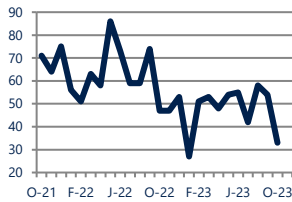




Units Sold

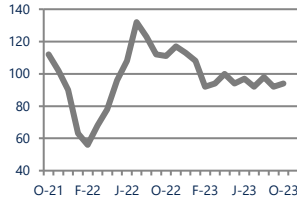
33



Down
Vs. Year Ago

Active Inventory

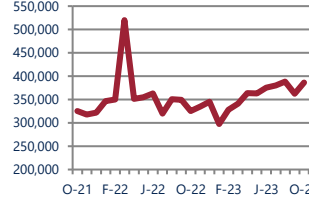
94



Down -15%
Vs. Year Ago

Median Sale Price

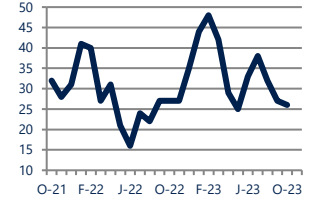
\$386,000



Up 19%
Vs. Year Ago

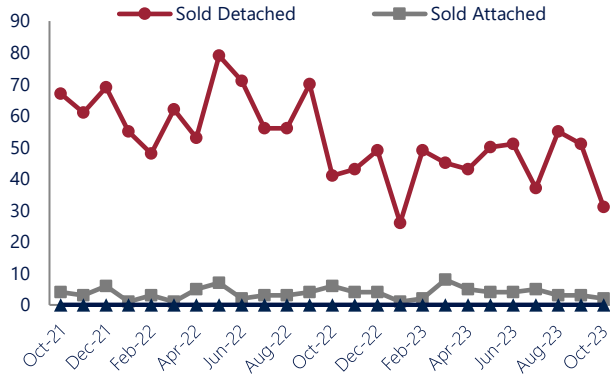
Days On Market

26



Down -4%
Vs. Year Ago

Units Sold*



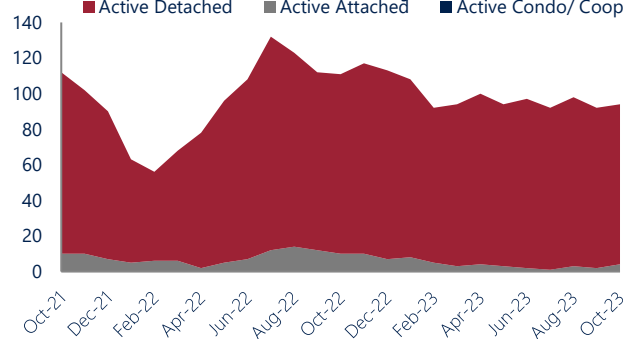
Units Sold

With relatively few transactions, there was a decrease in total units sold in October, with 33 sold this month in Warren County. This month's total units sold was lower than at this time last year, a decrease from October 2022.

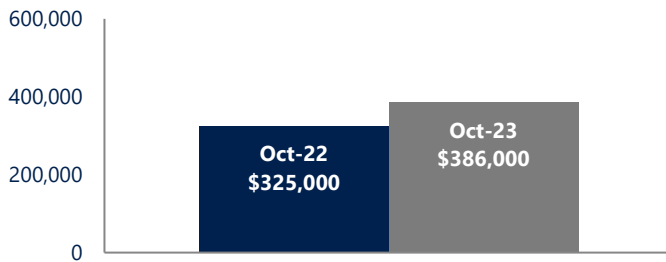
Active Inventory

Versus last year, the total number of homes available this month is lower by 17 units or 15%. The total number of active inventory this October was 94 compared to 111 in October 2022. This month's total of 94 is higher than the previous month's total supply of available inventory of 92, an increase of 2%.

Active Inventory*



Median Sale Price



Median Sale Price

Last October, the median sale price for Warren County Homes was \$325,000. This October, the median sale price was \$386,000, an increase of 19% or \$61,000 compared to last year. The current median sold price is 7% higher than in September.

