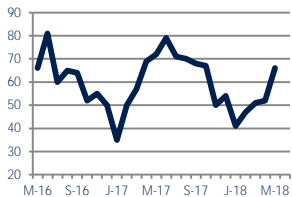




**Units Sold**

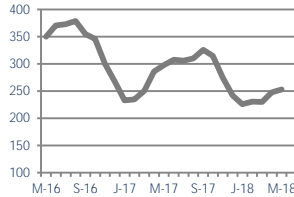
66



Down -8%  
Vs. Year Ago

**Active Inventory**

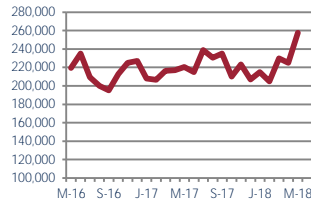
253



Down -15%  
Vs. Year Ago

**Median Sale Price**

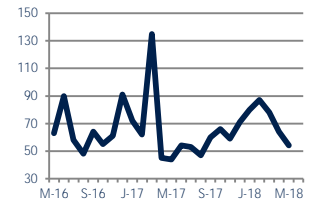
\$257,595



Up 17%  
Vs. Year Ago

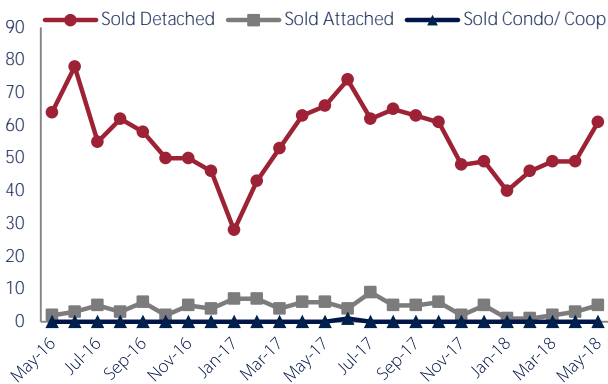
**Days On Market**

54



Up 23%  
Vs. Year Ago

**Units Sold\***



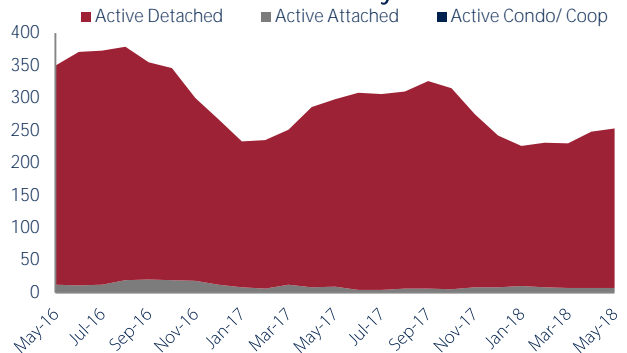
**Units Sold**

There was an increase in total units sold in May, with 66 sold this month in Warren County versus 52 last month, an increase of 27%. This month's total units sold was lower than at this time last year, a decrease of 8% versus May 2017.

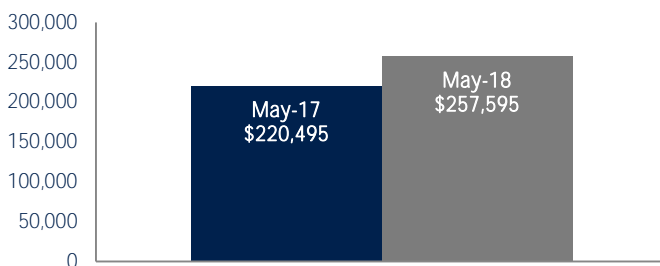
**Active Inventory**

Versus last year, the total number of homes available this month is lower by 45 units or 15%. The total number of active inventory this May was 253 compared to 298 in May 2017. This month's total of 253 is higher than the previous month's total supply of available inventory of 248, an increase of 2%.

**Active Inventory\***



**Median Sale Price**



**Median Sale Price**

Last May, the median sale price for Warren County Homes was \$220,495. This May, the median sale price was \$257,595, an increase of 17% or \$37,100 compared to last year. The current median sold price is 15% higher than in April.

