

# Local Market Update – February 2025

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## New Salem

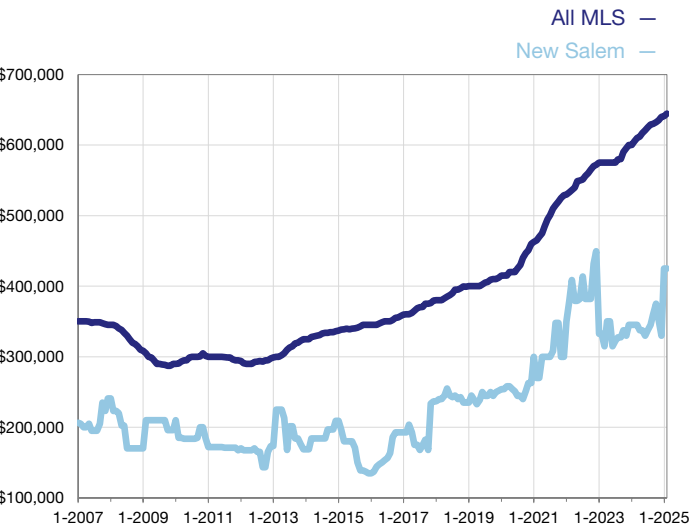
| Single-Family Properties                 | February |      |          | Year to Date |           |         |
|------------------------------------------|----------|------|----------|--------------|-----------|---------|
| Key Metrics                              | 2024     | 2025 | + / -    | 2024         | 2025      | + / -   |
| Pending Sales                            | 0        | 0    | --       | 0            | 1         | --      |
| Closed Sales                             | 0        | 0    | --       | 2            | 2         | 0.0%    |
| Median Sales Price*                      | \$0      | \$0  | --       | \$267,500    | \$490,000 | + 83.2% |
| Inventory of Homes for Sale              | 2        | 1    | - 50.0%  | --           | --        | --      |
| Months Supply of Inventory               | 1.8      | 0.8  | - 55.6%  | --           | --        | --      |
| Cumulative Days on Market Until Sale     | 0        | 0    | --       | 11           | 20        | + 81.8% |
| Percent of Original List Price Received* | 0.0%     | 0.0% | --       | 99.9%        | 96.7%     | - 3.2%  |
| New Listings                             | 1        | 0    | - 100.0% | 1            | 1         | 0.0%    |

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

| Condominium Properties                   | February |      |       | Year to Date |      |       |
|------------------------------------------|----------|------|-------|--------------|------|-------|
| Key Metrics                              | 2024     | 2025 | + / - | 2024         | 2025 | + / - |
| Pending Sales                            | 0        | 0    | --    | 0            | 0    | --    |
| Closed Sales                             | 0        | 0    | --    | 0            | 0    | --    |
| Median Sales Price*                      | \$0      | \$0  | --    | \$0          | \$0  | --    |
| Inventory of Homes for Sale              | 0        | 0    | --    | --           | --   | --    |
| Months Supply of Inventory               | 0.0      | 0.0  | --    | --           | --   | --    |
| Cumulative Days on Market Until Sale     | 0        | 0    | --    | 0            | 0    | --    |
| Percent of Original List Price Received* | 0.0%     | 0.0% | --    | 0.0%         | 0.0% | --    |
| New Listings                             | 0        | 0    | --    | 0            | 0    | --    |

\* 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

