

Local Market Update for March 2024

Provided by New Jersey REALTORS®



Warren County

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Single Family

	March			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 3-2023	Thru 3-2024	Percent Change
New Listings	103	123	+ 19.4%	248	312	+ 25.8%
Closed Sales	76	75	- 1.3%	213	194	- 8.9%
Days on Market Until Sale	60	52	- 13.3%	56	49	- 12.5%
Median Sales Price*	\$377,500	\$385,000	+ 2.0%	\$327,000	\$375,000	+ 14.7%
Percent of List Price Received*	101.4%	101.2%	- 0.2%	99.8%	100.7%	+ 0.9%
Inventory of Homes for Sale	178	183	+ 2.8%	--	--	--
Months Supply of Inventory	1.9	2.2	+ 15.8%	--	--	--

Townhouse-Condo

	March			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 3-2023	Thru 3-2024	Percent Change
New Listings	14	10	- 28.6%	48	34	- 29.2%
Closed Sales	21	8	- 61.9%	39	21	- 46.2%
Days on Market Until Sale	40	44	+ 10.0%	36	30	- 16.7%
Median Sales Price*	\$280,000	\$448,500	+ 60.2%	\$278,500	\$340,000	+ 22.1%
Percent of List Price Received*	103.5%	104.3%	+ 0.8%	101.9%	103.0%	+ 1.1%
Inventory of Homes for Sale	15	9	- 40.0%	--	--	--
Months Supply of Inventory	0.9	0.7	- 22.2%	--	--	--

Adult Community

	March			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 3-2023	Thru 3-2024	Percent Change
New Listings	9	11	+ 22.2%	21	20	- 4.8%
Closed Sales	4	2	- 50.0%	15	8	- 46.7%
Days on Market Until Sale	43	136	+ 216.3%	36	68	+ 88.9%
Median Sales Price*	\$307,000	\$280,000	- 8.8%	\$319,000	\$329,000	+ 3.1%
Percent of List Price Received*	97.2%	95.5%	- 1.7%	98.3%	98.1%	- 0.2%
Inventory of Homes for Sale	16	21	+ 31.3%	--	--	--
Months Supply of Inventory	3.1	4.4	+ 41.9%	--	--	--

* 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

