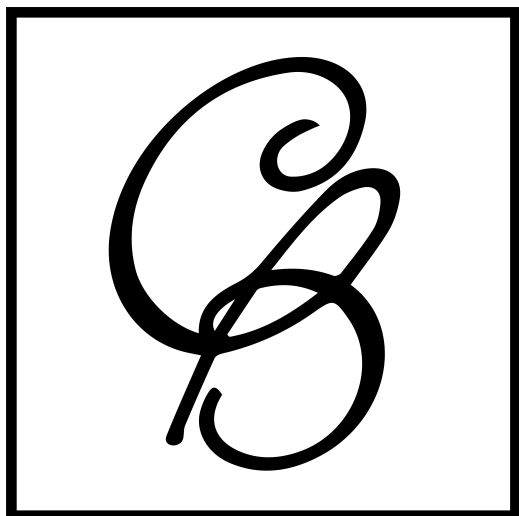




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April 2026

Warren Market Insights

WARREN MARKET INSIGHTS

Market Profile & Trends Overview

The table belows shows data & statistics for April 2026 (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).

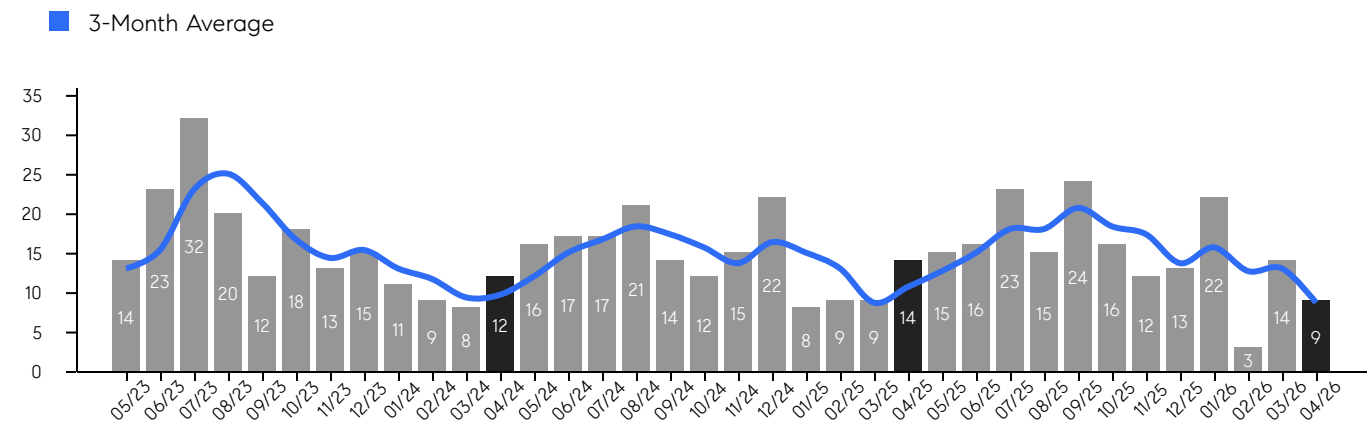
		CM	LM	L3M	PYM	LY	PY	YTD	PYTD
Inventory	# OF PROPERTIES	40	14%	22%	-37%	-24%	12%	-	-
	MEDIAN PRICE	\$1,399,000	0%	-5%	33%	19%	27%	-	-
	AVERAGE PRICE	\$1,613,735	1%	-10%	27%	14%	27%	-	-
	PRICE PER SQFT	\$453	-1%	4%	13%	9%	15%	-	-
	MONTHS OF SUPPLY	4.4	78%	-14%	-3%	-57%	69%	-	-
New Listings	# OF PROPERTIES	26	30%	77%	-26%	28%	36%	70	6.1%
	MEDIAN PRICE	\$1,314,000	7%	3%	25%	13%	26%	\$1,287,450	9.1%
	AVERAGE PRICE	\$1,449,358	-6%	6%	14%	10%	24%	\$1,426,284	16.3%
	PRICE PER SQFT	\$427	-2%	1%	16%	10%	12%	\$426	21.4%
Sales	# OF PROPERTIES	9	-36%	-31%	-36%	-38%	-38%	48	20.0%
	MEDIAN PRICE	\$1,200,000	31%	10%	27%	11%	7%	\$1,070,675	0.3%
	AVERAGE PRICE	\$1,347,222	23%	19%	17%	14%	11%	\$1,147,947	-7.8%
	PRICE PER SQFT	\$0	0%	0%	0%	0%	0%	\$389	6.9%
	SALE-TO-LIST RATIO	105.4%	4.1%	5%	4.4%	5.8%	5.0%	101.6%	2.5%

