

CHERIE
BERGER
TEAM

November 2025

Warren Market Insights

© 2025 CHERIE BERGER TEAM

Market Profile & Trends Overview

The table belows shows data & statistics for November 2025 (CM), and the percentage difference of these metrics compared to data from last month (LM), the last three months (L3M), the same month last year (PYM), the entire last year (LY), prior year (PY), year-to-date (YTD), and the prior year-to-date (PYTD).

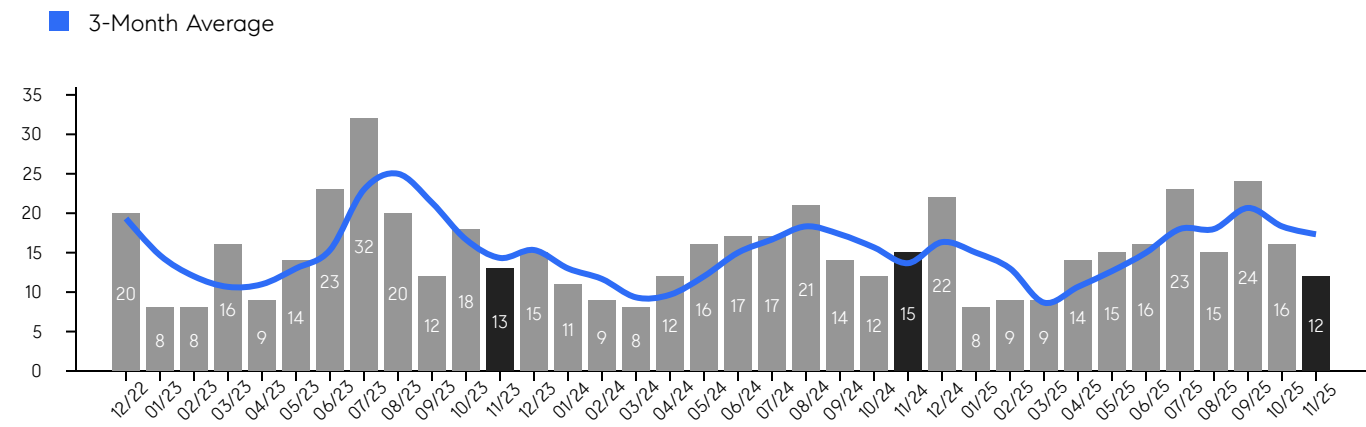
		CM	LM	L3M	PYM	LY	PY	YTD	PYTD
Inventory	# OF PROPERTIES	39	-26%	-31%	5%	9%	-11%	-	-
	MEDIAN PRICE	\$1,199,900	-8%	4%	41%	9%	4%	-	-
	AVERAGE PRICE	\$1,624,351	4%	14%	54%	28%	18%	-	-
	PRICE PER SQFT	\$423	-4%	-1%	2%	7%	8%	-	-
	MONTHS OF SUPPLY	3.3	-2%	2%	32%	-27%	0%	-	-
New Listings	# OF PROPERTIES	14	-36%	-36%	-12%	-27%	-35%	237	-7.1%
	MEDIAN PRICE	\$916,750	-32%	-24%	26%	-12%	-18%	\$1,199,900	11.6%
	AVERAGE PRICE	\$999,814	-27%	-26%	22%	-15%	-21%	\$1,316,387	7.4%
	PRICE PER SQFT	\$364	-15%	-18%	-18%	-5%	5%	\$390	9.2%
Sales	# OF PROPERTIES	12	-25%	-35%	-20%	-17%	-23%	161	-6.9%
	MEDIAN PRICE	\$1,036,500	13%	-15%	38%	-7%	2%	\$1,160,000	16.1%
	AVERAGE PRICE	\$1,056,655	-11%	-19%	22%	-13%	-4%	\$1,190,286	6.2%
	PRICE PER SQFT	\$389	0%	3%	-1%	5%	18%	\$388	12.8%
	SALE-TO-LIST RATIO	97.0%	0.8%	-2%	-2.5%	-3.4%	-2.6%	99.8%	-0.4%

