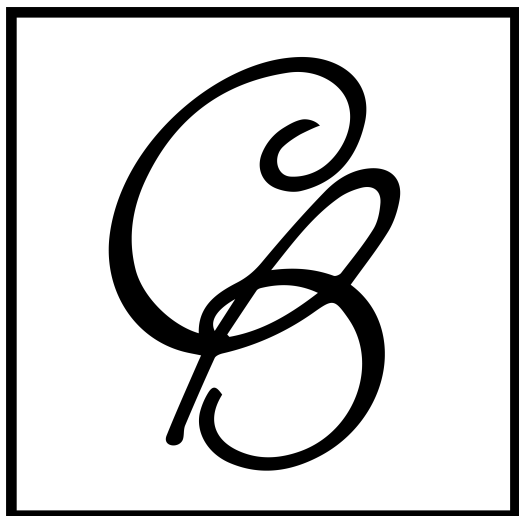




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August 2026

Warren Market Insights

WARREN MARKET INSIGHTS

Market Profile & Trends Overview

The table belows shows data & statistics for August 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).

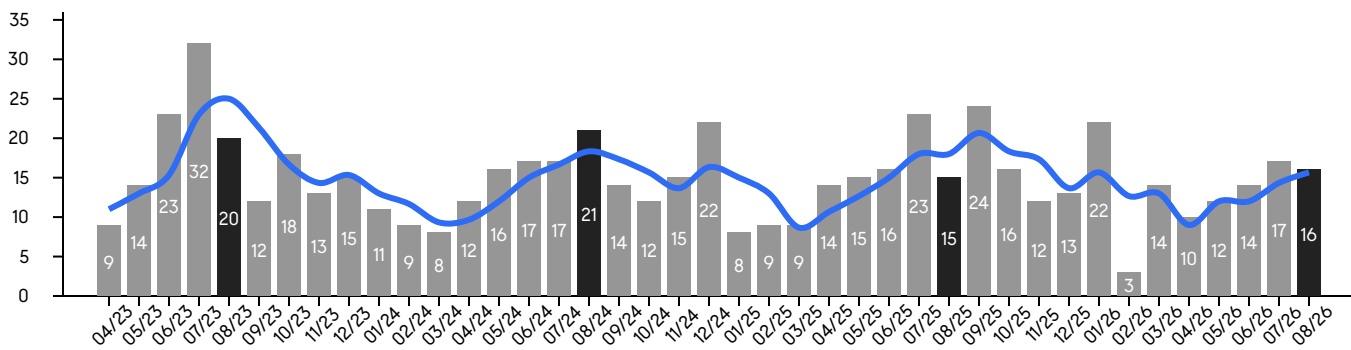
		CM	LM	L3M	PYM	LY	PY	YTD	PYTD
Inventory	# OF PROPERTIES	27	-37%	-37%	-51%	-49%	-24%	-	-
	MEDIAN PRICE	\$1,595,000	14%	19%	72%	35%	45%	-	-
	AVERAGE PRICE	\$1,881,774	11%	19%	47%	33%	48%	-	-
	PRICE PER SQFT	\$453	16%	8%	6%	9%	15%	-	-
	MONTHS OF SUPPLY	1.7	-33%	-45%	-54%	-32%	-36%	-	-
New Listings	# OF PROPERTIES	11	-52%	-52%	-31%	-46%	-42%	151	-1.9%
	MEDIAN PRICE	\$985,000	-27%	-21%	-13%	-15%	-6%	\$1,260,000	14.5%
	AVERAGE PRICE	\$1,045,163	-28%	-24%	-5%	-21%	-11%	\$1,373,952	11.7%
	PRICE PER SQFT	\$418	7%	4%	-16%	8%	9%	\$414	9.8%
Sales	# OF PROPERTIES	16	-6%	12%	7%	10%	10%	108	-2.7%
	MEDIAN PRICE	\$1,234,500	-5%	-6%	-16%	14%	10%	\$1,215,000	1.3%
	AVERAGE PRICE	\$1,348,022	-4%	-4%	-7%	14%	11%	\$1,279,608	-0.7%
	PRICE PER SQFT	\$443	-3%	2%	14%	11%	20%	\$416	12.4%
	SALE-TO-LIST RATIO	99.3%	-1.5%	-1%	-0.8%	-0.3%	-1.1%	100.8%	-0.5%

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Property Sales

There were 16 sales in August 2026, a change of 7% from 15 in August 2025 and -6% from the 17 sales last month. Compared to August 2024 and 2025, sales were mid level. There have been 108 year-to-date (YTD) sales, which is -2.7% lower than last year's year-to-date sales of 111.