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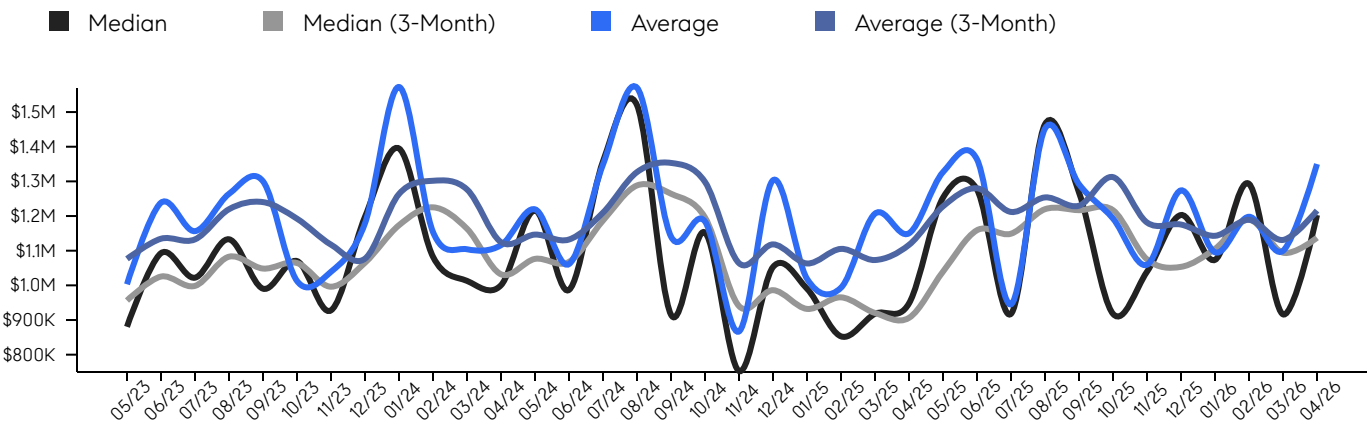
Property Sales

There were 9 sales in April 2026, a change of -36% from 14 in April 2025 and -36% from the 14 sales last month. Compared to April 2024 and 2025, sales were at their lowest level. There have been 48 year-to-date (YTD) sales, which is 20.0% higher than last year's year-to-date sales of 40.



Property Prices

The median sales price in April 2026 was \$1,200,000, a change of 27% from \$945,000 in April 2025, and a change of 31% from \$913,500 last month. The average sales price in April 2026 was \$1,347,222, a change of 17% from \$1,147,343 in April 2025, and a change of 23% from \$1,096,857 last month, and was at its highest level compared to 2025 and 2024.