Warren

NOVEMBER 2025

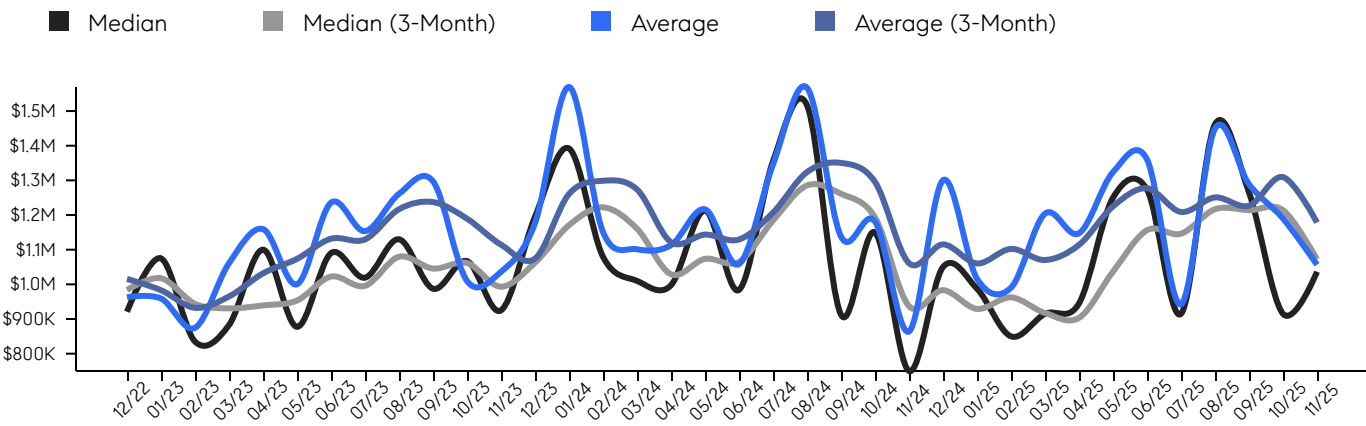
Property Sales

There were 12 sales in November 2025, a change of -20% from 15 in November 2024 and -25% from the 16 sales last month. Compared to November 2023 and 2024, sales were at their lowest level. There have been 161 year-to-date (YTD) sales, which is -6.9% lower than last year's year-to-date sales of 173.



Property Prices

The median sales price in November 2025 was \$1,036,500, a change of 38% from \$750,000 in November 2024, and a change of 13% from \$915,000 last month. The average sales price in November 2025 was \$1,056,655, a change of 22% from \$864,157 in November 2024, and a change of -11% from \$1,189,900 last month, and was at its highest level compared to 2024 and 2023.



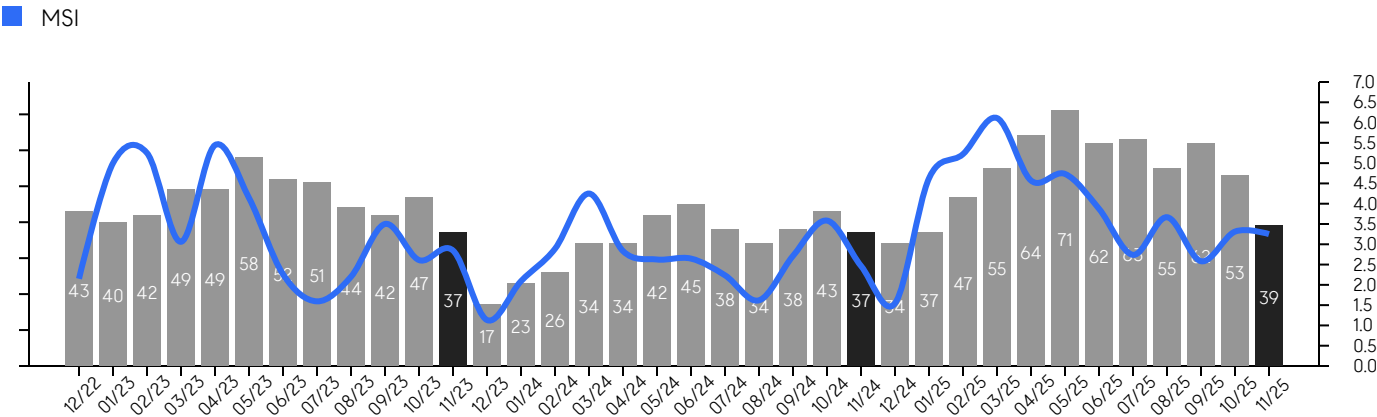
© 2025. Based on information from Garden State MLS, LLC for the period of January 2018 through November 2025. Due to MLS reporting methods and allowable reporting policy, this data is only informational and may not be completely accurate. Data maintained by the MLS may not reflect all real estate activity in the market.

