

Salem

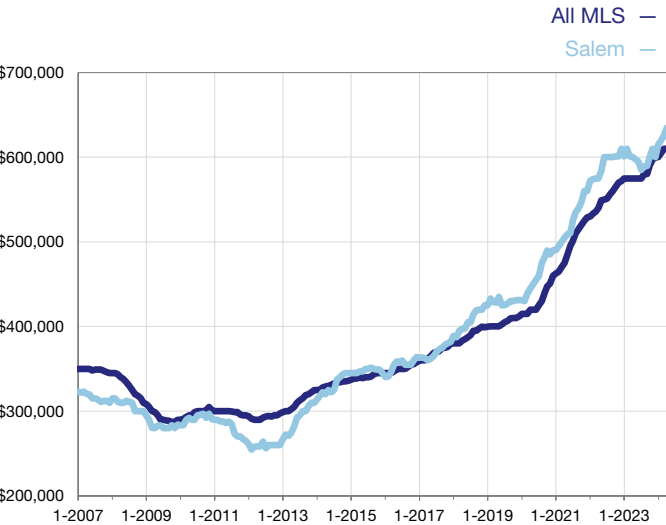
Single-Family Properties	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	22	16	- 27.3%	50	36	- 28.0%
Closed Sales	12	6	- 50.0%	35	27	- 22.9%
Median Sales Price*	\$582,500	\$652,500	+ 12.0%	\$567,000	\$650,000	+ 14.6%
Inventory of Homes for Sale	6	8	+ 33.3%	--	--	--
Months Supply of Inventory	0.4	0.8	+ 100.0%	--	--	--
Cumulative Days on Market Until Sale	31	14	- 54.8%	44	20	- 54.5%
Percent of Original List Price Received*	102.3%	107.3%	+ 4.9%	100.1%	103.7%	+ 3.6%
New Listings	12	16	+ 33.3%	42	42	0.0%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	24	23	- 4.2%	71	86	+ 21.1%
Closed Sales	10	21	+ 110.0%	61	79	+ 29.5%
Median Sales Price*	\$477,500	\$490,000	+ 2.6%	\$470,000	\$479,000	+ 1.9%
Inventory of Homes for Sale	19	11	- 42.1%	--	--	--
Months Supply of Inventory	0.8	0.5	- 37.5%	--	--	--
Cumulative Days on Market Until Sale	23	34	+ 47.8%	47	32	- 31.9%
Percent of Original List Price Received*	100.4%	100.2%	- 0.2%	97.6%	100.0%	+ 2.5%
New Listings	27	20	- 25.9%	70	80	+ 14.3%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single-Family Properties
Rolling 12-Month Calculation



Median Sales Price – Condominium Properties
Rolling 12-Month Calculation