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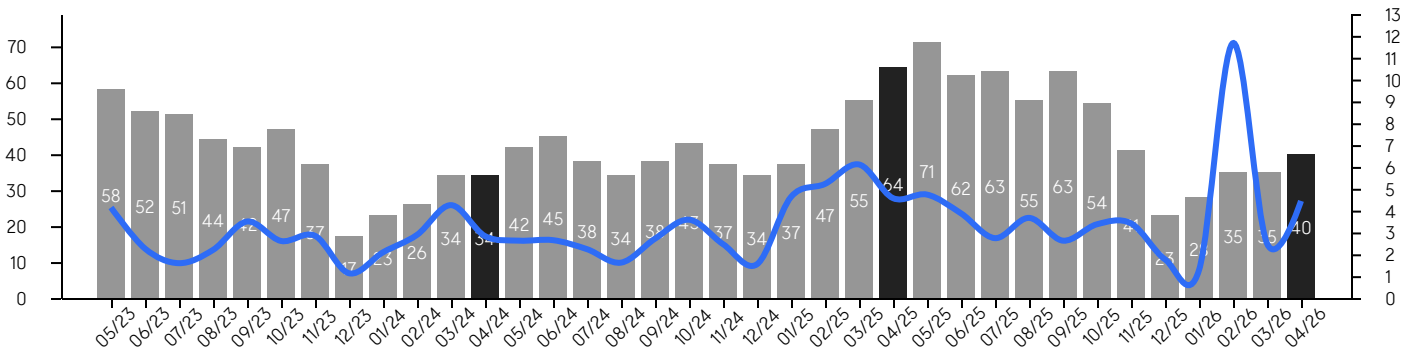
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Inventory & MSI

The total inventory of properties available for sale as of April 2026 was 40, a difference of 14% from 35 last month, and -37% from 64 in April 2025, and was at mid level compared to 2025 and 2024. The months of supply inventory (MSI) was at 4.4 months, a similar level compared to 2025 and 2024. A comparatively lower MSI benefits sellers, while a higher MSI benefits buyers.

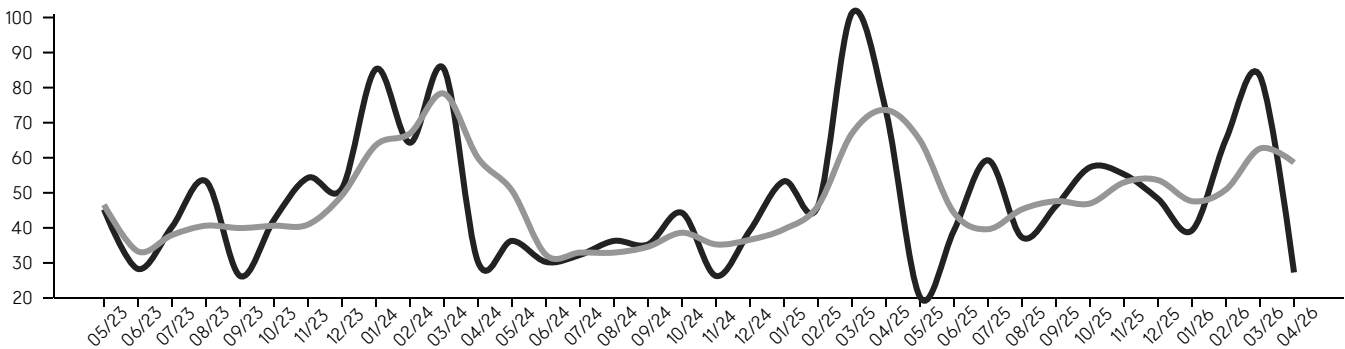
■ MSI



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 April 2026 was 27, a change of -67% from 83 days last month, and -63% from 73 days in April 2025, and was at its lowest level compared to 2025 and 2024.

