

Salem

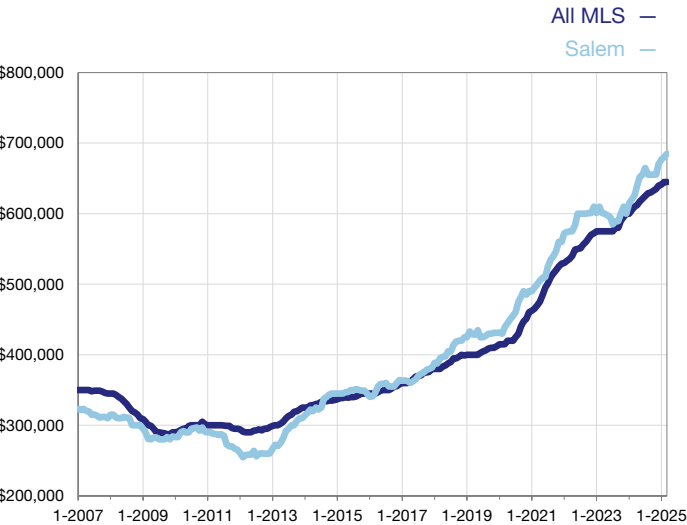
Single-Family Properties	March			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	8	16	+ 100.0%	20	33	+ 65.0%
Closed Sales	9	17	+ 88.9%	21	29	+ 38.1%
Median Sales Price*	\$655,000	\$725,000	+ 10.7%	\$650,000	\$725,000	+ 11.5%
Inventory of Homes for Sale	9	15	+ 66.7%	--	--	--
Months Supply of Inventory	0.8	1.1	+ 37.5%	--	--	--
Cumulative Days on Market Until Sale	15	29	+ 93.3%	22	30	+ 36.4%
Percent of Original List Price Received*	104.5%	104.5%	0.0%	102.6%	102.6%	0.0%
New Listings	13	21	+ 61.5%	25	43	+ 72.0%

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

Condominium Properties	March			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	25	28	+ 12.0%	63	57	- 9.5%
Closed Sales	23	16	- 30.4%	58	46	- 20.7%
Median Sales Price*	\$460,000	\$547,000	+ 18.9%	\$468,950	\$511,007	+ 9.0%
Inventory of Homes for Sale	16	23	+ 43.8%	--	--	--
Months Supply of Inventory	0.7	1.1	+ 57.1%	--	--	--
Cumulative Days on Market Until Sale	23	53	+ 130.4%	32	49	+ 53.1%
Percent of Original List Price Received*	101.3%	100.7%	- 0.6%	99.9%	99.4%	- 0.5%
New Listings	18	30	+ 66.7%	60	65	+ 8.3%

* 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

