

Salem

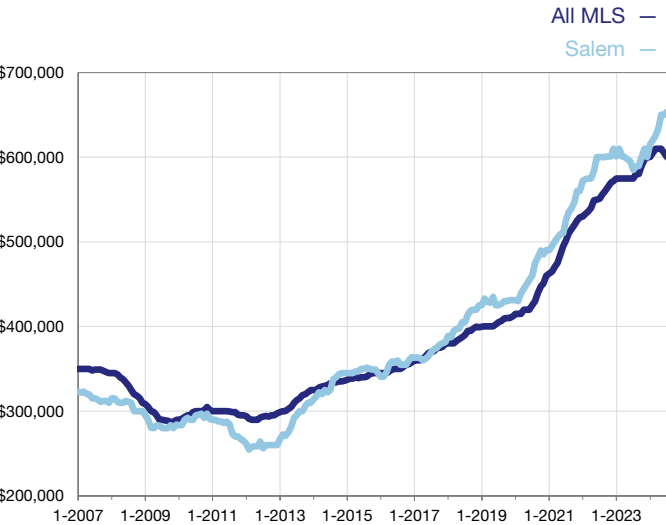
Single-Family Properties	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	12	20	+ 66.7%	89	85	- 4.5%
Closed Sales	11	18	+ 63.6%	83	72	- 13.3%
Median Sales Price*	\$589,000	\$672,500	+ 14.2%	\$580,000	\$663,750	+ 14.4%
Inventory of Homes for Sale	6	16	+ 166.7%	--	--	--
Months Supply of Inventory	0.4	1.5	+ 275.0%	--	--	--
Cumulative Days on Market Until Sale	18	16	- 11.1%	37	18	- 51.4%
Percent of Original List Price Received*	102.6%	104.0%	+ 1.4%	102.4%	103.7%	+ 1.3%
New Listings	11	14	+ 27.3%	81	100	+ 23.5%

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

Condominium Properties	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	28	24	- 14.3%	139	149	+ 7.2%
Closed Sales	23	23	0.0%	131	145	+ 10.7%
Median Sales Price*	\$490,000	\$585,000	+ 19.4%	\$470,000	\$499,000	+ 6.2%
Inventory of Homes for Sale	24	26	+ 8.3%	--	--	--
Months Supply of Inventory	1.2	1.2	0.0%	--	--	--
Cumulative Days on Market Until Sale	21	36	+ 71.4%	35	30	- 14.3%
Percent of Original List Price Received*	102.4%	99.5%	- 2.8%	100.7%	100.7%	0.0%
New Listings	24	25	+ 4.2%	149	170	+ 14.1%

* 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

