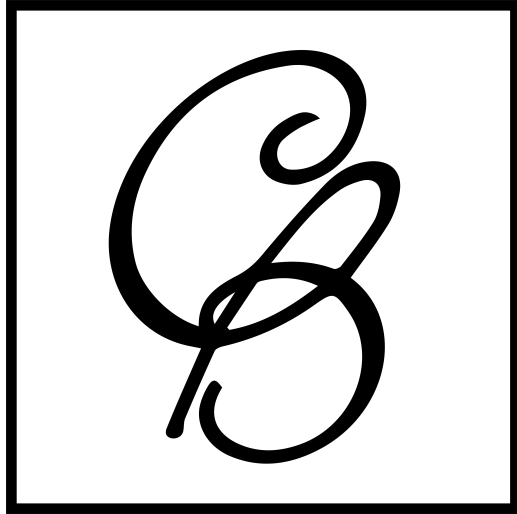




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May 2026

Warren Market Insights

WARREN MARKET INSIGHTS

Market Profile & Trends Overview

The table belows shows data & statistics for May 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	38	-7%	3%	-46%	-28%	7%	-	-
	MEDIAN PRICE	\$1,310,000	-5%	-7%	24%	11%	19%	-	-
	AVERAGE PRICE	\$1,488,091	-6%	-12%	15%	5%	17%	-	-
	PRICE PER SQFT	\$448	-1%	0%	9%	8%	14%	-	-
	MONTHS OF SUPPLY	3.2	-23%	-48%	-33%	-44%	21%	-	-
New Listings	# OF PROPERTIES	18	-33%	-14%	-49%	-11%	-6%	89	-9.2%
	MEDIAN PRICE	\$1,200,000	-4%	-6%	-3%	3%	15%	\$1,253,000	9.0%
	AVERAGE PRICE	\$1,250,328	-12%	-13%	-8%	-5%	7%	\$1,382,279	12.0%
	PRICE PER SQFT	\$418	-2%	-4%	9%	8%	9%	\$425	14.6%
Sales	# OF PROPERTIES	12	20%	33%	-20%	-17%	-17%	61	8.9%
	MEDIAN PRICE	\$1,300,000	22%	19%	4%	20%	16%	\$1,091,350	0.1%
	AVERAGE PRICE	\$1,301,742	2%	9%	-2%	10%	7%	\$1,170,448	-5.4%
	PRICE PER SQFT	\$422	2%	4%	24%	6%	14%	\$396	10.6%
	SALE-TO-LIST RATIO	100.4%	-4.0%	-1%	-0.2%	0.9%	0.1%	101.3%	1.9%

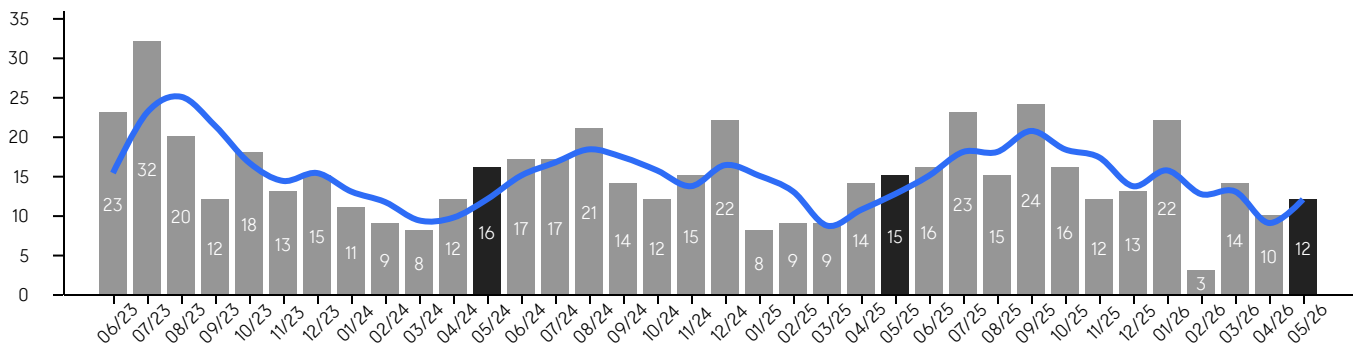
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MAY 2026

