

Salem

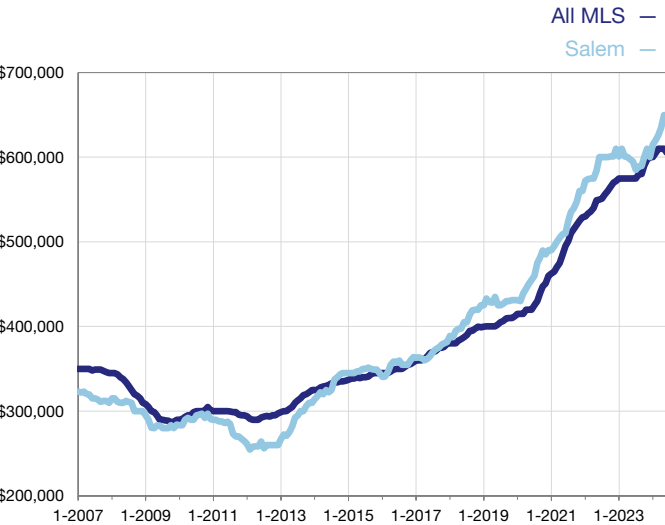
Single-Family Properties	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	11	26	+ 136.4%	77	71	- 7.8%
Closed Sales	24	12	- 50.0%	72	54	- 25.0%
Median Sales Price*	\$625,000	\$672,500	+ 7.6%	\$580,000	\$663,750	+ 14.4%
Inventory of Homes for Sale	7	17	+ 142.9%	--	--	--
Months Supply of Inventory	0.5	1.6	+ 220.0%	--	--	--
Cumulative Days on Market Until Sale	31	16	- 48.4%	40	18	- 55.0%
Percent of Original List Price Received*	103.0%	108.4%	+ 5.2%	102.4%	103.6%	+ 1.2%
New Listings	8	23	+ 187.5%	70	87	+ 24.3%

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

Condominium Properties	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	20	24	+ 20.0%	111	130	+ 17.1%
Closed Sales	20	21	+ 5.0%	108	121	+ 12.0%
Median Sales Price*	\$485,000	\$530,000	+ 9.3%	\$470,000	\$493,000	+ 4.9%
Inventory of Homes for Sale	31	19	- 38.7%	--	--	--
Months Supply of Inventory	1.6	0.9	- 43.8%	--	--	--
Cumulative Days on Market Until Sale	36	16	- 55.6%	38	29	- 23.7%
Percent of Original List Price Received*	101.0%	103.5%	+ 2.5%	100.3%	100.9%	+ 0.6%
New Listings	37	24	- 35.1%	125	143	+ 14.4%

* 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