Warren

NOVEMBER 2025

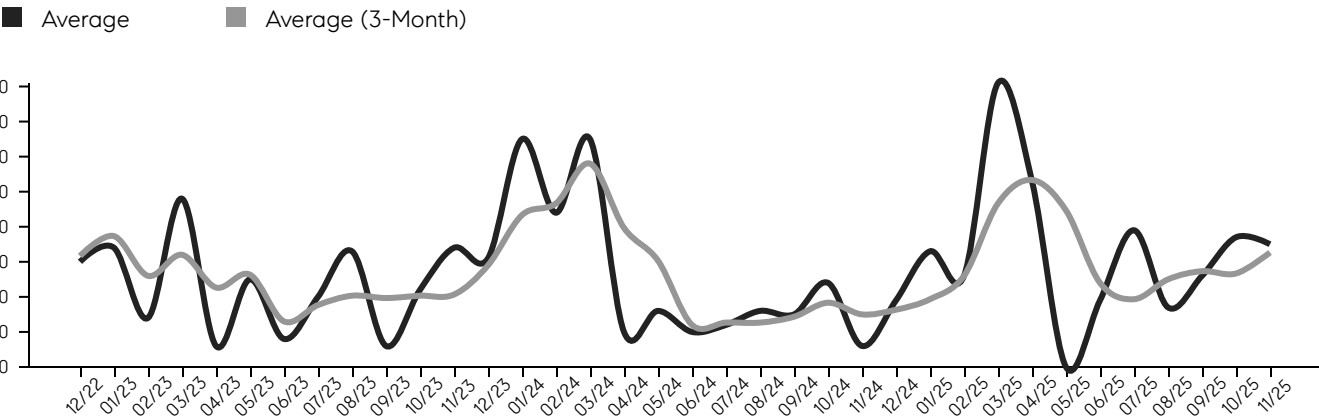
Inventory & MSI

The total inventory of properties available for sale as of November 2025 was 39, a difference of -26% from - last month, and 5% from 37 in November 2024, and was at its highest level compared to 2024 and 2023. The months of supply inventory (MSI) was at 3.3 months, a similar level compared to 2024 and 2023. A comparatively lower MSI benefits sellers, while a higher MSI benefits buyers.



Market Time

The average days on market (DOM) shows the number of days the average property is on the market before selling. An upward trend tends to indicate a move towards a buyer's market, while a downward trend tends to indicate a move to a seller's market. The DOM for November 2025 was 55, a change of -4% from 57 days last month, and 112% from 26 days in November 2024, and was at its lowest level compared to 2024 and 2023.