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



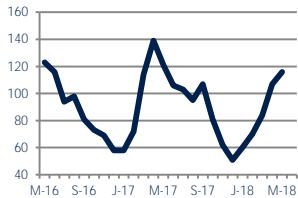
\*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by MRIS and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of MRIS or Long & Foster Real Estate, Inc.





### New Listings

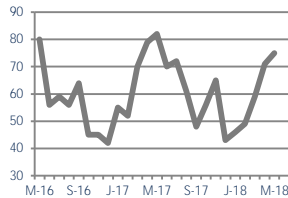
116



Down -4%  
Vs. Year Ago

### Current Contracts

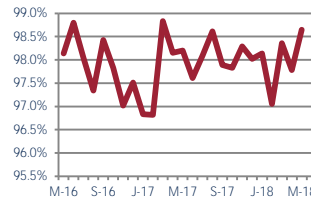
75



Down -9%  
Vs. Year Ago

### Sold Vs. List Price

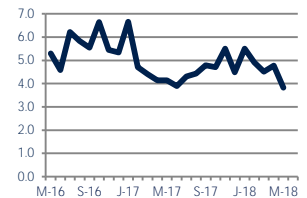
98.7%



No Change  
Vs. Year Ago

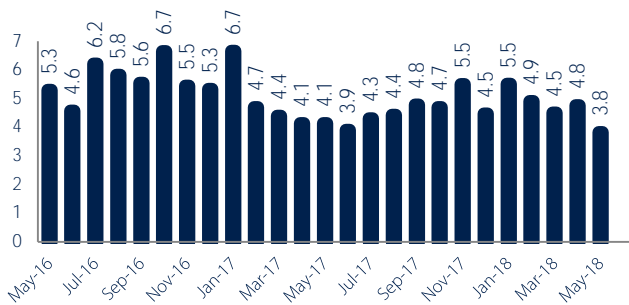
### Months of Supply

3.8



Down -7%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

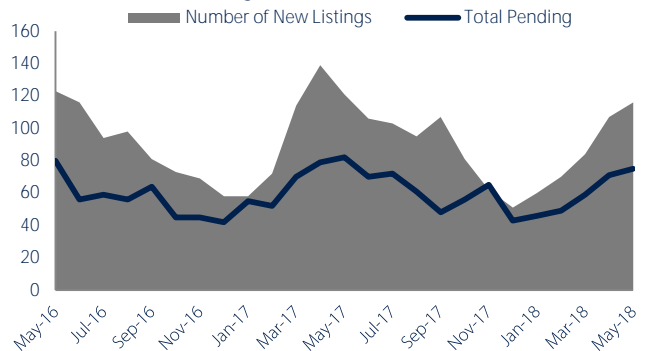
In May, there was 3.8 months of supply available in Warren County, compared to 4.1 in May 2017. That is a decrease of 7% versus a year ago.

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.

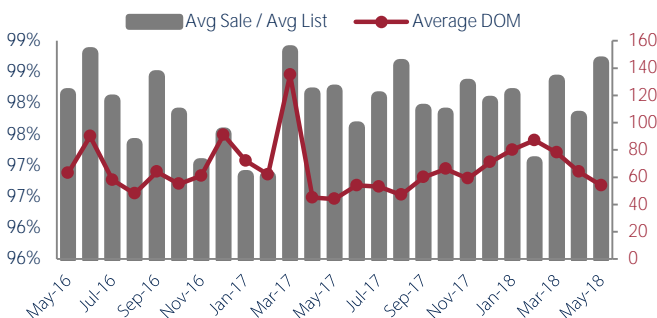
### New Listings & Current Contracts

This month there were 116 homes newly listed for sale in Warren County compared to 121 in May 2017, a decrease of 4%. There were 75 current contracts pending sale this May compared to 82 a year ago. The number of current contracts is 9% lower than last May.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In May, the average sale price in Warren County was 98.7% of the average list price, which is similar compared to a year ago.

### Days On Market

This month, the average number of days on market was 54, higher than the average last year, which was 44, an increase of 23%.



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