

Salem

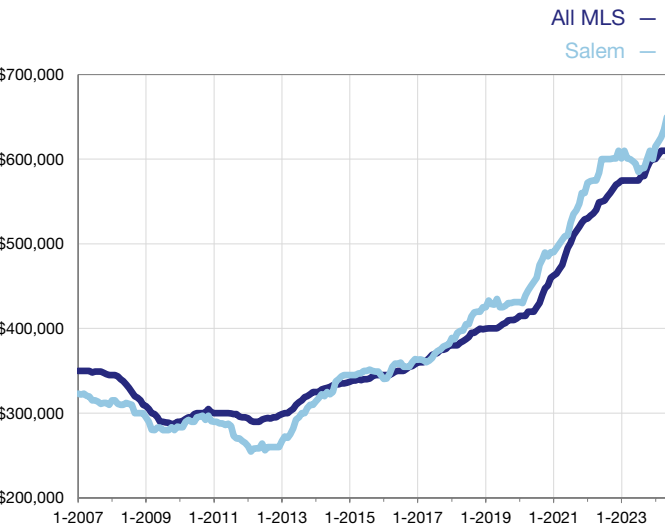
Single-Family Properties	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	16	13	- 18.8%	66	46	- 30.3%
Closed Sales	13	15	+ 15.4%	48	42	- 12.5%
Median Sales Price*	\$580,000	\$710,000	+ 22.4%	\$570,000	\$663,750	+ 16.4%
Inventory of Homes for Sale	10	21	+ 110.0%	--	--	--
Months Supply of Inventory	0.7	2.2	+ 214.3%	--	--	--
Cumulative Days on Market Until Sale	44	17	- 61.4%	44	19	- 56.8%
Percent of Original List Price Received*	107.4%	99.5%	- 7.4%	102.0%	102.2%	+ 0.2%
New Listings	20	24	+ 20.0%	62	65	+ 4.8%

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

Condominium Properties	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	20	30	+ 50.0%	91	110	+ 20.9%
Closed Sales	27	21	- 22.2%	88	100	+ 13.6%
Median Sales Price*	\$455,000	\$548,500	+ 20.5%	\$468,750	\$491,500	+ 4.9%
Inventory of Homes for Sale	15	24	+ 60.0%	--	--	--
Months Supply of Inventory	0.7	1.1	+ 57.1%	--	--	--
Cumulative Days on Market Until Sale	18	28	+ 55.6%	38	32	- 15.8%
Percent of Original List Price Received*	105.8%	101.8%	- 3.8%	100.1%	100.3%	+ 0.2%
New Listings	18	39	+ 116.7%	88	119	+ 35.2%

* 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