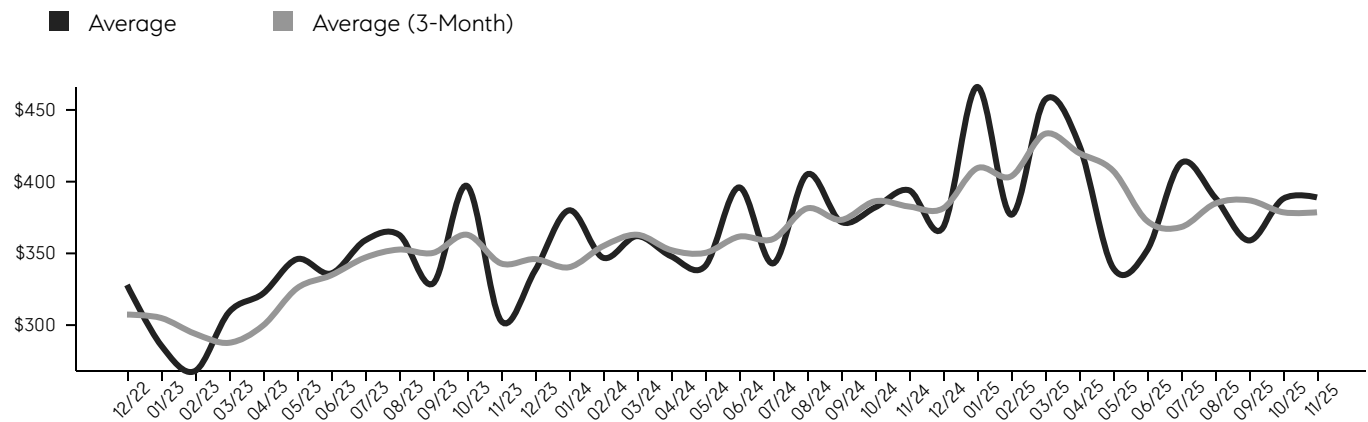
© 2025. Based on information from Garden State MLS, LLC for the period of January 2018 through November 2025. Due to MLS reporting methods and allowable reporting policy, this data is only informational and may not be completely accurate. Data maintained by the MLS may not reflect all real estate activity in the market.

Warren

NOVEMBER 2025

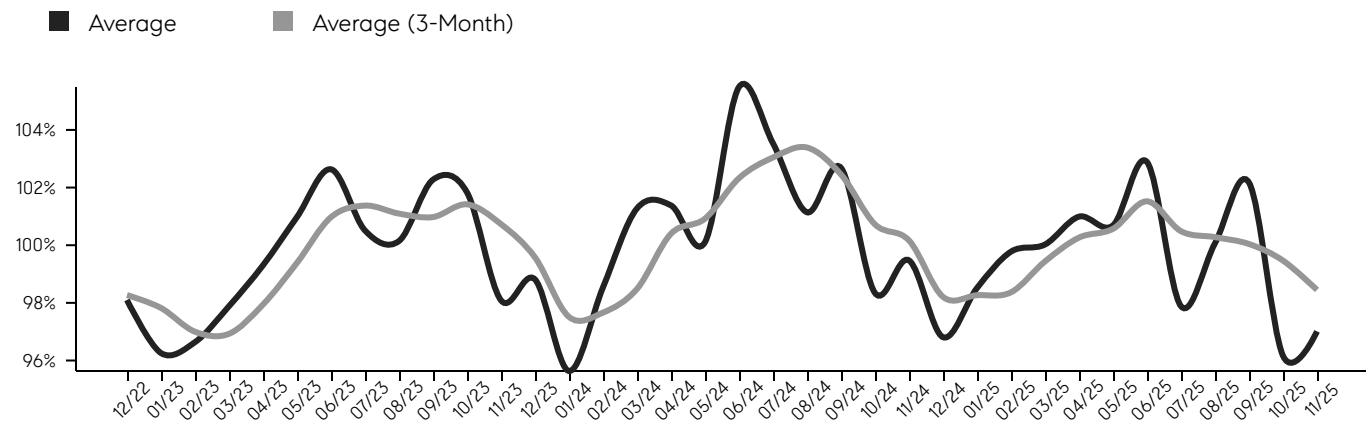
Selling Price Per Square Foot

The selling price per square foot (PPSF) is a great indicator for the direction of property values. Since median & average sales prices can be impacted by the "mix" of high or low end properties in the market, the selling price per square foot is a more normalized indicator on the direction of property values.



