



CHERIE
BERGER
TEAM

December 2025

Warren Market Insights

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Market Profile & Trends Overview

The table belows shows data & statistics for December 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).

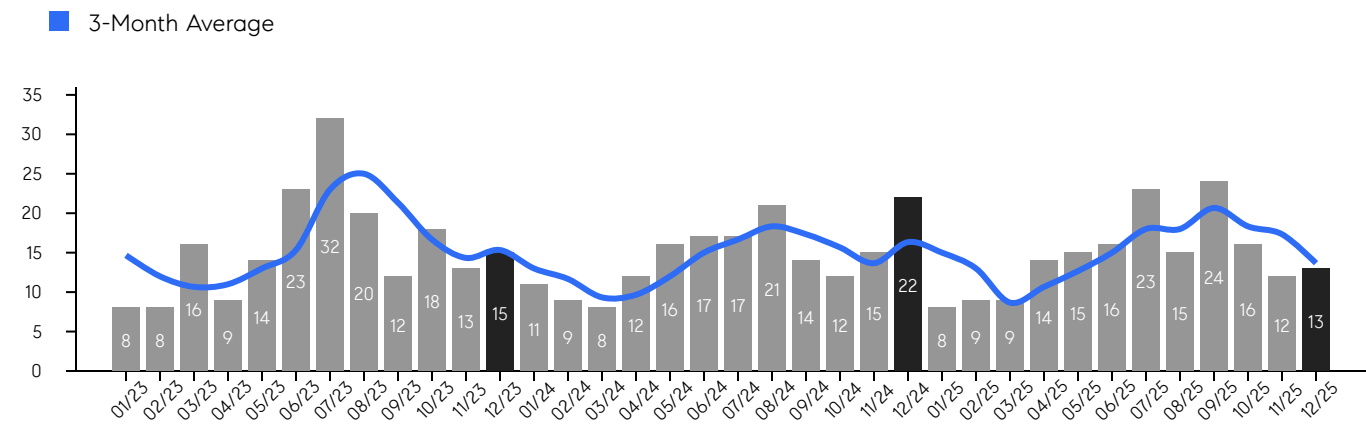
		CM	LM	L3M	PYM	LY	PY	YTD	PYTD
Inventory	# OF PROPERTIES	23	-44%	-56%	-32%	-36%	-48%	-	-
	MEDIAN PRICE	\$1,590,000	33%	31%	99%	44%	38%	-	-
	AVERAGE PRICE	\$2,086,404	32%	37%	104%	64%	52%	-	-
	PRICE PER SQFT	\$437	3%	2%	5%	11%	11%	-	-
	MONTHS OF SUPPLY	1.8	-48%	-44%	14%	-5%	-46%	-	-
New Listings	# OF PROPERTIES	6	-57%	-72%	-40%	-69%	-72%	243	-6.5%
	MEDIAN PRICE	\$1,222,500	33%	7%	42%	17%	10%	\$1,199,900	11.0%
	AVERAGE PRICE	\$1,542,167	55%	17%	47%	32%	21%	\$1,321,379	6.9%
	PRICE PER SQFT	\$332	-9%	-17%	-21%	-13%	-5%	\$388	9.0%
Sales	# OF PROPERTIES	13	8%	-25%	-41%	-10%	-17%	174	-7.4%
	MEDIAN PRICE	\$1,200,000	16%	12%	14%	7%	18%	\$1,171,950	17.3%
	AVERAGE PRICE	\$1,271,077	20%	8%	-2%	4%	15%	\$1,196,322	6.3%
	PRICE PER SQFT	\$423	9%	12%	15%	14%	28%	\$390	13.7%
	SALE-TO-LIST RATIO	98.8%	1.8%	0%	2.0%	-1.6%	-0.8%	99.7%	-0.4%

