

Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Warren

Single-Family Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	6	+ 50.0%	27	31	+ 14.8%
Closed Sales	1	1	0.0%	28	28	0.0%
Median Sales Price*	\$345,000	\$419,900	+ 21.7%	\$308,000	\$320,500	+ 4.1%
Inventory of Homes for Sale	14	7	- 50.0%	--	--	--
Months Supply of Inventory	4.1	1.9	- 53.7%	--	--	--
Cumulative Days on Market Until Sale	33	76	+ 130.3%	34	49	+ 44.1%
Percent of Original List Price Received*	95.9%	100.0%	+ 4.3%	100.7%	97.8%	- 2.9%
New Listings	8	6	- 25.0%	40	36	- 10.0%

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

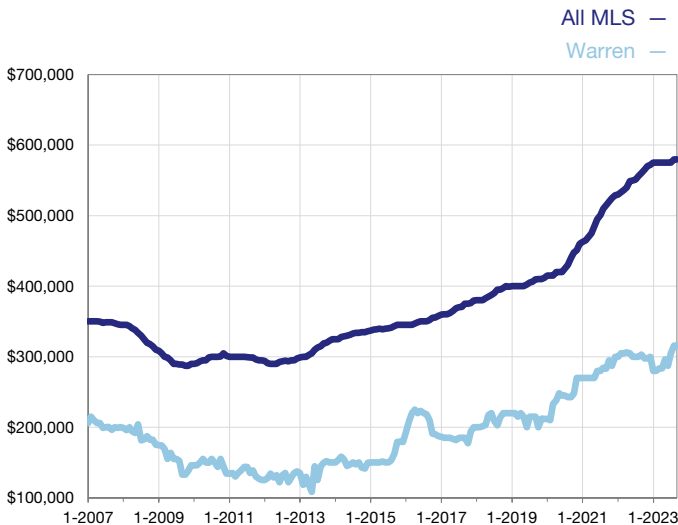
Condominium Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	2	1	- 50.0%
Closed Sales	0	0	--	2	1	- 50.0%
Median Sales Price*	\$0	\$0	--	\$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	0	--	13	80	+ 515.4%
Percent of Original List Price Received*	0.0%	0.0%	--	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

