

W a r r e n

J u l y 2 0 1 7 M a r k e t S n a p s h o t

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	102 Reinman Road	CapeCod	3	2.1	44	\$359,000	\$359,000	\$340,000	94.71%	\$308,200	1.10
2	38 Hillcrest Road	CapeCod	2	1.1	8	\$415,000	\$415,000	\$415,000	100.00%	\$464,400	0.89
3	23 Lenape Trail	Colonial	4	2.2	54	\$519,900	\$469,999	\$457,500	97.34%	\$579,300	0.79
4	90 Morning Glory Road	Custom	4	2.0	15	\$565,000	\$565,000	\$540,000	95.58%	\$439,400	1.23
5	19 Roseland Avenue	Colonial	4	2.1	409	\$659,000	\$595,000	\$580,000	97.48%	\$547,900	1.06
6	5 Milky Way	SplitLev	4	1.1	12	\$589,900	\$589,900	\$587,000	99.51%	\$538,100	1.09
7	25 Valley View Road	SplitLev	4	2.1	67	\$614,900	\$614,900	\$595,000	96.76%	\$447,600	1.33
8	3 Emerson Lane	Colonial	4	2.1	44	\$639,000	\$639,000	\$617,000	96.56%	\$506,900	1.22
9	60 Mount Bethel Road	CapeCod	3	2.1	19	\$639,000	\$639,000	\$625,000	97.81%	\$429,600	1.45
10	103 Mountainview Road	Colonial	4	2.1	14	\$654,999	\$654,999	\$664,999	101.53%	\$508,200	1.31
11	15 Christy Drive	SplitLev	4	2.0	23	\$685,000	\$685,000	\$685,000	100.00%	\$588,900	1.16
12	5 Hillcrest Boulevard	Bi-Level	4	3.0	0	\$699,000	\$699,000	\$690,000	98.71%	\$465,700	1.48
13	10 Sunrise Drive	RanchExp	5	2.2	31	\$739,000	\$739,000	\$709,750	96.04%	\$680,600	1.04
14	3 Spruce Lane	Colonial	4	2.1	39	\$799,000	\$799,000	\$755,000	94.49%	\$700,500	1.08
15	14 Park View Drive	TwnIntUn	3	2.1	0	\$837,000	\$837,000	\$837,000	100.00%		
16	12 Park View Drive	TwnEndUn	3	2.1	0	\$887,000	\$887,000	\$887,000	100.00%		
17	19 Forest Drive	Ranch	4	3.1	14	\$918,000	\$918,000	\$918,000	100.00%	\$706,500	1.30
18	45 Angus Lane	Colonial	4	2.1	10	\$929,000	\$929,000	\$929,000	100.00%	\$928,200	1.00
19	190 King George Road	Colonial	5	3.1	125	\$1,175,000	\$999,000	\$950,000	95.10%	\$1,124,100	0.85
20	15 Heather Lane	Colonial	4	3.1	7	\$935,000	\$935,000	\$952,000	101.82%	\$751,500	1.27
21	21 Downingtown Court	Colonial	4	3.1	35	\$988,000	\$988,000	\$953,000	96.46%	\$1,048,400	0.91
22	10 Park View Drive	TwnEndUn	3	3.1	30	\$977,000	\$977,000	\$977,000	100.00%		
23	5 Whispering Way	Colonial	5	4.1	93	\$1,049,000	\$1,049,000	\$999,999	95.33%	\$991,600	1.01
24	2B Tiffany's Way	Colonial	5	6.1	415	\$1,695,000	\$1,695,000	\$1,695,000	100.00%		
25	4 Cobblestone Court	Custom	5	5.1	209	\$2,195,000	\$2,195,000	\$2,150,000	97.95%		
AVERAGE					69	\$846,508	\$834,912	\$820,370	98.13%		1.13

"ACTIVE" Listings in Warren

Number of Units: **136**
 Average List Price: **\$1,087,725**
 Average Days on Market: **88**

"UNDER CONTRACT" Listings in Warren

Number of Units: **45**
 Average List Price: **\$826,293**
 Average Days on Market: **78**