Selling Price vs. Listing Price

The selling price vs. listing price reveals the average amount that sellers are agreeing to come down from their list price. The lower the ratio is below 100%, the more of a buyer's market exists, while a ratio at or above 100% indicates more of a seller's market. The November 2025 selling price vs. listing price ratio was 97.0%, compared to 96.2% last month, and 99.5% in November 2024.



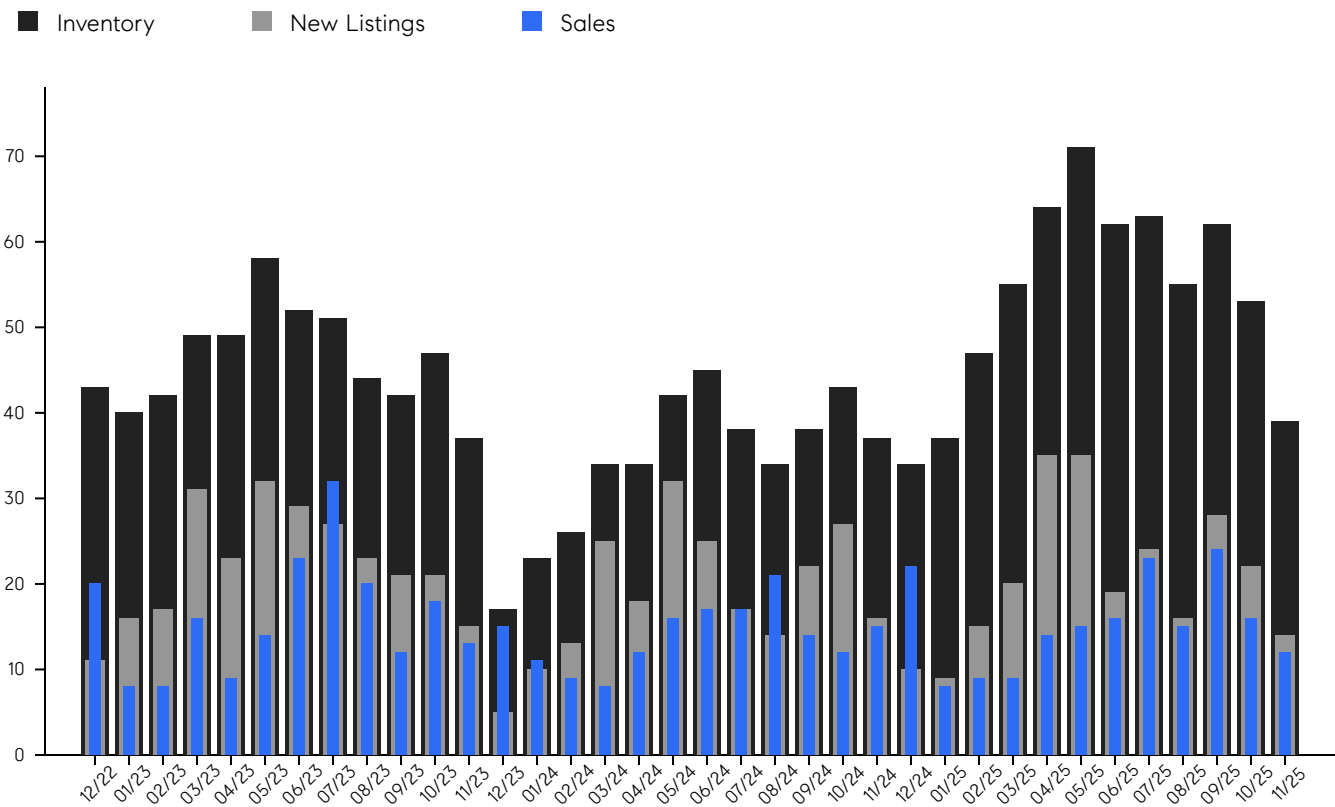
© 2025. Based on information from Garden State MLS, LLC for the period of January 2018 through November 2025. Due to MLS reporting methods and allowable reporting policy, this data is only informational and may not be completely accurate. Data maintained by the MLS may not reflect all real estate activity in the market.