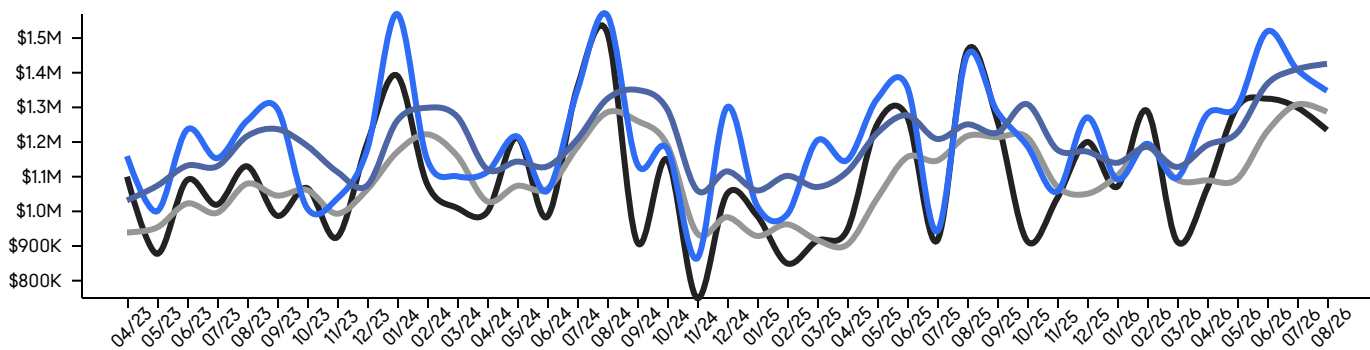
■ 3-Month Average



Property Prices

The median sales price in August 2026 was \$1,234,500, a change of -16% from \$1,462,000 in August 2025, and a change of -5% from \$1,300,000 last month. The average sales price in August 2026 was \$1,348,022, a change of -7% from \$1,449,413 in August 2025, and a change of -4% from \$1,409,824 last month, and was at its lowest level compared to 2025 and 2024.

