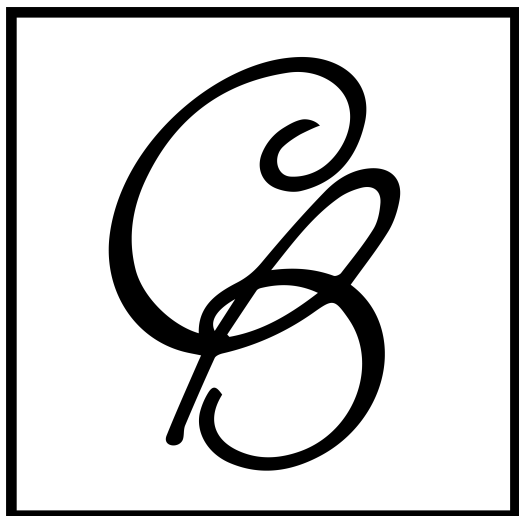




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July 2026

# Warren Market Insights

WARREN MARKET INSIGHTS

## Market Profile & Trends Overview

The table belows shows data & statistics for July 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          | -9%  | -2%  | -33% | -21% | 18%  | -           | -     |
|              | MEDIAN PRICE       | \$1,440,000 | 10%  | 8%   | 20%  | 22%  | 31%  | -           | -     |
|              | AVERAGE PRICE      | \$1,720,798 | 8%   | 11%  | 26%  | 22%  | 35%  | -           | -     |
|              | PRICE PER SQFT     | \$390       | -8%  | -10% | -6%  | -6%  | -1%  | -           | -     |
|              | MONTHS OF SUPPLY   | 2.5         | -25% | -31% | -10% | -50% | -6%  | -           | -     |
| New Listings | # OF PROPERTIES    | 23          | -18% | -5%  | -4%  | 14%  | 21%  | 140         | 0.0%  |
|              | MEDIAN PRICE       | \$1,350,000 | 13%  | 11%  | 29%  | 16%  | 29%  | \$1,290,000 | 17.3% |
|              | AVERAGE PRICE      | \$1,450,261 | 0%   | 6%   | 19%  | 10%  | 24%  | \$1,406,614 | 14.7% |
|              | PRICE PER SQFT     | \$391       | -3%  | -6%  | -8%  | 1%   | 2%   | \$413       | 9.3%  |
| Sales        | # OF PROPERTIES    | 17          | 21%  | 42%  | -26% | 17%  | 17%  | 92          | 2.2%  |
|              | MEDIAN PRICE       | \$1,300,000 | -2%  | 6%   | 42%  | 20%  | 16%  | \$1,215,000 | 5.1%  |
|              | AVERAGE PRICE      | \$1,409,824 | -7%  | 3%   | 50%  | 19%  | 16%  | \$1,267,710 | 3.6%  |
|              | PRICE PER SQFT     | \$458       | 7%   | 9%   | 11%  | 15%  | 24%  | \$411       | 13.2% |
|              | SALE-TO-LIST RATIO | 100.8%      | 0.3% | -1%  | 2.9% | 1.2% | 0.5% | 101.1%      | -0.2% |

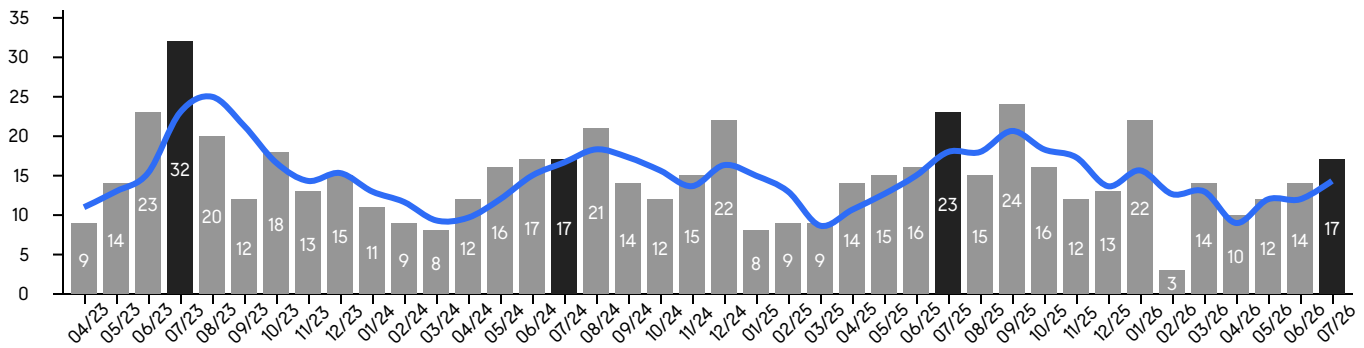
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## Property Sales

There were 17 sales in July 2026, a change of -26% from 23 in July 2025 and 21% from the 14 sales last month. Compared to July 2024 and 2025, sales were at a similar level. There have been 92 year-to-date (YTD) sales, which is 2.2% higher than last year's year-to-date sales of 90.

