

Local Market Update for May 2025

Provided by New Jersey REALTORS®



Warren County

Warren County

Single Family

	May			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	139	129	- 7.2%	572	547	- 4.4%
Closed Sales	99	70	- 29.3%	375	311	- 17.1%
Days on Market Until Sale	36	32	- 11.1%	43	46	+ 7.0%
Median Sales Price*	\$447,500	\$464,500	+ 3.8%	\$405,000	\$435,000	+ 7.4%
Percent of List Price Received*	104.1%	102.9%	- 1.2%	102.1%	102.0%	- 0.1%
Inventory of Homes for Sale	218	206	- 5.5%	--	--	--
Months Supply of Inventory	2.7	2.7	0.0%	--	--	--

Townhouse-Condo

	May			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	21	21	0.0%	80	106	+ 32.5%
Closed Sales	12	16	+ 33.3%	45	60	+ 33.3%
Days on Market Until Sale	21	40	+ 90.5%	28	33	+ 17.9%
Median Sales Price*	\$303,750	\$340,000	+ 11.9%	\$325,000	\$342,000	+ 5.2%
Percent of List Price Received*	103.6%	100.5%	- 3.0%	104.7%	101.6%	- 3.0%
Inventory of Homes for Sale	14	32	+ 128.6%	--	--	--
Months Supply of Inventory	1.1	2.3	+ 109.1%	--	--	--

Adult Community

	May			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	6	7	+ 16.7%	36	32	- 11.1%
Closed Sales	12	4	- 66.7%	27	15	- 44.4%
Days on Market Until Sale	52	85	+ 63.5%	64	53	- 17.2%
Median Sales Price*	\$340,000	\$295,000	- 13.2%	\$340,000	\$400,000	+ 17.6%
Percent of List Price Received*	99.4%	101.2%	+ 1.8%	99.0%	100.1%	+ 1.1%
Inventory of Homes for Sale	12	17	+ 41.7%	--	--	--
Months Supply of Inventory	2.1	4.4	+ 109.5%	--	--	--

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Historical Median Sales Price by Property Type By Month

