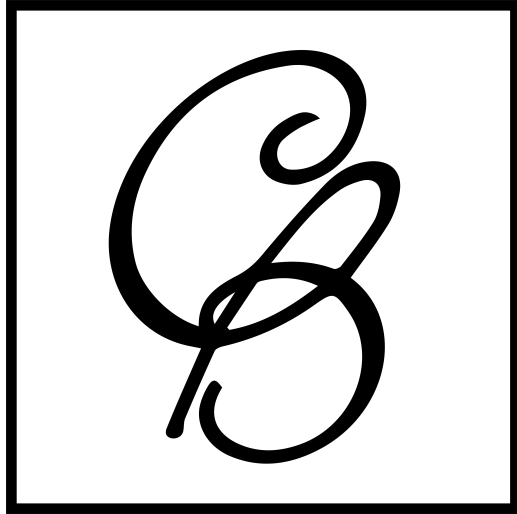




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June 2026

Warren Market Insights

WARREN MARKET INSIGHTS

Market Profile & Trends Overview

The table belows shows data & statistics for June 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	42	11%	11%	-32%	-21%	18%	-	-
	MEDIAN PRICE	\$1,250,000	-5%	-8%	1%	6%	14%	-	-
	AVERAGE PRICE	\$1,446,872	-3%	-7%	2%	3%	14%	-	-
	PRICE PER SQFT	\$444	-1%	-1%	9%	7%	13%	-	-
	MONTHS OF SUPPLY	3.0	-5%	-8%	-23%	-48%	14%	-	-
New Listings	# OF PROPERTIES	28	56%	29%	47%	38%	47%	117	-4.9%
	MEDIAN PRICE	\$1,225,000	2%	0%	23%	5%	17%	\$1,250,000	8.7%
	AVERAGE PRICE	\$1,471,126	18%	5%	22%	12%	26%	\$1,402,512	10.8%
	PRICE PER SQFT	\$408	-2%	-4%	9%	5%	7%	\$420	12.6%
Sales	# OF PROPERTIES	14	17%	17%	-12%	-3%	-3%	75	2.7%
	MEDIAN PRICE	\$1,325,000	2%	21%	4%	22%	19%	\$1,170,000	8.5%
	AVERAGE PRICE	\$1,518,929	17%	24%	12%	28%	25%	\$1,235,498	3.4%
	PRICE PER SQFT	\$427	1%	1%	21%	7%	15%	\$403	9.8%
	SALE-TO-LIST RATIO	100.5%	0.1%	-2%	-2.4%	0.9%	0.2%	101.2%	0.3%

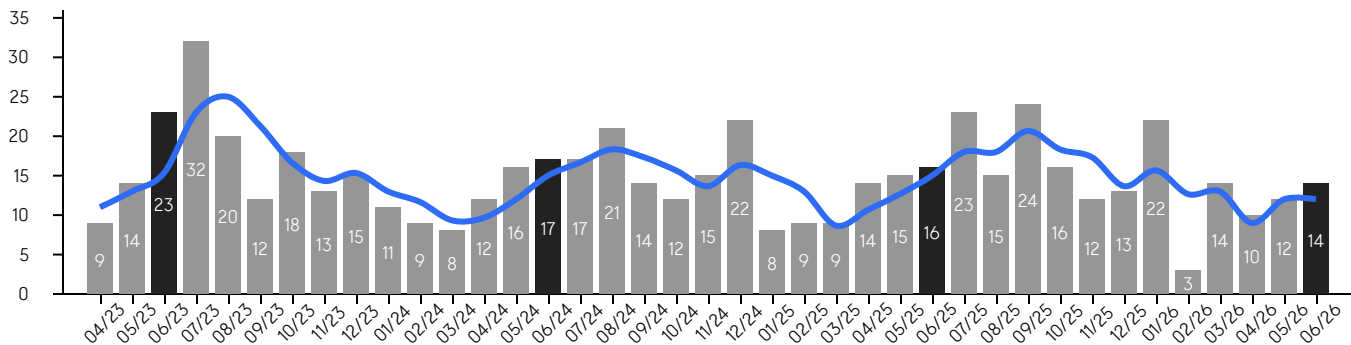
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Property Sales

There were 14 sales in June 2026, a change of -12% from 16 in June 2025 and 17% from the 12 sales last month. Compared to June 2024 and 2025, sales were at their lowest level. There have been 75 year-to-date (YTD) sales, which is 2.7% higher than last year's year-to-date sales of 73.

