

# Local Market Update for April 2021

Provided by New Jersey REALTORS®



## Salem County

Salem County

### Single Family

Key Metrics	April			Year to Date		
	2020	2021	Percent Change	Thru 4-2020	Thru 4-2021	Percent Change
New Listings	88	122	+ 38.6%	387	407	+ 5.2%
Closed Sales	51	79	+ 54.9%	233	297	+ 27.5%
Days on Market Until Sale	97	42	- 56.7%	107	49	- 54.2%
Median Sales Price*	\$155,000	\$176,750	+ 14.0%	\$130,500	\$180,000	+ 37.9%
Percent of List Price Received*	95.1%	98.9%	+ 4.0%	93.9%	98.9%	+ 5.3%
Inventory of Homes for Sale	439	238	- 45.8%	--	--	--
Months Supply of Inventory	6.0	2.6	- 56.7%	--	--	--

### Townhouse-Condo

Key Metrics	April			Year to Date		
	2020	2021	Percent Change	Thru 4-2020	Thru 4-2021	Percent Change
New Listings	0	0	--	4	0	- 100.0%
Closed Sales	1	0	- 100.0%	2	1	- 50.0%
Days on Market Until Sale	0	0	--	11	323	+ 2,836.4%
Median Sales Price*	\$450,000	\$0	- 100.0%	\$235,150	\$0	- 100.0%
Percent of List Price Received*	100.0%	0.0%	- 100.0%	106.4%	0.0%	- 100.0%
Inventory of Homes for Sale	28	23	- 17.9%	--	--	--
Months Supply of Inventory	28.0	11.5	- 58.9%	--	--	--

### Adult Community

Key Metrics	April			Year to Date		
	2020	2021	Percent Change	Thru 4-2020	Thru 4-2021	Percent Change
New Listings	0	0	--	1	5	+ 400.0%
Closed Sales	0	3	--	5	7	+ 40.0%
Days on Market Until Sale	0	66	--	90	50	- 44.4%
Median Sales Price*	\$0	\$225,000	--	\$210,000	\$123,456	- 41.2%
Percent of List Price Received*	0.0%	99.0%	--	95.8%	99.3%	+ 3.7%
Inventory of Homes for Sale	3	1	- 66.7%	--	--	--
Months Supply of Inventory	1.8	0.6	- 66.7%	--	--	--

\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

### Historical Median Sales Price by Property Type By Month