Property Sales

There were 12 sales in May 2026, a change of -20% from 15 in May 2025 and 20% from the 10 sales last month. Compared to May 2024 and 2025, sales were at their lowest level. There have been 61 year-to-date (YTD) sales, which is 8.9% higher than last year's year-to-date sales of 56.

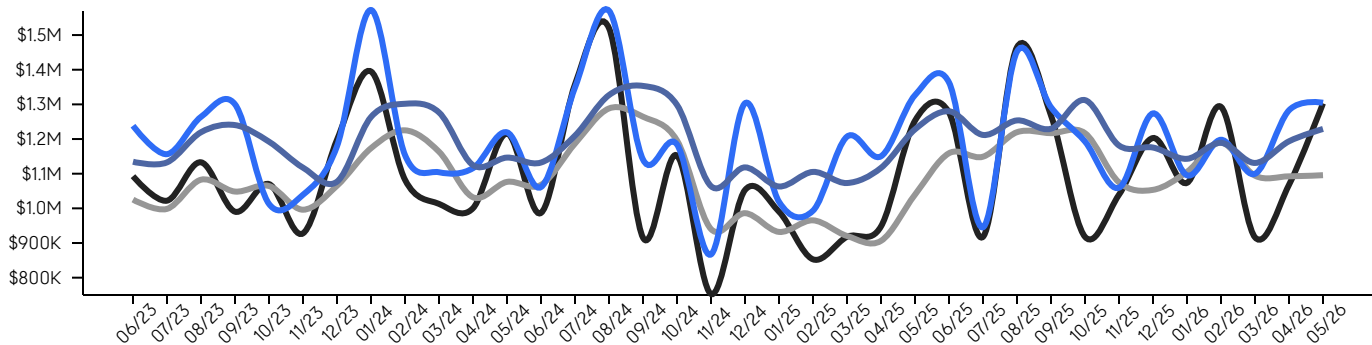
■ 3-Month Average



Property Prices

The median sales price in May 2026 was \$1,300,000, a change of 4% from \$1,250,000 in May 2025, and a change of 22% from \$1,065,000 last month. The average sales price in May 2026 was \$1,301,742, a change of -2% from \$1,323,777 in May 2025, and a change of 2% from \$1,280,000 last month, and was mid level compared to 2025 and 2024.

■ Median ■ Median (3-Month) ■ Average ■ Average (3-Month)



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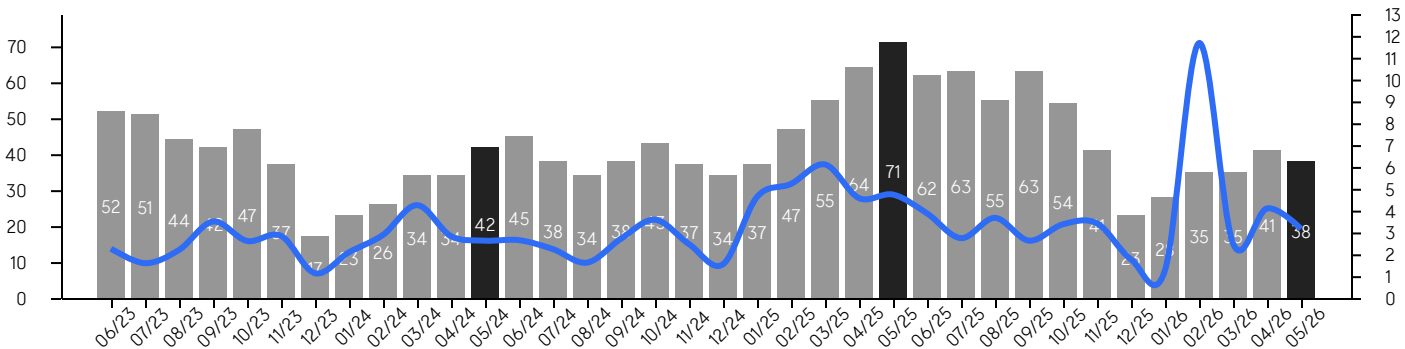
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Inventory & MSI

