

## This Week

The median list price in WARREN, NJ 07059 this week is \$959,000.

Demand measured by the Market Action Index is increasing and days-on-market is holding steady. With more properties coming available, conditions are mildly positive.

## Supply and Demand

- The Market Action Index has been trending lower for several weeks while prices have remained relatively stable. If inventory continues to grow relative to demand however, it is likely that we will see downward pressure on pricing.

### Real-Time Market Profile

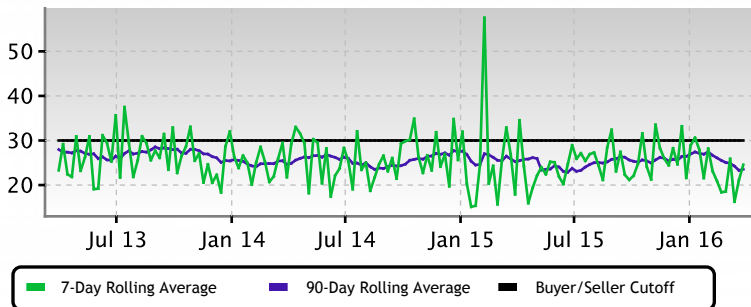
Real-Time Market Profile		Trend
Median List Price	\$ 959,000	↔↔
Asking Price Per Square Foot	\$ 282	↓↓
Average Days on Market (DOM)	194	↔↔
Percent of Properties with Price Decrease	35 %	
Percent Relisted (reset DOM)	26 %	
Percent Flip (price increased)	1 %	
Median House Size (sq ft)	3541	
Median Lot Size	1.0 - 2.5 acres	
Median Number of Bedrooms	5.0	
Median Number of Bathrooms	4.0	
Market Action Index	Buyer's Advantage 23.5	↓↓

↔↔ No change    ↑↑ Strong upward trend    ↓↓ Strong downward trend  
 ↑ Slight upward trend    ↓ Slight downward trend

## Price

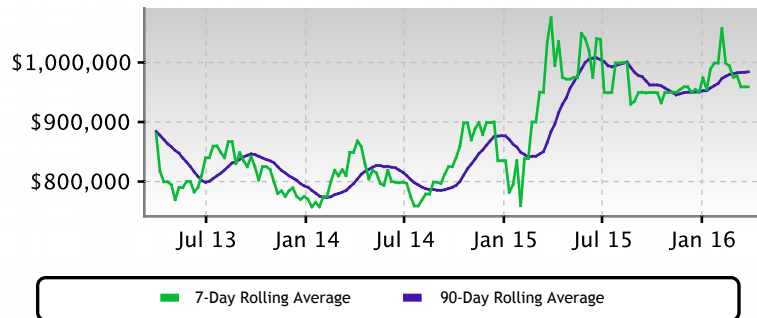
- Prices in this zip code seem to have settled around a plateau. Look for a persistent down-shift in the Market Action Index before we see prices deviate from these levels.

Market Action Index



The Market Action Index answers the question "How's the Market?" by measuring the current rate of sale versus the amount of the inventory. Index above 30 implies Seller's Market conditions. Below 30, conditions favor the buyer.

Price Trends



## Quartiles

### Characteristics per Quartile

Investigate the market in quartiles - where each quartile is 25% of homes ordered by price.

Quartile	Median Price	Sq. Ft.	Lot Size	Beds	Baths	Age	Inventory	New	Absorbed	DOM	
Top/First	\$ 1,725,000	6100	1.0 - 2.5 acres	5.0	5.2	14	27	1	0	233	Most expensive 25% of properties
Upper/Second	\$ 1,199,000	4400	1.0 - 2.5 acres	5.0	4.1	23	27	0	2	213	Upper-middle 25% of properties
Lower/Third	\$ 839,000	3242	1.0 - 2.5 acres	4.0	3.0	29	27	4	2	197	Lower-middle 25% of properties
Bottom/Fourth	\$ 499,450	1664	1.0 - 2.5 acres	3.0	2.0	56	28	0	2	135	Least expensive 25% of properties