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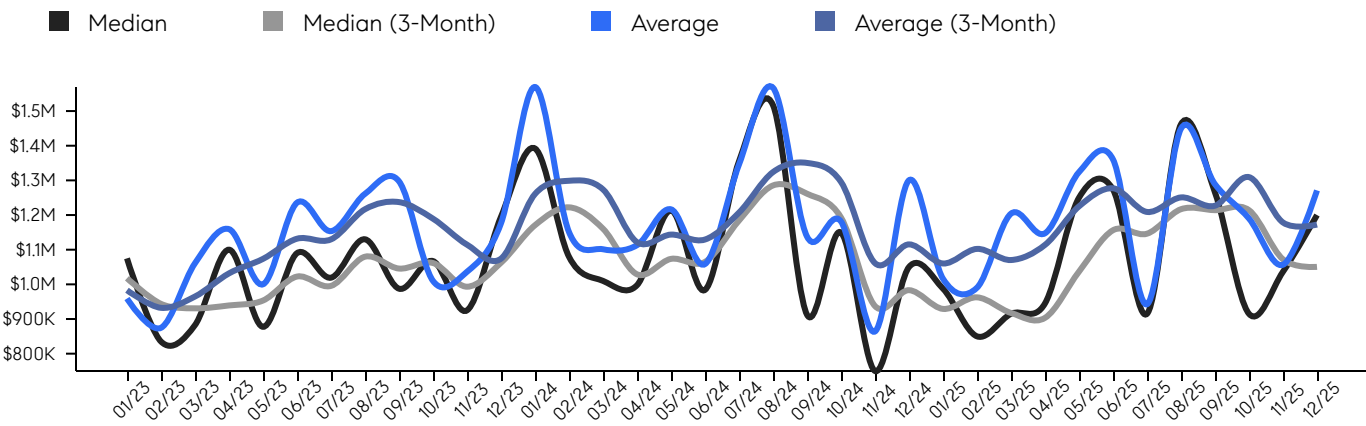
Property Sales

There were 13 sales in December 2025, a change of -41% from 22 in December 2024 and 8% from the 12 sales last month. Compared to December 2023 and 2024, sales were at their lowest level. There have been 174 year-to-date (YTD) sales, which is -7.4% lower than last year's year-to-date sales of 188.



Property Prices

The median sales price in December 2025 was \$1,200,000, a change of 14% from \$1,050,000 in December 2024, and a change of 16% from \$1,036,500 last month. The average sales price in December 2025 was \$1,271,077, a change of -2% from \$1,300,319 in December 2024, and a change of 20% from \$1,056,655 last month, and was mid level compared to 2024 and 2023.