Warren

NOVEMBER 2025

Inventory, New Listings & Sales

This last view of the market combines monthly inventory of properties for sale along with new listings and sales. The graph shows the basic annual seasonality of the market, as well as the relationship between these items. The number of new listings in November 2025 was 14, a change of -36% from 22 last month and -12% from 16 in November 2024.



© 2025. Based on information from Garden State MLS, LLC for the period of January 2018 through November 2025. Due to MLS reporting methods and allowable reporting policy, this data is only informational and may not be completely accurate. Data maintained by the MLS may not reflect all real estate activity in the market.

MONTH	# OF SALES	3-MO AVG	MEDIAN SALE PRICE	3-MO AVG	AVERAGE SALE PRICE	3-MO AVG	DAYS ON MARKET	3-MO AVG	AVERAGE PPSF	3-MO AVG	SALE / LIST	3-MO AVG	INV	NEW LISTINGS	MSI
Nov '25	12	17	\$1.0M	\$1M	\$1.0M	\$1M	55	53	\$389	\$379	97.0%	98.4%	39	14	3.3
Oct '25	16	18	\$915K	\$1M	\$1.1M	\$1M	57	47	\$388	\$379	96.2%	99.5%	53	22	3.3
Sep '25	24	21	\$1.2M	\$1M	\$1.2M	\$1M	46	47	\$359	\$387	102.2%	100.0%	62	28	2.6
Aug '25	15	18	\$1.4M	\$1M	\$1.4M	\$1M	37	45	\$389	\$385	100.1%	100.3%	55	16	3.7
Jul '25	23	18	\$915K	\$1M	\$942K	\$1M	59	39	\$413	\$368	97.9%	100.5%	63	24	2.7
Jun '25	16	15	\$1.2M	\$1M	\$1.3M	\$1M	39	44	\$352	\$373	102.9%	101.5%	62	19	3.9
May '25	15	13	\$1.2M	\$1M	\$1.3M	\$1M	20	65	\$340	\$408	100.7%	100.6%	71	35	4.7
Apr '25	14	11	\$945K	\$903K	\$1.1M	\$1M	73	73	\$426	\$420	101.0%	100.3%	64	35	4.6
Mar '25	9	9	\$915K	\$918K	\$1.2M	\$1M	101	67	\$457	\$433	100.0%	99.4%	55	20	6.1
Feb '25	9	13	\$850K	\$963K	\$990K	\$1M	46	46	\$377	\$404	99.8%	98.4%	47	15	5.2
Jan '25	8	15	\$987K	\$929K	\$1.0M	\$1M	53	39	\$466	\$409	98.5%	98.3%	37	9	4.6
Dec '24	22	16	\$1.0M	\$983K	\$1.3M	\$1M	39	36	\$368	\$381	96.8%	98.2%	34	10	1.5
Nov '24	15	14	\$750K	\$937K	\$864K	\$1M	26	35	\$394	\$383	99.5%	100.2%	37	16	2.5
Oct '24	12	16	\$1.1M	\$1M	\$1.1M	\$1M	44	38	\$382	\$386	98.3%	100.7%	43	27	3.6
Sep '24	14	17	\$912K	\$1M	\$1.1M	\$1M	35	34	\$372	\$373	102.7%	102.5%	38	22	2.7
Aug '24	21	18	\$1.5M	\$1M	\$1.5M	\$1M	36	33	\$405	\$381	101.1%	103.4%	34	14	1.6
Jul '24	17	17	\$1.3M	\$1M	\$1.3M	\$1M	32	33	\$343	\$360	103.5%	103.0%	38	17	2.2
Jun '24	17	15	\$984K	\$1M	\$1.0M	\$1M	30	32	\$396	\$362	105.5%	102.3%	45	25	2.6
May '24	16	12	\$1.2M	\$1M	\$1.2M	\$1M	36	50	\$341	\$350	100.1%	100.9%	42	32	2.6
Apr '24	12	10	\$997K	\$1M	\$1.1M	\$1M	30	60	\$348	\$352	101.4%	100.4%	34	18	2.8
Mar '24	8	9	\$1.0M	\$1M	\$1.1M	\$1M	85	78	\$362	\$363	101.3%	98.5%	34	25	4.3
Feb '24	9	12	\$1.0M	\$1M	\$1.1M	\$1M	64	67	\$347	\$355	98.5%	97.7%	26	13	2.9
Jan '24	11	13	\$1.3M	\$1M	\$1.5M	\$1M	85	63	\$380	\$340	95.6%	97.5%	23	10	2.1
Dec '23	15	15	\$1.1M	\$1M	\$1.1M	\$1M	51	49	\$338	\$346	98.8%	99.6%	17	5	1.1
Nov '23	13	14	\$925K	\$993K	\$1.0M	\$1M	54	41	\$303	\$343	98.1%	100.7%	37	15	2.8
Oct '23	18	17	\$1.0M	\$1M	\$1.0M	\$1M	42	40	\$397	\$363	101.8%	101.4%	47	21	2.6
Sep '23	12	21	\$987K	\$1M	\$1.2M	\$1M	26	40	\$329	\$350	102.3%	101.0%	42	21	3.5
Aug '23	20	25	\$1.1M	\$1M	\$1.2M	\$1M	53	40	\$363	\$353	100.1%	101.1%	44	23	2.2
Jul '23	32	23	\$1.0M	\$996K	\$1.1M	\$1M	40	38	\$359	\$347	100.5%	101.4%	51	27	1.6
Jun '23	23	15	\$1.0M	\$1M	\$1.2M	\$1M	28	33	\$336	\$335	102.6%	101.0%	52	29	2.3
May '23	14	13	\$877K	\$953K	\$1.0M	\$1M	45	46	\$346	\$326	101.0%	99.4%	58	32	4.1
Apr '23	9	11	\$1.1M	\$939K	\$1.1M	\$1M	26	43	\$322	\$300	99.3%	97.9%	49	23	5.4
Mar '23	16	11	\$882K	\$931K	\$1.0M	\$965K	68	52	\$309	\$288	97.9%	96.9%	49	31	3.1
Feb '23	8	12	\$835K	\$944K	\$874K	\$932K	34	46	\$268	\$294	96.6%	97.0%	42	17	5.3
Jan '23	8	15	\$1.0M	\$1M	\$959K	\$983K	54	57	\$286	\$305	96.3%	97.8%	40	16	5.0
Dec '22	20	19	\$921K	\$984K	\$962K	\$1M	50	52	\$328	\$307	98.1%	98.3%	43	11	2.2