The total inventory of properties available for sale as of May 2026 was 38, a difference of -7% from 41 last month, and -46% from 71 in May 2025, and was at its lowest level compared to 2025 and 2024. The months of supply inventory (MSI) was at 3.2 months, a similar level compared to 2025 and 2024. A comparatively lower MSI benefits sellers, while a higher MSI benefits buyers.

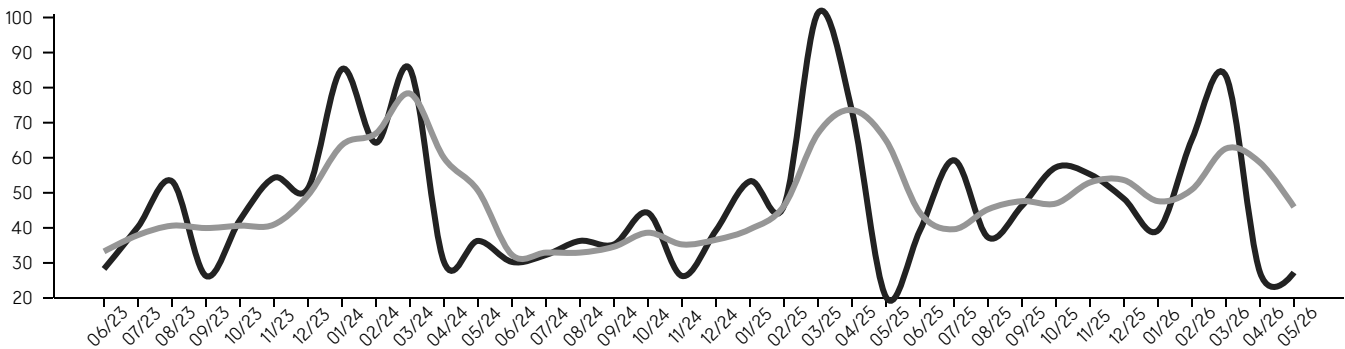
MSI



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 May 2026 was 27, a change of 0% from 27 days last month, and 35% from 20 days in May 2025, and was at its lowest level compared to 2025 and 2024.

Average Average (3-Month)