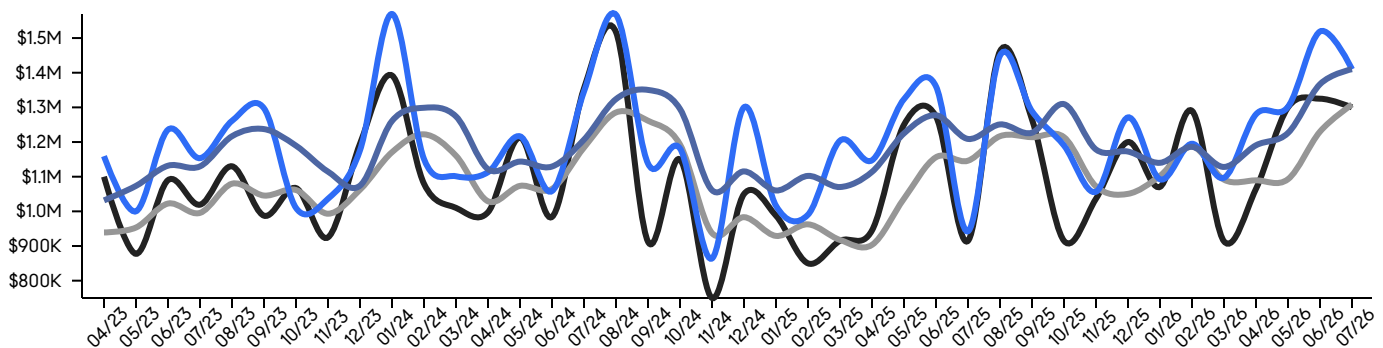
■ 3-Month Average



## Property Prices

The median sales price in July 2026 was \$1,300,000, a change of 42% from \$915,000 in July 2025, and a change of -2% from \$1,325,000 last month. The average sales price in July 2026 was \$1,409,824, a change of 50% from \$942,552 in July 2025, and a change of -7% from \$1,518,929 last month, and was at its highest level compared to 2025 and 2024.

