

W a r r e n

A u g u s t 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	127 Mount Horeb Road	Ranch	3	2.1	115	\$599,000	\$475,000	\$400,000	84.21%	\$443,500	0.90
2	3 Grossweiler Lane	Colonial	4	2.0	19	\$475,000	\$475,000	\$420,000	88.42%	\$409,500	1.03
3	26 Old Smalleytown Road	Ranch	3	1.1	28	\$459,000	\$459,000	\$435,000	94.77%	\$391,500	1.11
4	168 Mount Bethel Road	Ranch	3	2.0	371	\$475,000	\$475,000	\$450,000	94.74%	\$418,000	1.08
5	37 Saw Mill Road	Ranch	3	2.0	52	\$460,000	\$460,000	\$450,000	97.83%	\$426,800	1.05
6	55 Mount Horeb Road	RanchExp	3	2.1	110	\$479,000	\$459,000	\$459,000	100.00%	\$405,500	1.13
7	123 Morning Glory Road	Custom	5	4.1	70	\$519,900	\$499,900	\$485,000	97.02%	\$573,200	0.85
8	5 Birchmont Lane	Contemp	3	2.0	63	\$579,900	\$545,000	\$530,500	97.34%	\$568,100	0.93
9	18 Gates Avenue	Colonial	4	2.1	59	\$588,900	\$569,000	\$545,000	95.78%	\$460,100	1.18
10	8 Indian Rock Road	Colonial	5	4.0	22	\$591,500	\$591,500	\$571,544	96.63%	\$641,800	0.89
11	109 Smoke Rise Drive	SplitLev	4	3.1	10	\$745,000	\$745,000	\$740,000	99.33%	\$576,600	1.28
12	4 Holly Drive	Colonial	4	2.1	8	\$730,000	\$730,000	\$741,200	101.53%	\$595,100	1.25
13	232 King George Road	RanchRas	4	2.0	1	\$750,000	\$750,000	\$810,000	108.00%	\$647,300	1.25
14	18 Cottonwood lane	Colonial	4	2.2	0	\$829,000	\$829,000	\$815,000	98.31%	\$694,700	1.17
15	7 Park View Drive	TwnEndUn	3	2.1	38	\$847,000	\$847,000	\$847,000	100.00%		
16	16 Park View Drive	TwnIntUn	3	3.1	0	\$887,000	\$887,000	\$887,000	100.00%		
17	18 Park View Drive	TwnEndUn	3	2.1	0	\$917,000	\$917,000	\$917,000	100.00%		
18	71 Geiger Lane	Colonial	5	3.1	17	\$899,000	\$899,000	\$925,000	102.89%	\$878,800	1.05
19	18 Schindelarwood Way	Colonial	4	2.1	82	\$975,000	\$975,000	\$940,000	96.41%	\$954,900	0.98
20	5 Nottingham Way	Colonial	6	5.0	69	\$998,000	\$998,000	\$958,000	95.99%	\$969,200	0.99

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21	48 Angus Lane	Colonial	5	3.1	93	\$1,090,000	\$1,050,000	\$999,000	95.14%	\$1,035,100	0.97
22	20 Sugarwood Way	Colonial	5	3.1	53	\$1,129,000	\$1,084,000	\$999,999	92.25%	\$916,700	1.09
23	85 Briarwood West	Colonial	4	4.1	9	\$1,125,000	\$1,125,000	\$1,150,000	102.22%	\$1,185,400	0.97
24	7 Strawberry Lane	Colonial	5	4.2	44	\$1,339,000	\$1,339,000	\$1,290,000	96.34%	\$1,073,000	1.20
25	13 Deerwood Trail	Contemp	5	5.1	9	\$1,468,000	\$1,468,000	\$1,420,000	96.73%	\$1,184,200	1.20
26	130 Mount Horeb Road	Colonial	5	4.1	130	\$1,497,977	\$1,497,977	\$1,497,977	100.00%		
AVERAGE					57	\$825,122	\$813,438	\$795,508	97.38%		1.07

"ACTIVE" Listings in Warren

Number of Units: 147
Average List Price: \$1,064,323
Average Days on Market: 86

"UNDER CONTRACT" Listings in Warren

Number of Units: 39
Average List Price: \$842,921
Average Days on Market: 68

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	57					80
List Price	\$604,361	\$718,650	\$958,250	\$867,067	\$598,685	\$993,445	\$834,912	\$813,438					\$812,304
Sales Price	\$566,498	\$693,400	\$921,250	\$832,121	\$573,692	\$958,025	\$820,370	\$795,508					\$786,108
Sales Price as a % of List Price	90.64%	96.05%	95.88%	96.09%	95.64%	96.82%	98.13%	97.38%					96.26%
Sales Price to	1.08	0.97	0.99	1.09	1.14	1.12	1.13	1.07					1.09
# Units Sold	13	6	8	12	13	20	25	26					123
Active Listings	85	107	109	120	134	134	136	147					122
Under Contracts	19	28	42	47	60	54	45	39					42