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



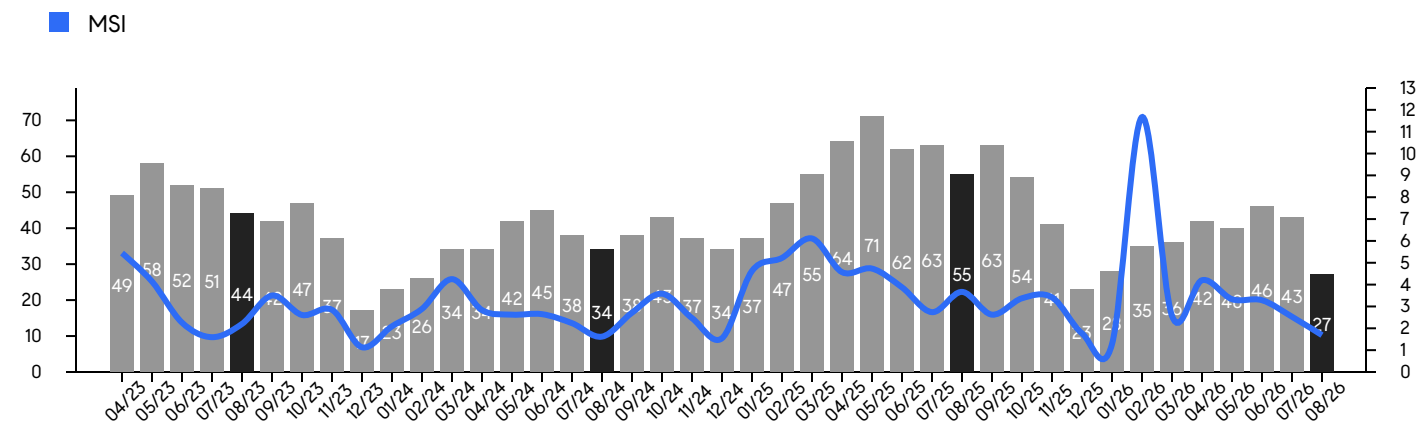
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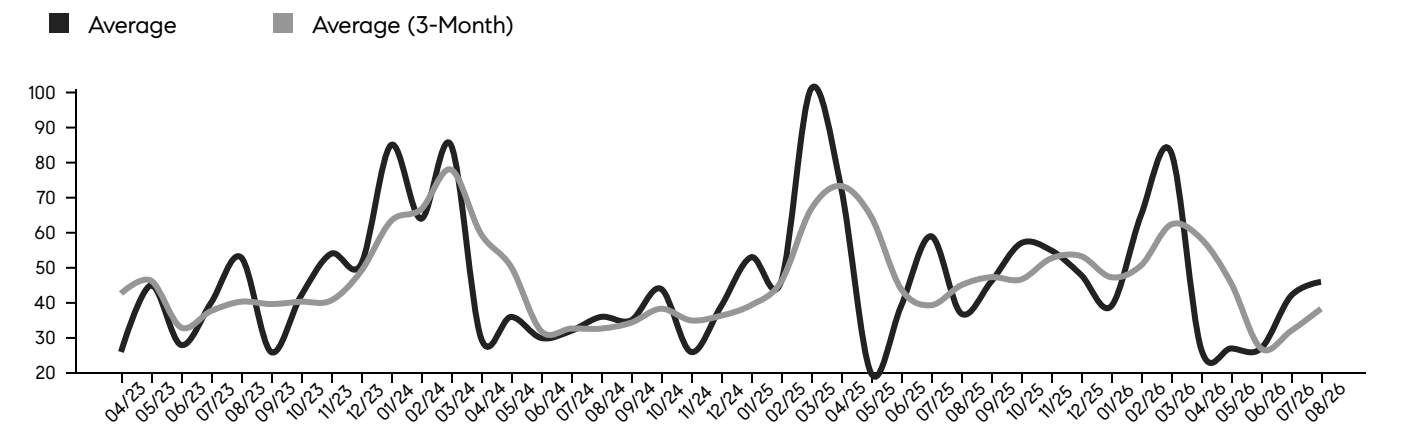
Inventory & MSI

The total inventory of properties available for sale as of August 2026 was 27, a difference of -37% from 43 last month, and -51% from 55 in August 2025, and was at its lowest level compared to 2025 and 2024. The months of supply inventory (MSI) was at 1.7 months, a similar level compared to 2025 and 2024. A comparatively lower MSI benefits sellers, while a higher MSI benefits buyers.