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



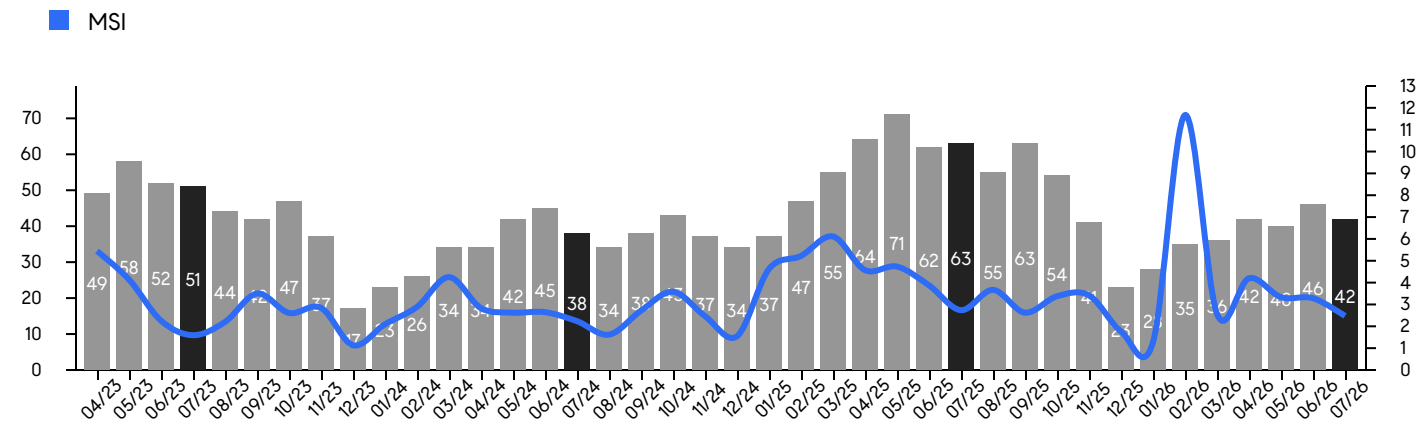
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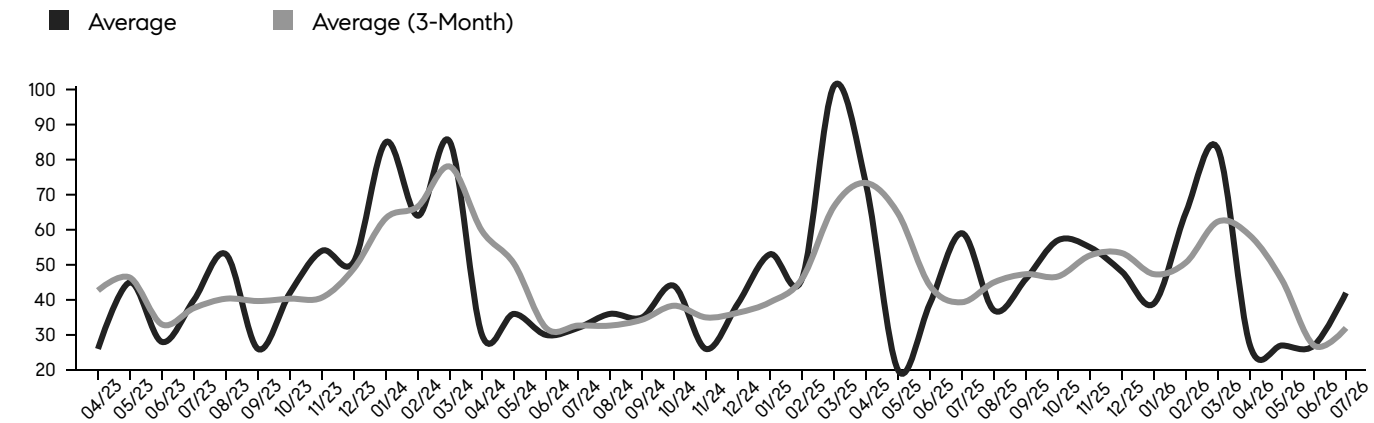
## Inventory & MSI

The total inventory of properties available for sale as of July 2026 was 42, a difference of -9% from 46 last month, and -33% from 63 in July 2025, and was at mid level compared to 2025 and 2024. The months of supply inventory (MSI) was at 2.5 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 July 2026 was 42, a change of 56% from 27 days last month, and -29% from 59 days in July 2025, and was at its lowest level compared to 2025 and 2024.