Warren 2017 Year to Date Market Trends

	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	89	141	60	77	142	68	69						86
List Price	\$604,361	\$718,650	\$958,250	\$867,067	\$598,685	\$993,445	\$834,912						\$812,000
Sales Price	\$566,498	\$693,400	\$921,250	\$832,121	\$573,692	\$958,025	\$820,370						\$783,588
Sales Price as a % of List Price	90.64%	96.05%	95.88%	96.09%	95.64%	96.82%	98.13%						95.96%
Sales Price to Assessed Value	1.08	0.97	0.99	1.09	1.14	1.12	1.13						1.09
# Units Sold	13	6	8	12	13	20	25						97
Active Listings	85	107	109	120	134	134	136						118
Under Contracts	19	28	42	47	60	54	45						42

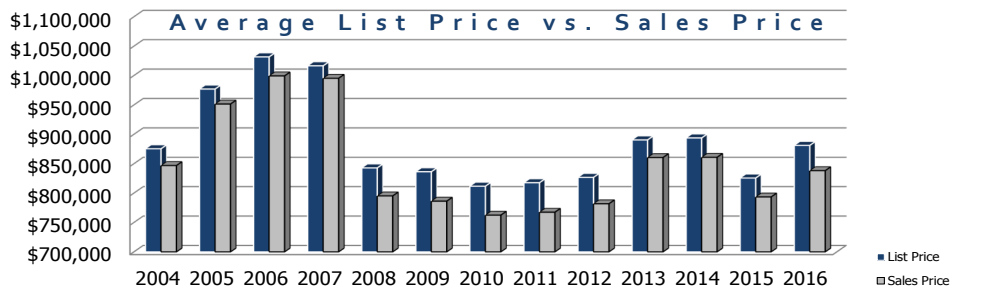
Flashback! YTD 2016 vs YTD 2017

YTD	2016	2017	% Change
Days on Market	91	86	-5.90%
Sales Price	\$844,545	\$783,588	-7.22%
Sales Price to Assessed Value	1.12	1.09	-2.14%

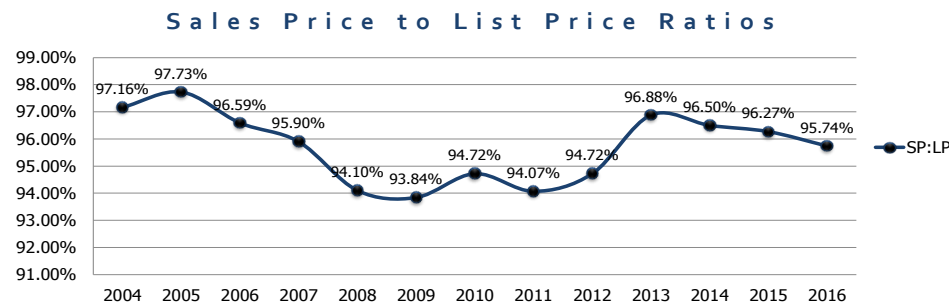


YTD	2016	2017	% Change
# Units Sold	89	97	8.99%
Active Listings	116	136	17.24%
Under Contracts	49	45	-8.16%

Warren Yearly Market Trends

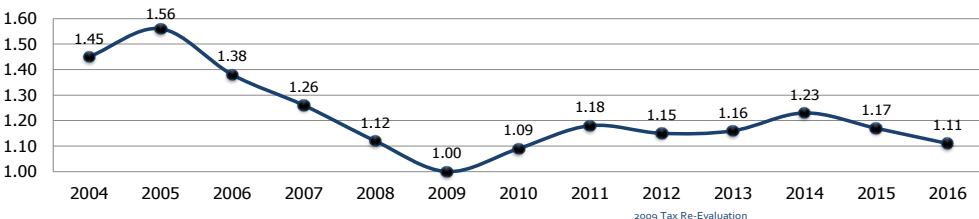


Warren Yearly Market Trends

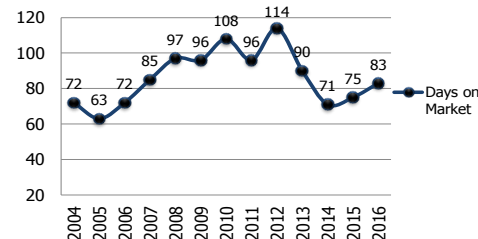


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
LP	\$875,331	\$976,938	\$1,031,654	\$1,016,515	\$842,733	\$836,235	\$811,675	\$817,554	\$826,668	\$890,425	\$893,771	\$825,585	\$881,045
SP	\$846,860	\$951,486	\$999,357	\$995,319	\$795,150	\$786,256	\$762,453	\$767,425	\$781,810	\$860,483	\$860,848	\$793,367	\$838,105

Sales Price to Assessed Value Ratio



Average Days on Market



Number of Units Sold

