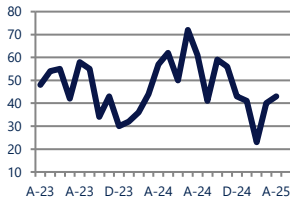


THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **WARREN COUNTY HOUSING MARKET**

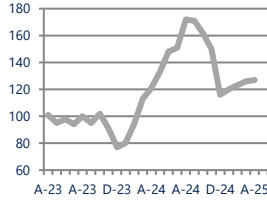
APRIL 2025

Units Sold 43



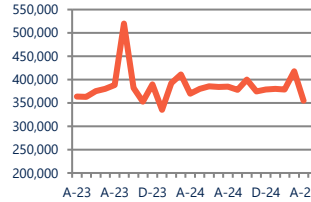
Down -25%
Vs. Year Ago

Active Inventory 127



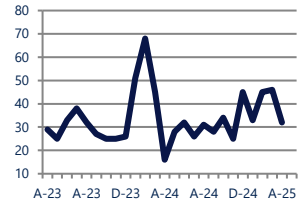
Up 5%
Vs. Year Ago

Median Sale Price \$355,000



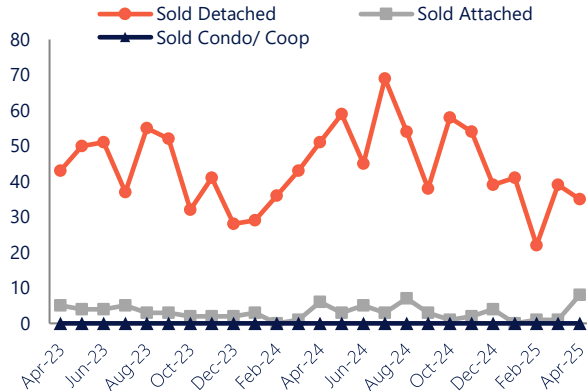
Down -4%
Vs. Year Ago

Days On Market 32



Up 100%
Vs. Year Ago

Units Sold*



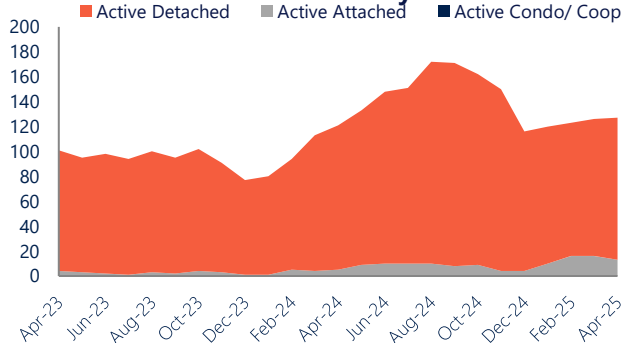
Units Sold

There was an increase in total units sold in April, with 43 sold this month in Warren County versus 40 last month, an increase of 8%. This month's total units sold was lower than at this time last year, a decrease of 25% versus April 2024.

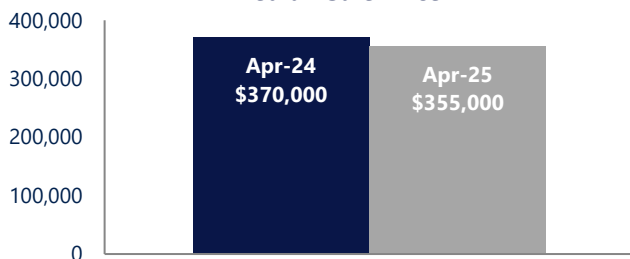
Active Inventory

Versus last year, the total number of homes available this month is higher by 6 units or 5%. The total number of active inventory this April was 127 compared to 121 in April 2024. This month's total of 127 is higher than the previous month's total supply of available inventory of 126, an increase of 1%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Warren County Homes was \$370,000. This April, the median sale price was \$355,000, a decrease of 4% or \$15,000 compared to last year. The current median sold price is 15% lower than in March.