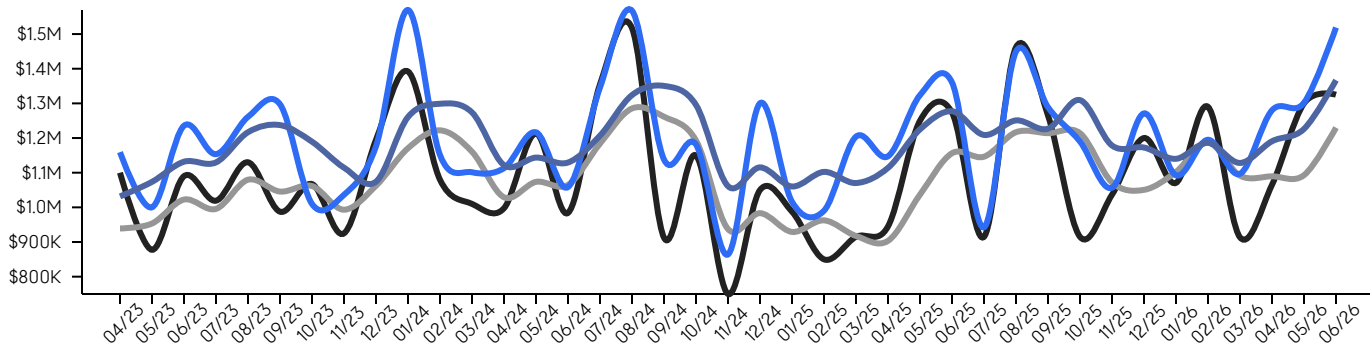
■ 3-Month Average



Property Prices

The median sales price in June 2026 was \$1,325,000, a change of 4% from \$1,273,500 in June 2025, and a change of 2% from \$1,300,000 last month. The average sales price in June 2026 was \$1,518,929, a change of 12% from \$1,360,500 in June 2025, and a change of 17% from \$1,301,742 last month, and was at its highest level compared to 2025 and 2024.

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



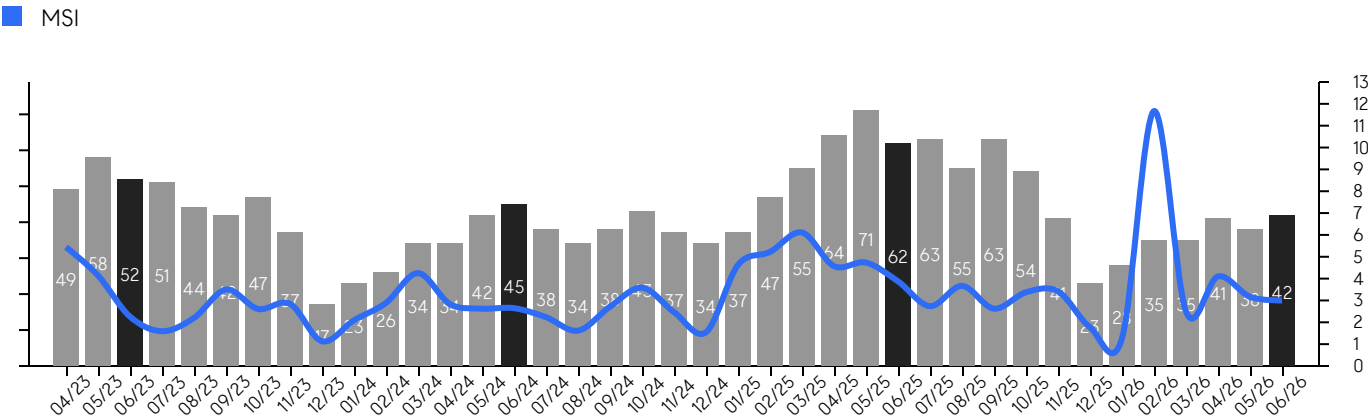
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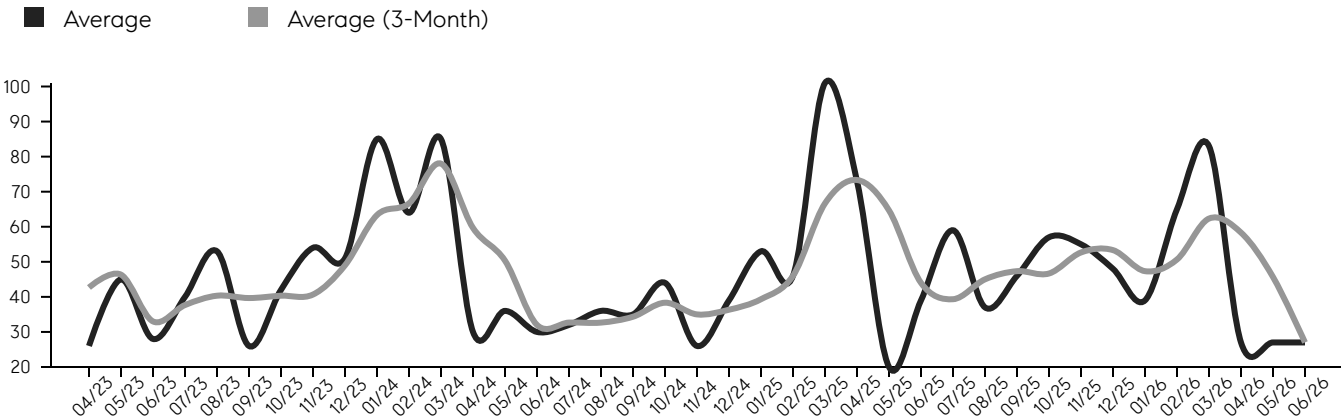
Inventory & MSI