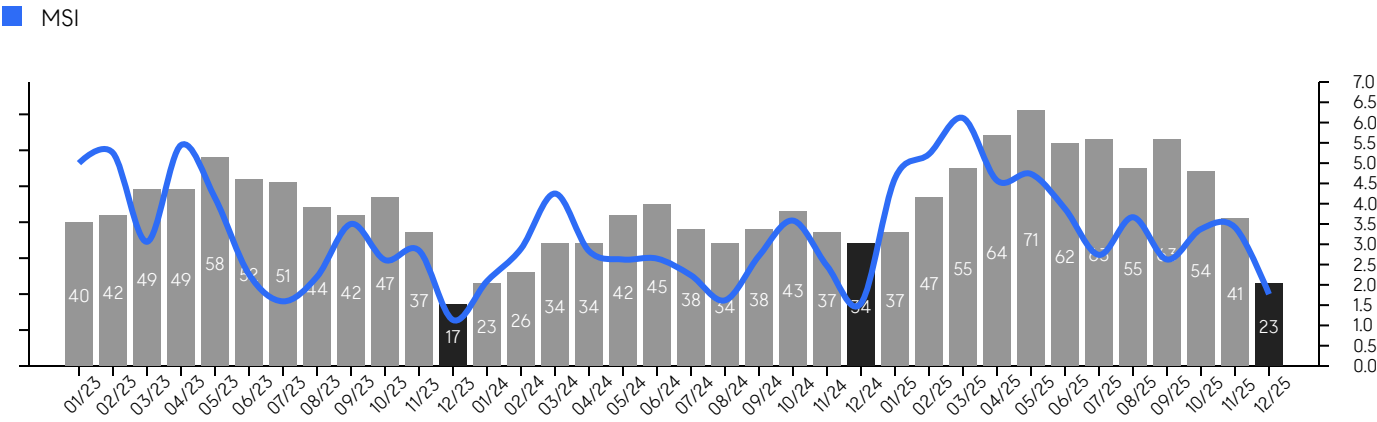
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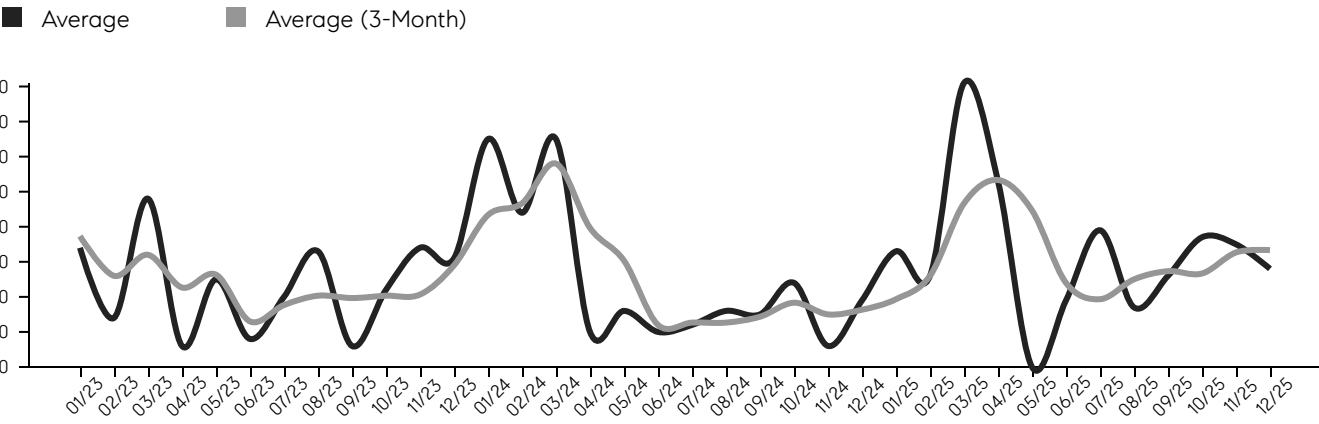
Inventory & MSI

The total inventory of properties available for sale as of December 2025 was 23, a difference of -44% from - last month, and -32% from 34 in December 2024, and was at mid level compared to 2024 and 2023. The months of supply inventory (MSI) was at 1.8 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 December 2025 was 48, a change of -13% from 55 days last month, and 23% from 39 days in December 2024, and was mid level compared to 2024 and 2023.