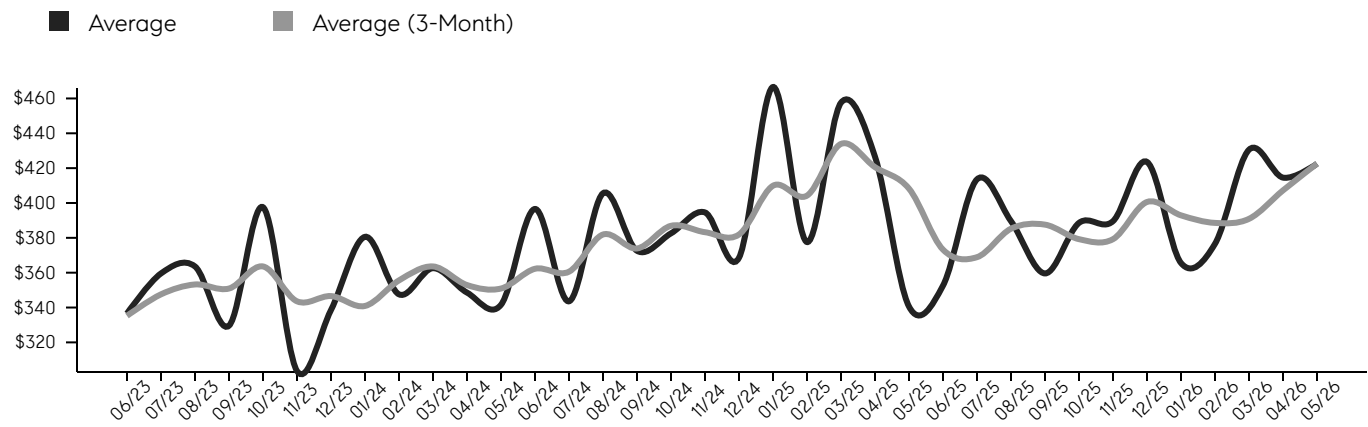
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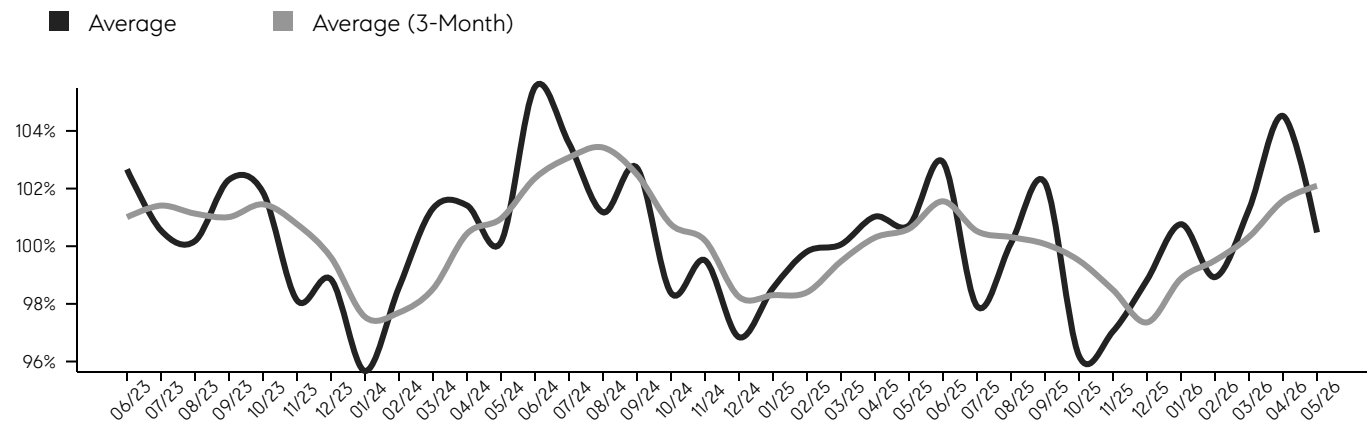
Selling Price Per Square Foot

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 May 2026 selling price vs. listing price ratio was 100.4%, compared to 104.5% last month, and 100.7% in May 2025.