The total inventory of properties available for sale as of June 2026 was 42, a difference of 11% from 38 last month, and -32% from 62 in June 2025, and was at its lowest level compared to 2025 and 2024. The months of supply inventory (MSI) was at 3.0 months, a similar level compared to 2025 and 2024. 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 June 2026 was 27, a change of 0% from 27 days last month, and -31% from 39 days in June 2025, and was at its lowest level compared to 2025 and 2024.



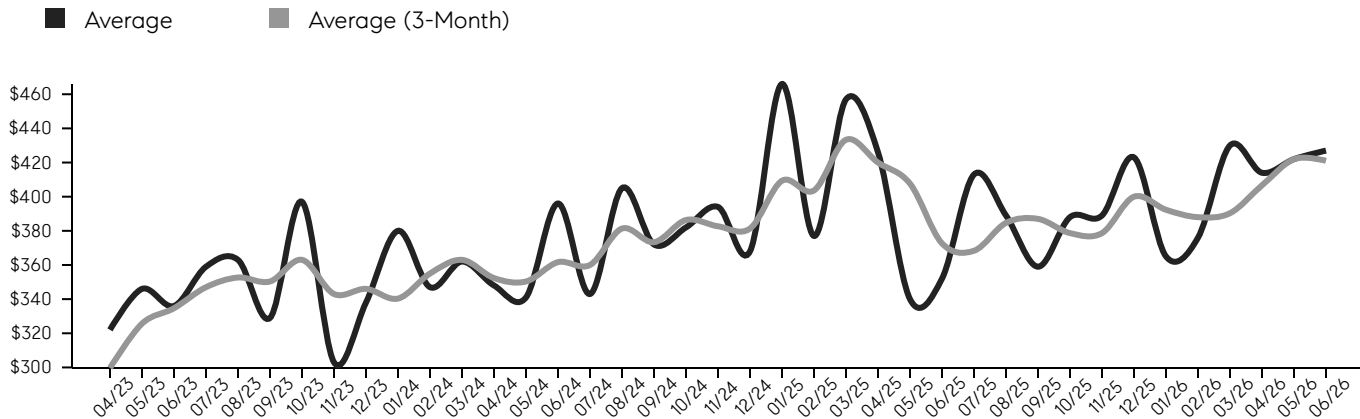
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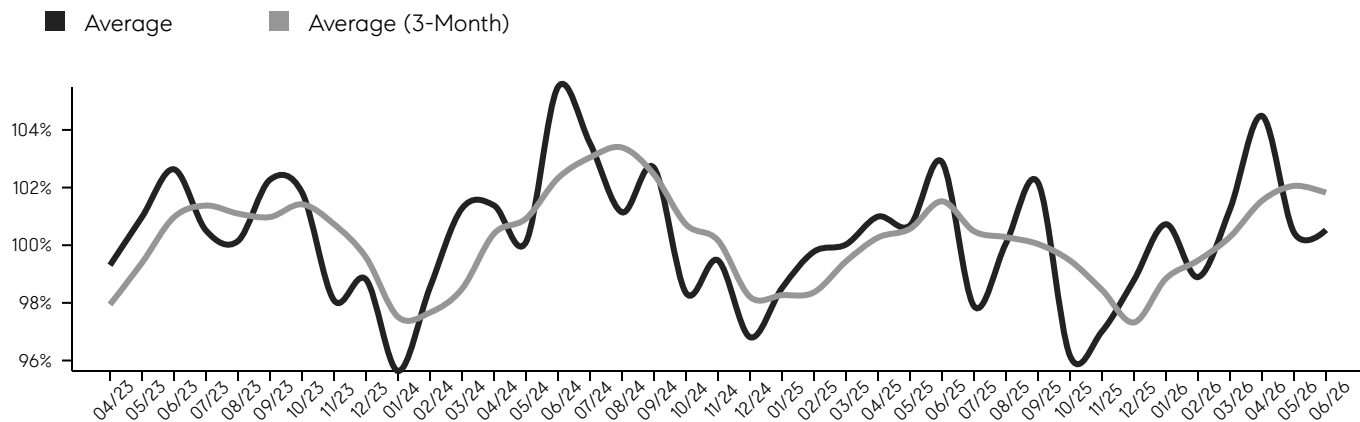
Selling Price Per Square Foot

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 June 2026 selling price vs. listing price ratio was 100.5%, compared to 100.4% last month, and 102.9% in June 2025.