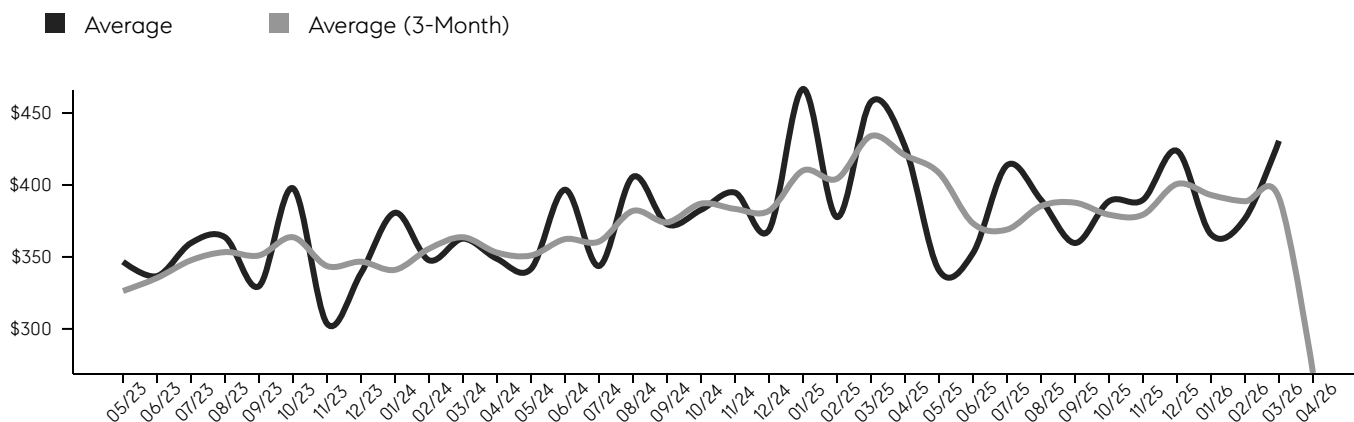
■ Average ■ Average (3-Month)



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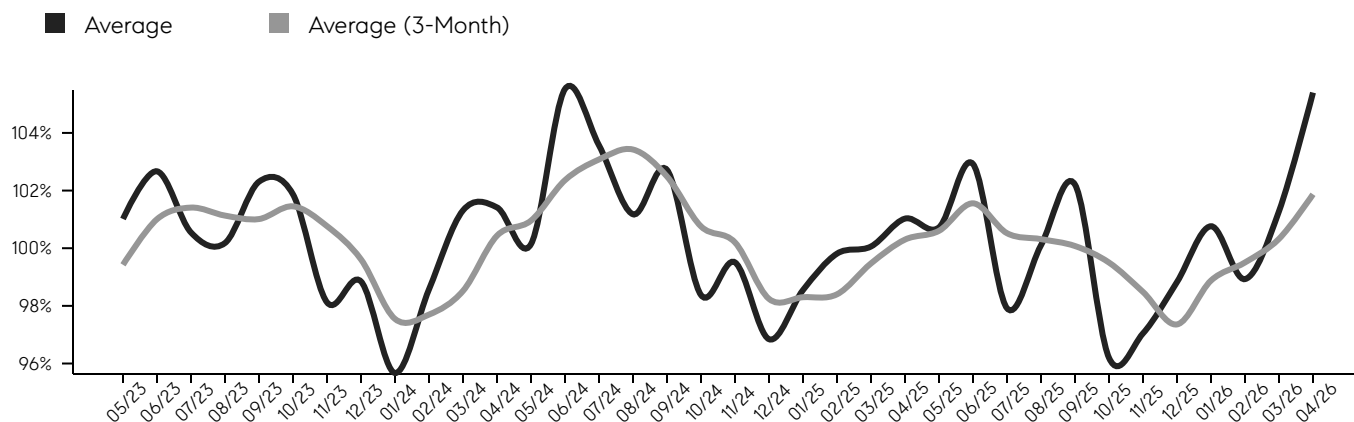
Selling Price Per Square Foot

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 April 2026 selling price vs. listing price ratio was 105.4%, compared to 101.2% last month, and 101.0% in April 2025.