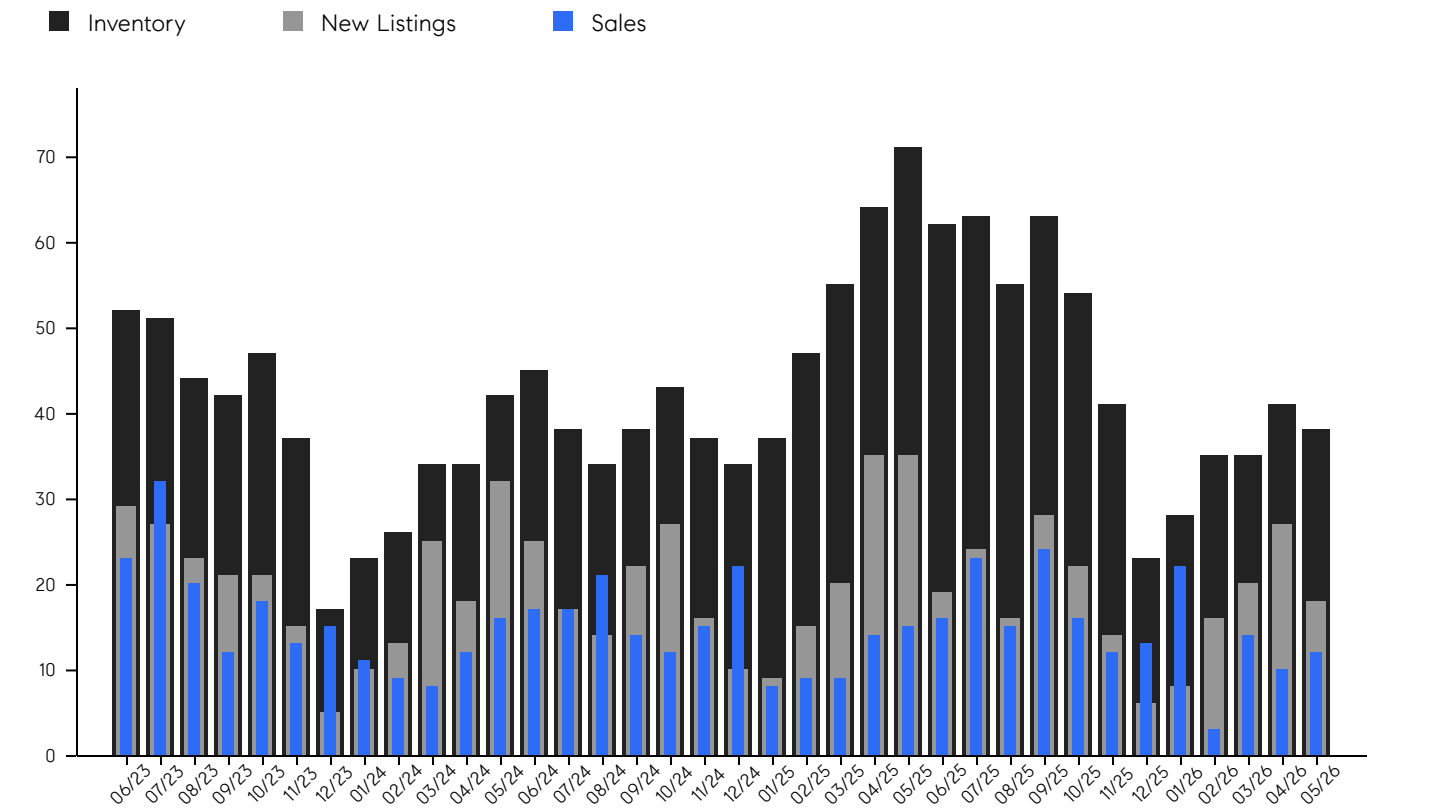
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Inventory, New Listings & Sales

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 May 2026 was 18, a change of -33% from 27 last month and -49% from 35 in May 2025.

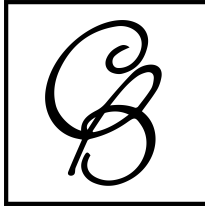


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MONTH	# OF SALES	3-MO AVG	MEDIAN SALE PRICE	3-MO AVG	AVERAGE SALE PRICE	3-MO AVG	DAYS ON MARKET	3-MO AVG	AVERAGE PPSF	3-MO AVG	SALE /LIST	3-MO AVG	INV	NEW LISTINGS	MSI
May '26	12	12	\$1.3M	\$1M	\$1.3M	\$1M	27	46	\$422	\$422	100.4%	102.1%	38	18	3.2
Apr '26	10	9	\$1.0M	\$1M	\$1.2M	\$1M	27	58	\$414	\$407	104.5%	101.5%	41	27	4.1
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

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