

W a r r e n

D e c e m b e r 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	2 Birchmont Lane	Contemp	3	2.1	84	\$479,900	\$459,900	\$450,000	97.85%	\$468,900	0.96
2	156 Washington Valley Road	CapeCod	3	2.0	0	\$525,000	\$525,000	\$460,000	87.62%	\$425,900	1.08
3	44 Old Smalleytown Road	Colonial	3	2.0	12	\$495,000	\$495,000	\$480,000	96.97%	\$437,300	1.10
4	69 King George Road	Ranch	4	3.1	1	\$500,000	\$500,000	\$550,000	110.00%	\$480,300	1.15
5	42 Highmount Avenue	Colonial	4	2.1	0	\$590,000	\$590,000	\$583,500	98.90%	\$537,700	1.09
6	63 Old Smalleytown Road	Colonial	4	2.1	57	\$649,000	\$649,000	\$620,000	95.53%	\$510,200	1.22
7	20 Sunrise Drive	CapeCod	4	2.1	166	\$749,900	\$625,000	\$625,000	100.00%	\$616,100	1.01
8	9 Canterbury Court	Colonial	4	3.1	15	\$815,000	\$799,000	\$782,000	97.87%	\$729,000	1.07
9	3 Park View Drive	TwnIntUn	3	2.1	203	\$797,000	\$797,000	\$797,000	100.00%		
10	9 Friar Tuck Court	Colonial	5	6.0	27	\$1,150,000	\$1,150,000	\$925,000	80.43%	\$1,031,500	0.90
11	20 Park View Drive	TwnEndUn	3	2.1	0	\$967,000	\$967,000	\$967,000	100.00%		
12	18 Elmwood Drive	Colonial	4	3.1	171	\$1,129,000	\$1,029,000	\$969,000	94.17%	\$943,900	1.03
13	28 Park View Drive	TwnEndUn	3	2.1	82	\$977,000	\$977,000	\$977,000	100.00%		
14	3 Ferguson Road	Colonial	6	5.1	109	\$1,575,000	\$1,575,000	\$1,400,000	88.89%		
15	21 Raspberry Trail	Colonial	5	4.3	99	\$18,350,000	\$1,835,000	\$1,660,000	90.46%	\$1,612,100	1.03
AVERAGE					68	\$1,983,253	\$864,860	\$816,367	95.91%		1.06

"ACTIVE" Listings in Warren

Number of Units: 87
Average List Price: \$1,110,709
Average Days on Market: 121

"UNDER CONTRACT" Listings in Warren

Number of Units: 26
Average List Price: \$828,620
Average Days on Market: 73

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	59	70	81	68	76
List Price	\$604,361	\$718,650	\$958,250	\$867,067	\$598,685	\$993,445	\$834,912	\$813,438	\$790,400	\$824,595	\$788,253	\$864,860	\$813,536
Sales Price	\$566,498	\$693,400	\$921,250	\$832,121	\$573,692	\$958,025	\$820,370	\$795,508	\$754,235	\$783,571	\$751,227	\$816,367	\$782,128
Sales Price as a % of List Price	90.64%	96.05%	95.88%	96.09%	95.64%	96.82%	98.13%	97.38%	95.83%	94.59%	95.36%	95.91%	95.93%
Sales Price to Assessed Value	1.08	0.97	0.99	1.09	1.14	1.12	1.13	1.07	1.06	1.03	1.09	1.06	1.08
# Units Sold	13	6	8	12	13	20	25	26	16	21	19	15	194
Active Listings	85	107	109	120	134	134	136	147	137	113	97	87	117
Under Contracts	19	28	42	47	60	54	45	39	37	40	32	26	39

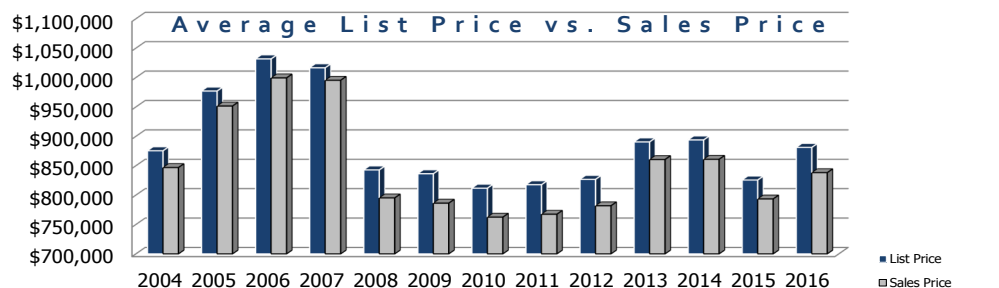
Flashback! YTD 2016 vs YTD 2017

YTD	2016	2017	% Change
Days on Market	83	76	-8.02%
Sales Price	\$838,105	\$782,128	-6.68%
Sales Price to Assessed Value	1.11	1.08	-3.15%

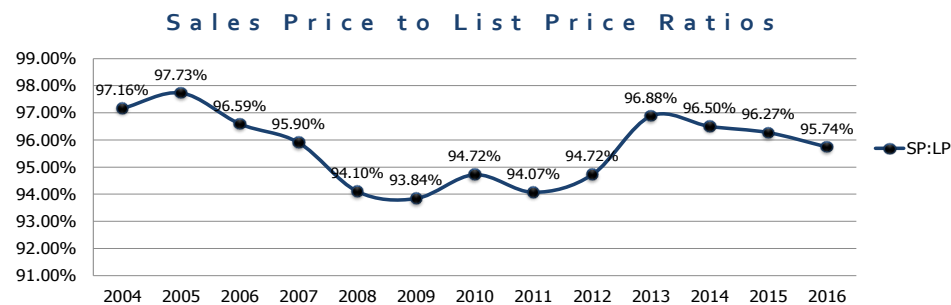


YTD	2016	2017	% Change
# Units Sold	179	194	8.38%
Active Listings	79	87	10.13%
Under Contracts	20	26	30.00%

Warren Yearly Market Trends

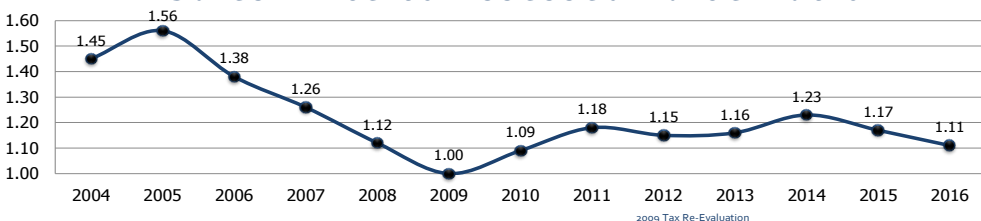


Warren Yearly Market Trends

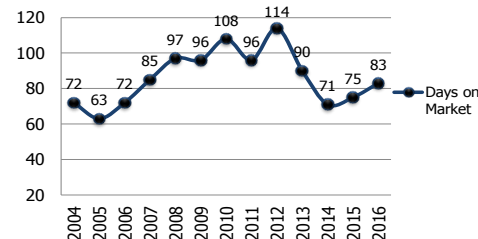


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
LP	\$875,331	\$976,938	\$1,031,654	\$1,016,515	\$842,733	\$836,235	\$811,675	\$817,554	\$826,668	\$890,425	\$893,771	\$825,585	\$881,045
SP	\$846,860	\$951,486	\$999,357	\$995,319	\$795,150	\$786,256	\$762,453	\$767,425	\$781,810	\$860,483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

Sales Price to Assessed Value Ratio



Average Days on Market



Number of Units Sold

