average number of days on market was 29, higher than the average last year, which was 26, an increase of 12%.