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



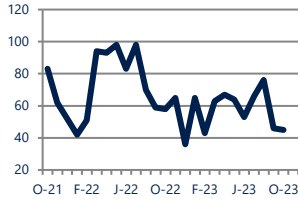
*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by BRIGHTMLS 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 BRIGHTMLS or Long & Foster Real Estate, Inc.





New Listings

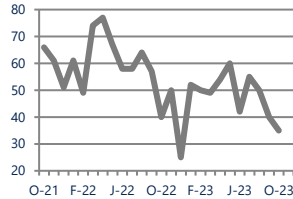
45



Down -22%
Vs. Year Ago

Current Contracts

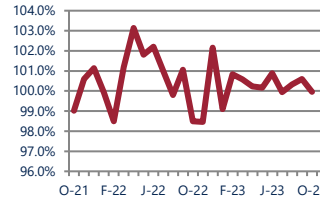
35



Down -13%
Vs. Year Ago

Sold Vs. List Price

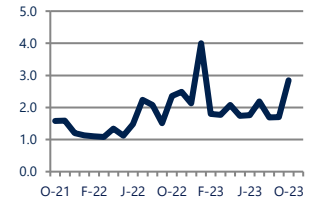
100.0%



Up 1.5%
Vs. Year Ago

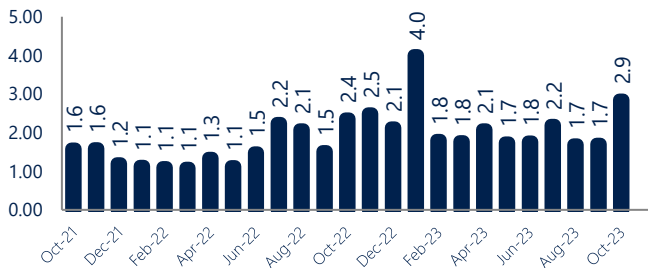
Months of Supply

2.9



Up 21%
Vs. Year Ago

Months Of Supply



Months of Supply

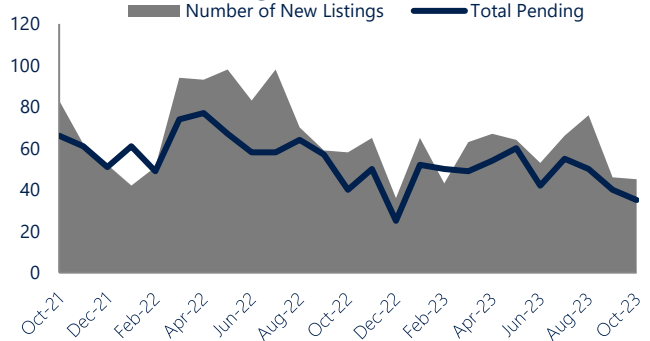
In October, there was 2.8 months of supply available in Warren County, compared to 2.4 in October 2022. That is an increase of 21% versus a year ago.

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.

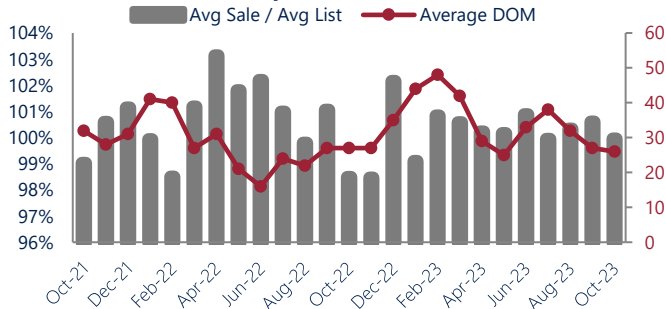
New Listings & Current Contracts

This month there were 45 homes newly listed for sale in Warren County compared to 58 in October 2022, a decrease of 22%. There were 35 current contracts pending sale this October compared to 40 a year ago. The number of current contracts is 13% lower than last October.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In October, the average sale price in Warren County was 100.0% of the average list price, which is 1.5% higher than at this time last year.

Days On Market

This month, the average number of days on market was 26, lower than the average last year, which was 27, a decrease of 4%.



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