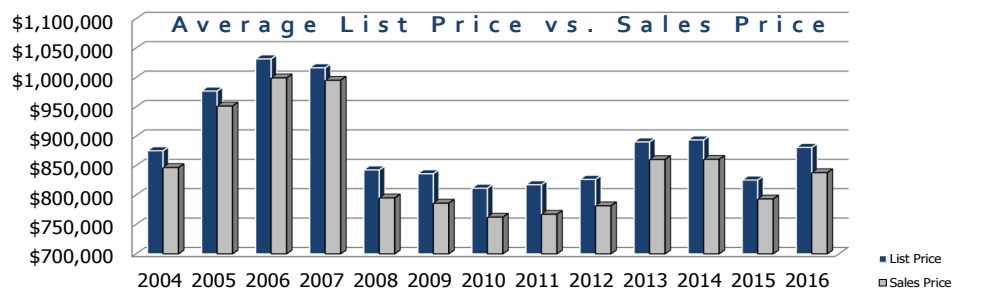
Flashback! YTD 2016 vs YTD 2017

YTD	2016	2017	% Change
Days on Market	88	80	-9.31%
Sales Price	\$856,214	\$786,108	-8.19%
Sales Price to Assessed Value	1.12	1.09	-2.70%

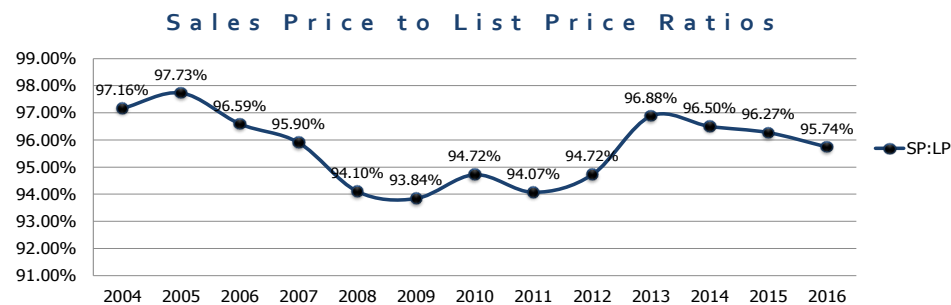


YTD	2016	2017	% Change
# Units Sold	118	123	4.24%
Active Listings	123	147	19.51%
Under Contracts	32	39	21.88%

Warren Yearly Market Trends

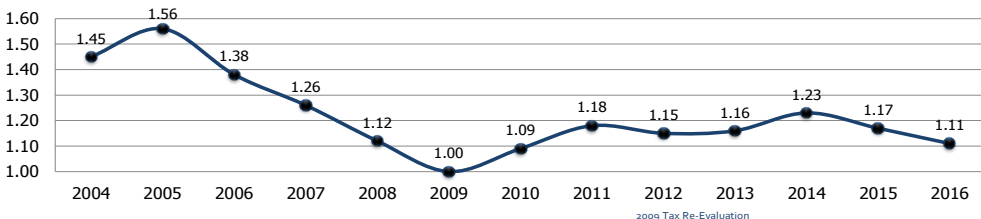


Warren Yearly Market Trends

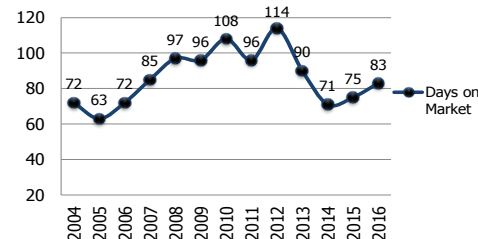


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
LP	\$875,331	\$976,938	\$1,031,654	\$1,016,515	\$842,733	\$836,235	\$811,675	\$817,554	\$826,668	\$890,425	\$893,771	\$825,585	\$881,045
SP	\$846,860	\$951,486	\$999,357	\$995,319	\$795,150	\$786,256	\$762,453	\$767,425	\$781,810	\$860,483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

Sales Price to Assessed Value Ratio



Average Days on Market



Number of Units Sold