Market Time

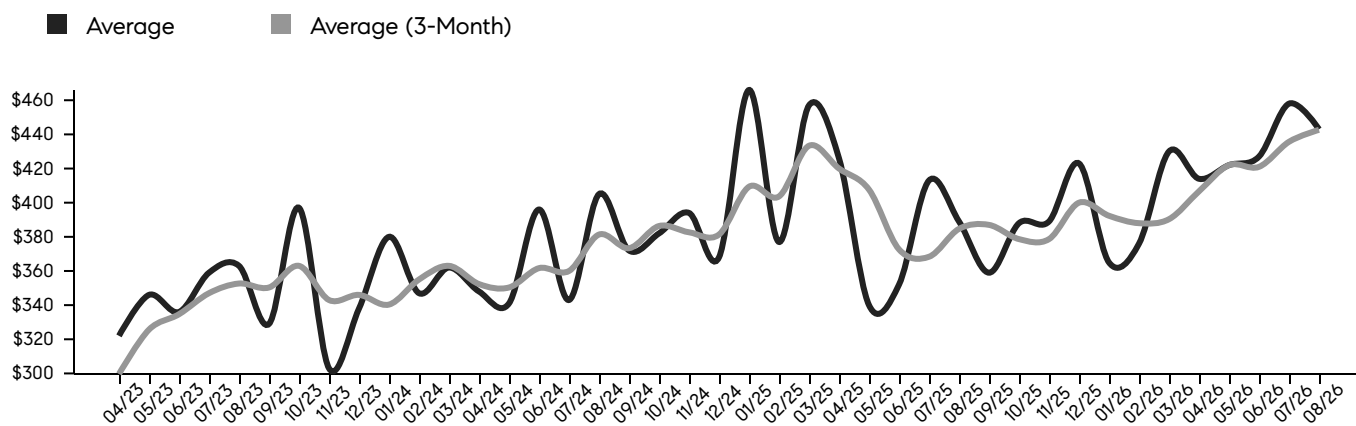
The average days on market (DOM) shows the number of days the average property is on the market before selling. An upward trend tends to indicate a move towards a buyer's market, while a downward trend tends to indicate a move to a seller's market. The DOM for August 2026 was 46, a change of 10% from 42 days last month, and 24% from 37 days in August 2025, and was at its lowest level compared to 2025 and 2024.



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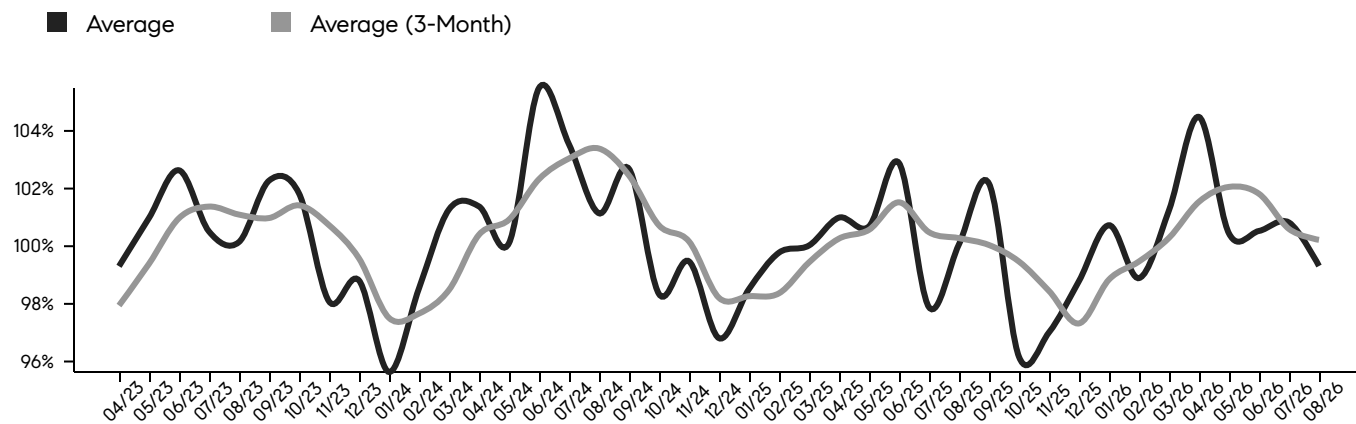
Selling Price Per Square Foot

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 August 2026 selling price vs. listing price ratio was 99.3%, compared to 100.8% last month, and 100.1% in August 2025.



