

Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Warren

Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	8	+ 700.0%	23	27	+ 17.4%
Closed Sales	4	9	+ 125.0%	27	27	0.0%
Median Sales Price*	\$412,500	\$321,000	- 22.2%	\$306,000	\$320,000	+ 4.6%
Inventory of Homes for Sale	10	6	- 40.0%	--	--	--
Months Supply of Inventory	2.8	1.6	- 42.9%	--	--	--
Cumulative Days on Market Until Sale	49	29	- 40.8%	34	48	+ 41.2%
Percent of Original List Price Received*	100.4%	101.5%	+ 1.1%	100.9%	97.8%	- 3.1%
New Listings	5	6	+ 20.0%	32	30	- 6.3%

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

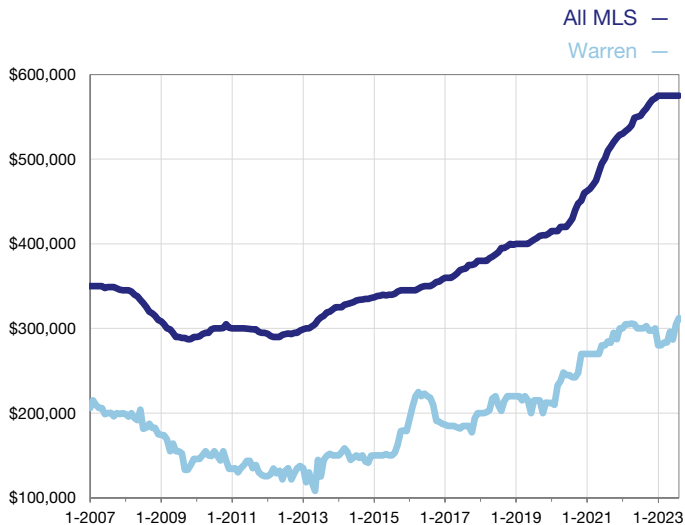
Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	2	1	- 50.0%
Closed Sales	0	1	--	2	1	- 50.0%
Median Sales Price*	\$0	\$289,900	--	\$202,500	\$289,900	+ 43.2%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	80	--	13	80	+ 515.4%
Percent of Original List Price Received*	0.0%	96.7%	--	105.0%	96.7%	- 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