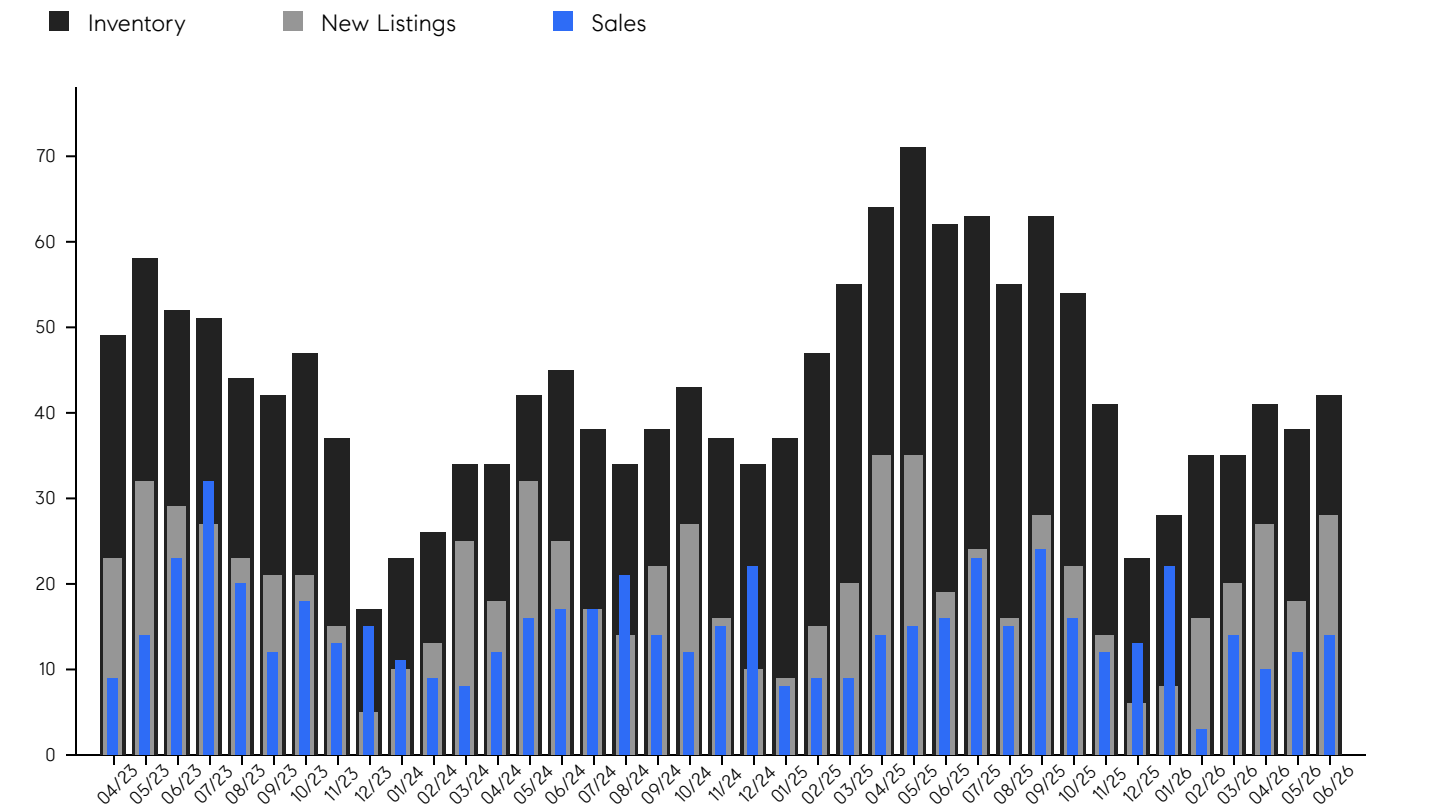
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Inventory, New Listings & Sales

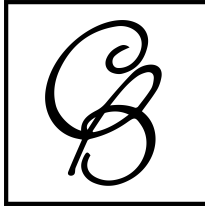
This last view of the market combines monthly inventory of properties for sale along with new listings and sales. The graph shows the basic annual seasonality of the market, as well as the relationship between these items. The number of new listings in June 2026 was 28, a change of 56% from 18 last month and 47% from 19 in June 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
Jun '26	14	12	\$1.3M	\$1M	\$1.5M	\$1M	27	27	\$427	\$421	100.5%	101.8%	42	28	3.0
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

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