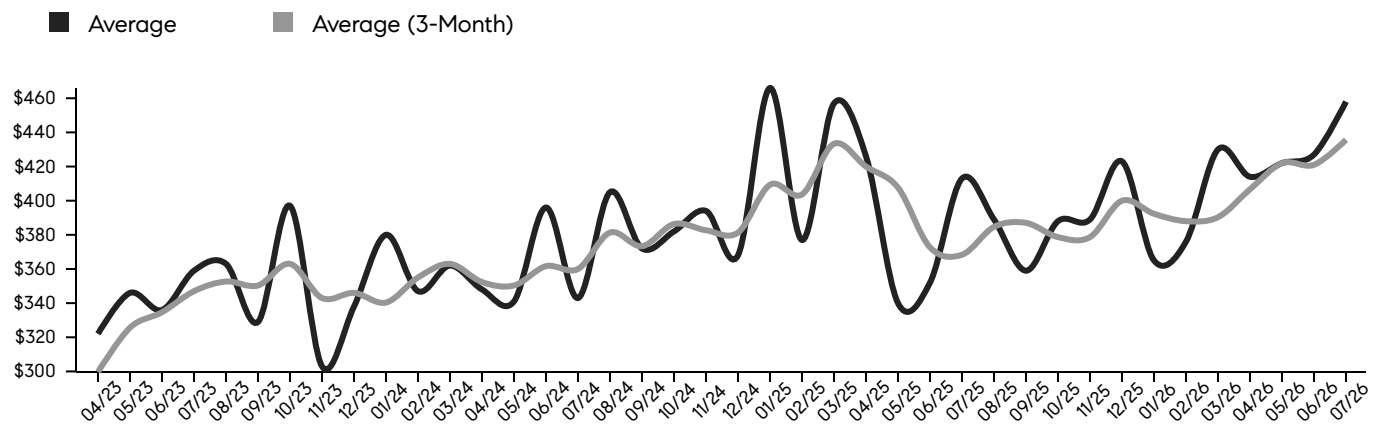
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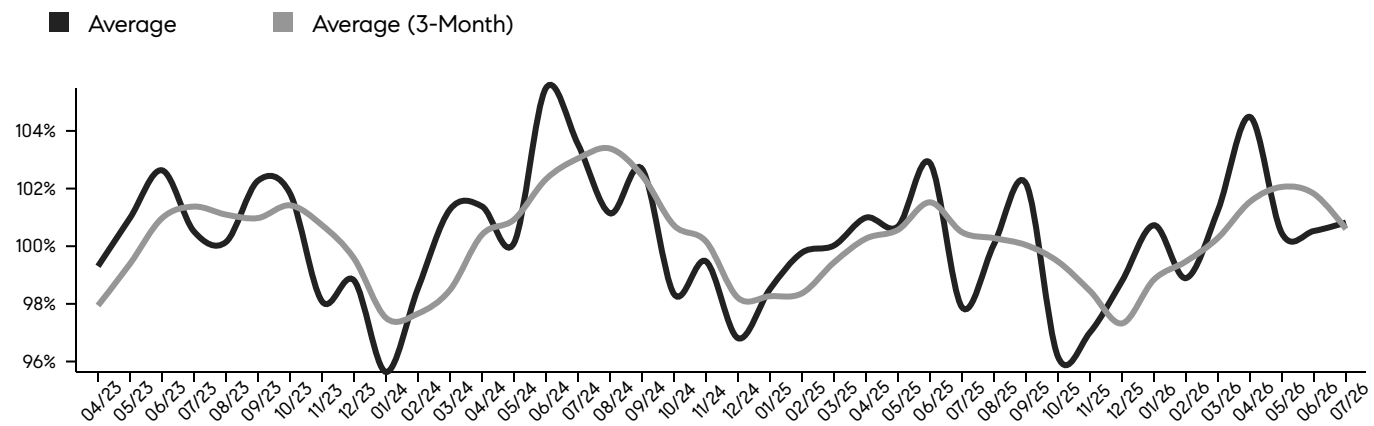
## Selling Price Per Square Foot

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 July 2026 selling price vs. listing price ratio was 100.8%, compared to 100.5% last month, and 97.9% in July 2025.