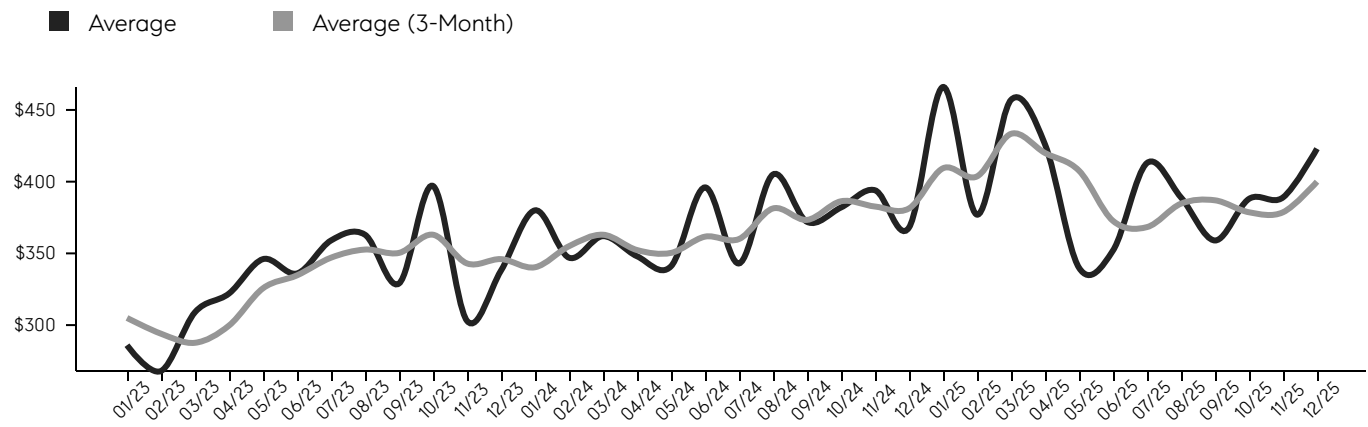
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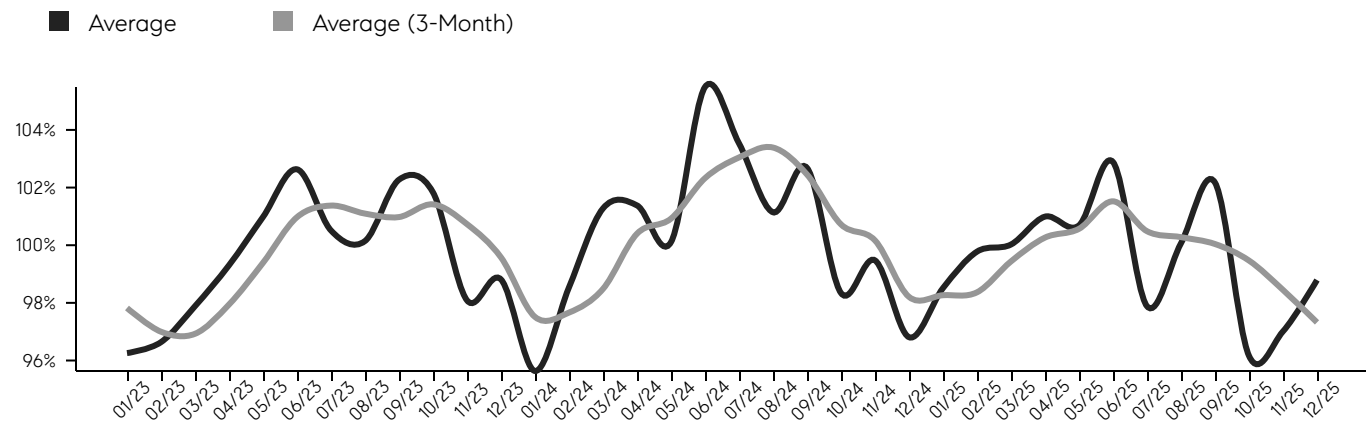
Selling Price Per Square Foot

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 December 2025 selling price vs. listing price ratio was 98.8%, compared to 97.0% last month, and 96.8% in December 2024.