© 2025. Based on information from Garden State MLS, LLC for the period of January 2018 through November 2025. Due to MLS reporting methods and allowable reporting policy, this data is only informational and may not be completely accurate. Data maintained by the MLS may not reflect all real estate activity in the market.



CHERIE
BERGER
TEAM



Cherie Berger

cherie.berger@compass.com

M: 908.410.0931



Steven Berger

steven.berger@compass.com

M: 908.256.0307



Ashley Berger-Freitas

ashley.freitas@compass.com

M: 908.432.9818



Karla Gary

karla.gary@compass.com

M: 908.285.3813



Josh Grundfest

josh.grundfest@compass.com

M: 908.698.7665

Compass makes no representations or warranties, express or implied, with respect to future market conditions or prices of residential product at the time the subject property or any competitive property is complete and ready for occupancy or with respect to any report, study, finding, recommendation or other information provided by Compass herein. Moreover, no warranty, express or implied, is made or should be assumed regarding the accuracy, adequacy, completeness, legality, reliability, merchantability or fitness for a particular purpose of any information, in part or whole, contained herein. All material is presented with the understanding that Compass shall not be deemed to provide legal, accounting or other professional services. This is not intended to solicit the purchase or sale of any property. Any and all such warranties are hereby expressly disclaimed. Equal Housing Opportunity.

© Compass. All Rights Reserved. This information may not be copied, used or distributed without Compass' consent.