

# Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Warren

### Single-Family Properties

| Key Metrics                              | July      |                  |          | Year to Date |                  |         |
|--|-----------|------------------|----------|--------------|------------------|---------|
|  | 2022      | 2023             | + / -    | 2022         | 2023             | + / -   |
| Pending Sales                            | 5         | 5                | 0.0%     | 22           | 21               | - 4.5%  |
| Closed Sales                             | 3         | 3                | 0.0%     | 23           | 18               | - 21.7% |
| Median Sales Price*                      | \$287,000 | <b>\$350,000</b> | + 22.0%  | \$295,000    | <b>\$300,000</b> | + 1.7%  |
| Inventory of Homes for Sale              | 7         | 7                | 0.0%     | --           | --               | --      |
| Months Supply of Inventory               | 1.7       | 2.1              | + 23.5%  | --           | --               | --      |
| Cumulative Days on Market Until Sale     | 36        | 75               | + 108.3% | 31           | 58               | + 87.1% |
| Percent of Original List Price Received* | 99.1%     | <b>109.7%</b>    | + 10.7%  | 101.0%       | <b>95.9%</b>     | - 5.0%  |
| New Listings                             | 8         | 5                | - 37.5%  | 27           | 25               | - 7.4%  |

\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

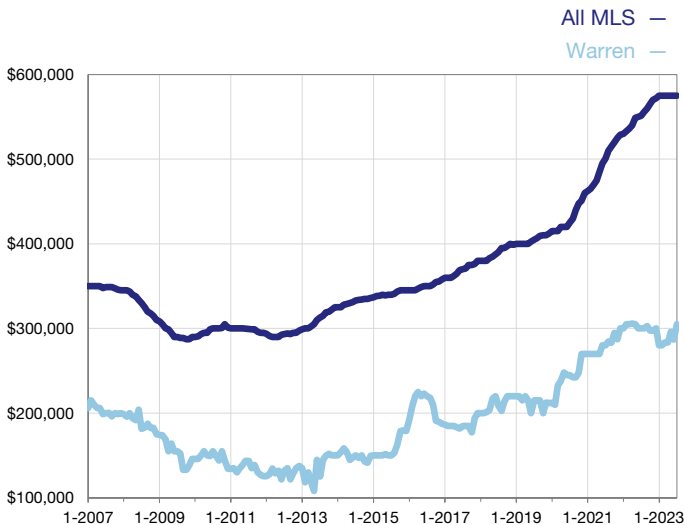
### Condominium Properties

| Key Metrics                              | July      |             |          | Year to Date |                  |          |
|--|-----------|-------------|----------|--------------|------------------|----------|
|  | 2022      | 2023        | + / -    | 2022         | 2023             | + / -    |
| Pending Sales                            | 0         | 0           | --       | 2            | 1                | - 50.0%  |
| Closed Sales                             | 1         | 0           | - 100.0% | 2            | 1                | - 50.0%  |
| Median Sales Price*                      | \$120,000 | <b>\$0</b>  | - 100.0% | \$202,500    | <b>\$289,900</b> | + 43.2%  |
| Inventory of Homes for Sale              | 0         | 0           | --       | --           | --               | --       |
| Months Supply of Inventory               | 0.0       | 0.0         | --       | --           | --               | --       |
| Cumulative Days on Market Until Sale     | 7         | 0           | - 100.0% | 13           | 84               | + 546.2% |
| Percent of Original List Price Received* | 104.4%    | <b>0.0%</b> | - 100.0% | 105.0%       | <b>96.7%</b>     | - 7.9%   |
| New Listings                             | 0         | 0           | --       | 2            | 1                | - 50.0%  |

\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation