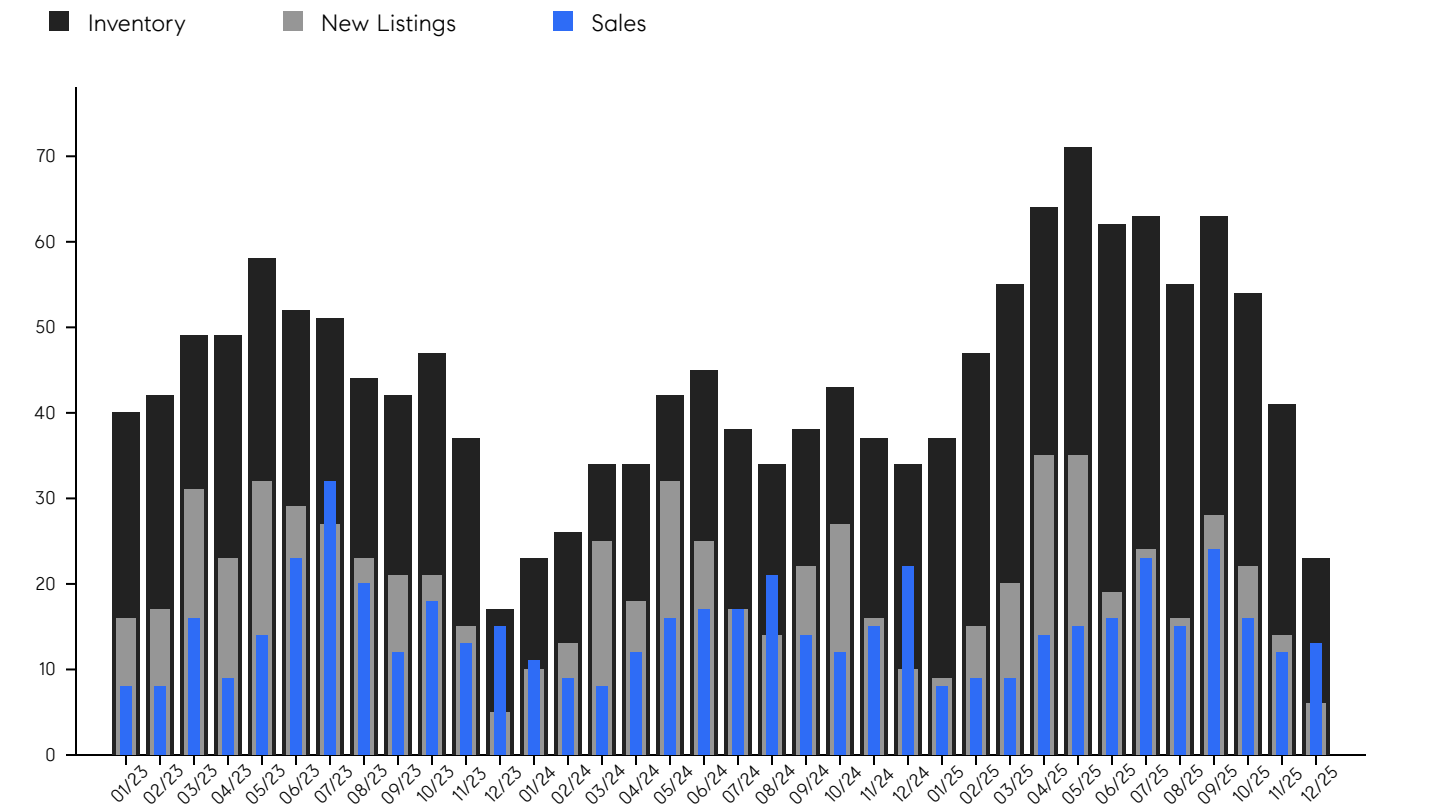
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Inventory, New Listings & Sales

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 December 2025 was 6, a change of -57% from 14 last month and -40% from 10 in December 2024.



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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
Dec '25	13	14	\$1.2M	\$1M	\$1.2M	\$1M	48	53	\$423	\$400	98.8%	97.3%	23	6	1.8
Nov '25	12	17	\$1.0M	\$1M	\$1.0M	\$1M	55	53	\$389	\$379	97.0%	98.4%	41	14	3.4
Oct '25	16	18	\$915K	\$1M	\$1.1M	\$1M	57	47	\$388	\$379	96.2%	99.5%	54	22	3.4
Sep '25	24	21	\$1.2M	\$1M	\$1.2M	\$1M	46	47	\$359	\$387	102.2%	100.0%	63	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

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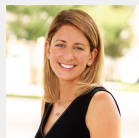
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