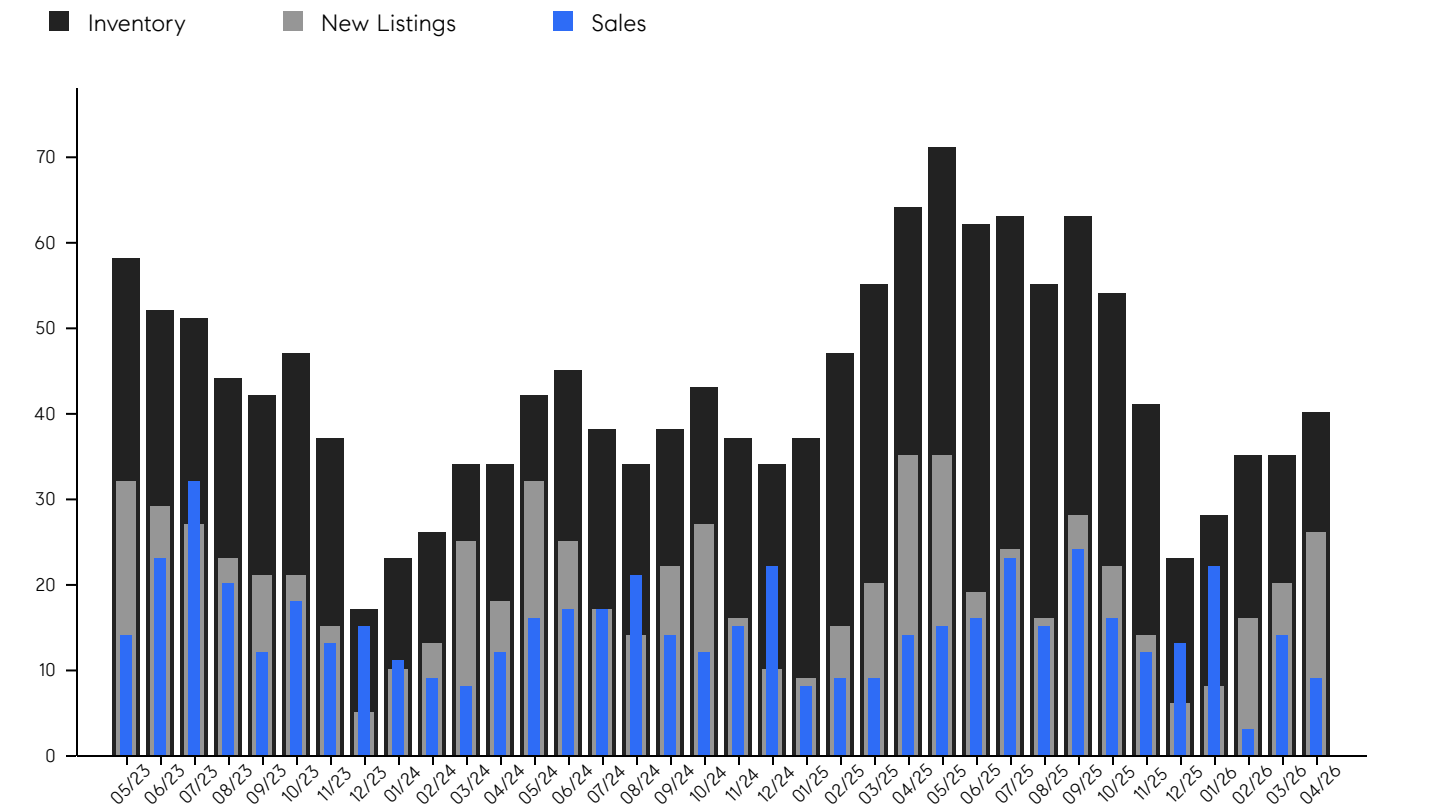
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Inventory, New Listings & Sales

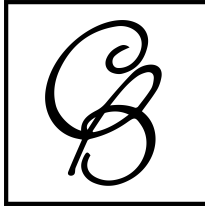
This last view of the market combines monthly inventory of properties for sale along with new listings and sales. The graph shows the basic annual seasonality of the market, as well as the relationship between these items. The number of new listings in April 2026 was 26, a change of 30% from 20 last month and -26% from 35 in April 2025.



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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
Apr '26	9	9	\$1.2M	\$1M	\$1.3M	\$1M	27	58	\$0	\$269	105.4%	101.8%	40	26	4.4
Mar '26	14	13	\$913K	\$1M	\$1.0M	\$1M	83	62	\$430	\$390	101.2%	100.3%	35	20	2.5
Feb '26	3	13	\$1.2M	\$1M	\$1.1M	\$1M	65	51	\$376	\$388	98.9%	99.5%	35	16	11.7
Jan '26	22	16	\$1.0M	\$1M	\$1.0M	\$1M	39	47	\$365	\$392	100.7%	98.8%	28	8	1.3
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

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