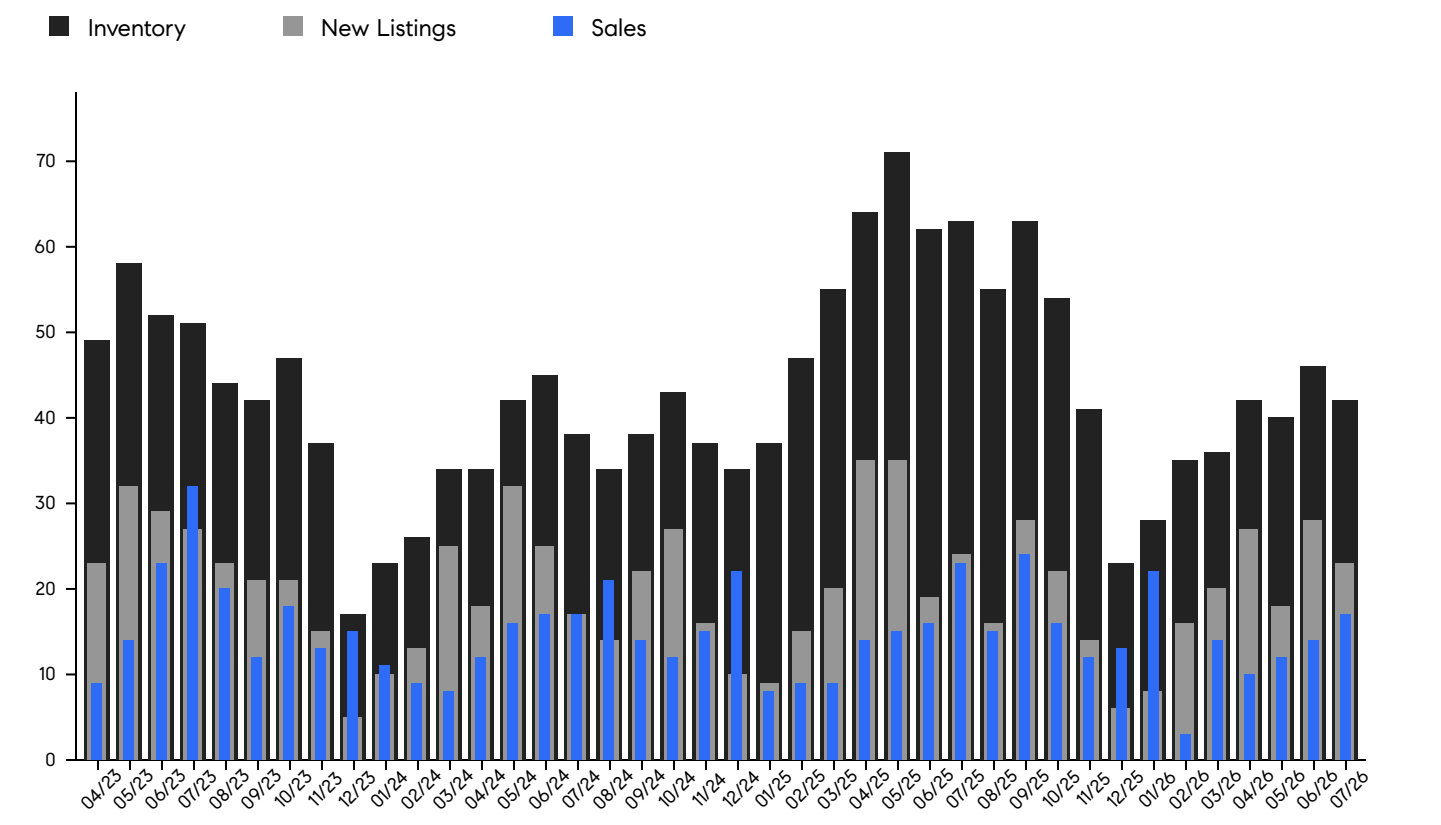
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## Inventory, New Listings & Sales

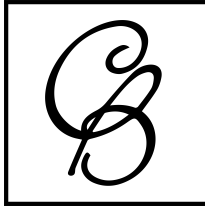
This last view of the market combines monthly inventory of properties for sale along with new listings and sales. The graph shows the basic annual seasonality of the market, as well as the relationship between these items. The number of new listings in July 2026 was 23, a change of -18% from 28 last month and -4% from 24 in July 2025.



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| MONTH   | # OF<br>SALES | 3-MO<br>AVG | MEDIAN<br>SALE<br>PRICE | 3-MO<br>AVG | AVERAGE<br>SALE<br>PRICE | 3-MO<br>AVG | DAYS ON<br>MARKET | 3-MO<br>AVG | AVERAGE<br>PPSF | 3-MO<br>AVG | SALE<br>/LIST | 3-MO<br>AVG | INV | NEW<br>LISTINGS | MSI  |
|---------|---------------|-------------|-------------------------|-------------|--------------------------|-------------|-------------------|-------------|-----------------|-------------|---------------|-------------|-----|-----------------|------|
| Jul '26 | 17            | 14          | \$1.3M                  | \$1M        | \$1.4M                   | \$1M        | 42                | 32          | \$458           | \$436       | 100.8%        | 100.6%      | 42  | 23              | 2.5  |
| Jun '26 | 14            | 12          | \$1.3M                  | \$1M        | \$1.5M                   | \$1M        | 27                | 27          | \$427           | \$421       | 100.5%        | 101.8%      | 46  | 28              | 3.3  |
| May '26 | 12            | 12          | \$1.3M                  | \$1M        | \$1.3M                   | \$1M        | 27                | 46          | \$422           | \$422       | 100.4%        | 102.1%      | 40  | 18              | 3.3  |
| Apr '26 | 10            | 9           | \$1.0M                  | \$1M        | \$1.2M                   | \$1M        | 27                | 58          | \$414           | \$407       | 104.5%        | 101.5%      | 42  | 27              | 4.2  |
| Mar '26 | 14            | 13          | \$913K                  | \$1M        | \$1.0M                   | \$1M        | 83                | 62          | \$430           | \$390       | 101.2%        | 100.3%      | 36  | 20              | 2.6  |
| 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  |

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