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

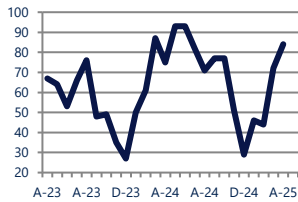
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **WARREN COUNTY HOUSING MARKET**

APRIL 2025

New Listings

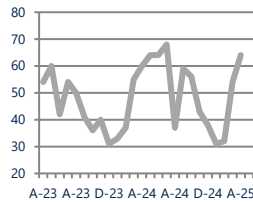
84



Up 12%
Vs. Year Ago

Current Contracts

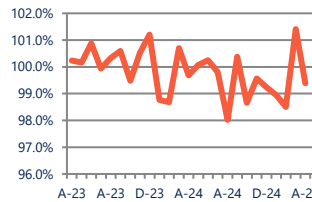
64



Up 7%
Vs. Year Ago

Sold Vs. List Price

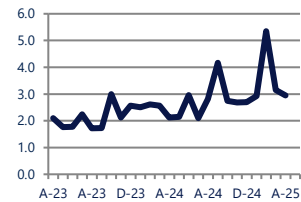
99.4%



No Change
Vs. Year Ago

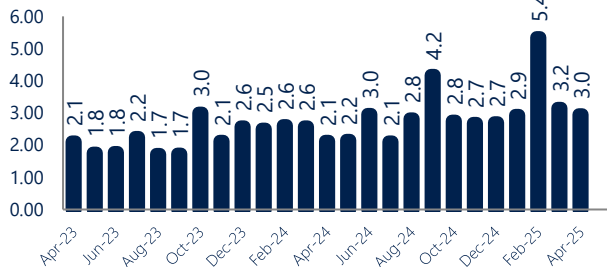
Months of Supply

3.0



Up 39%
Vs. Year Ago

Months Of Supply



Months of Supply

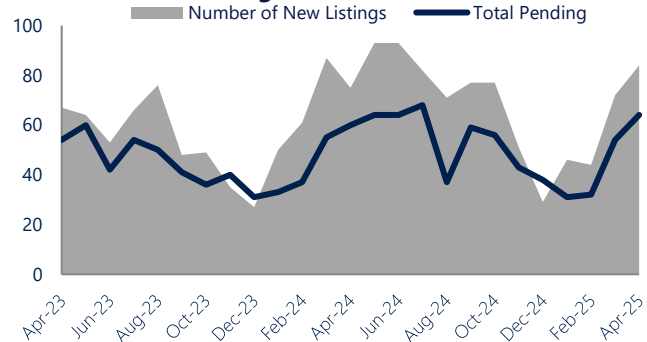
In April, there was 3.0 months of supply available in Warren County, compared to 2.1 in April 2024. That is an increase of 39% versus a year ago.

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.

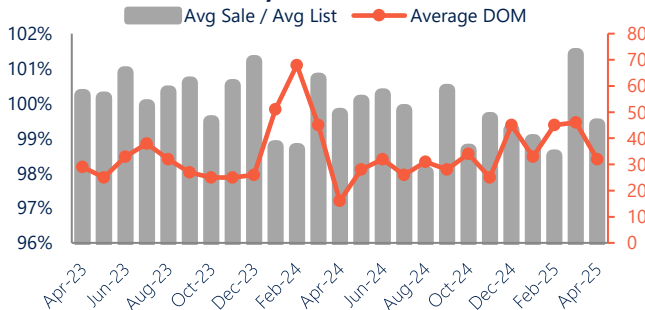
New Listings & Current Contracts

This month there were 84 homes newly listed for sale in Warren County compared to 75 in April 2024, an increase of 12%. There were 64 current contracts pending sale this April compared to 60 a year ago. The number of current contracts is 7% higher than last April.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In April, the average sale price in Warren County was 99.4% 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 32, higher than the average last year, which was 16, an increase of 100%.