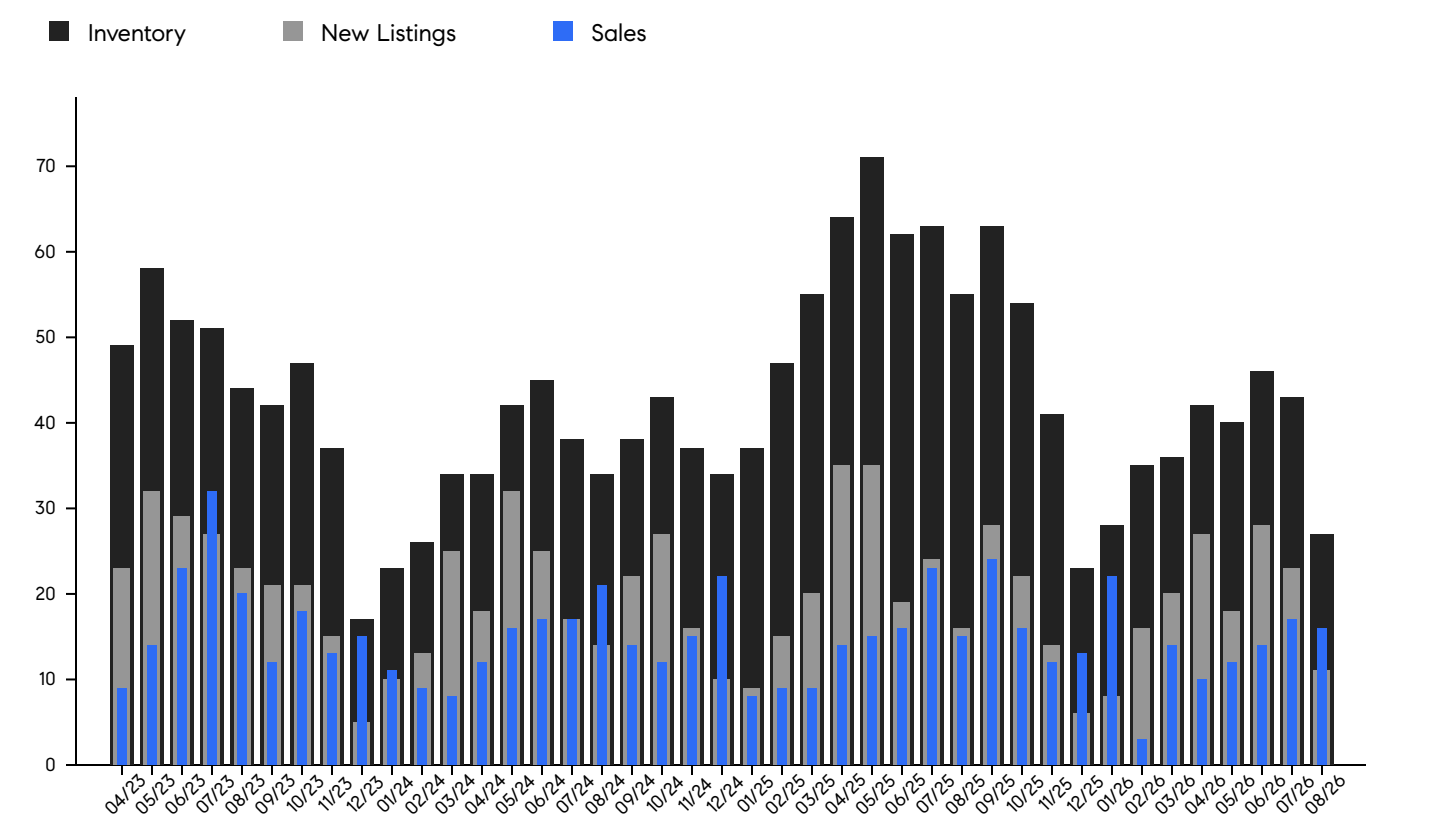
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Inventory, New Listings & Sales

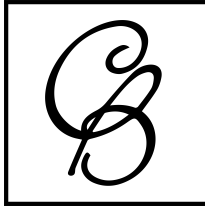
This last view of the market combines monthly inventory of properties for sale along with new listings and sales. The graph shows the basic annual seasonality of the market, as well as the relationship between these items. The number of new listings in August 2026 was 11, a change of -52% from 23 last month and -31% from 16 in August 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
Aug '26	16	16	\$1.2M	\$1M	\$1.3M	\$1M	46	38	\$443	\$443	99.3%	100.2%	27	11	1.7
Jul '26	17	14	\$1.3M	\$1M	\$1.4M	\$1M	42	32	\$458	\$436	100.8%	100.6%	43	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

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