

Salem

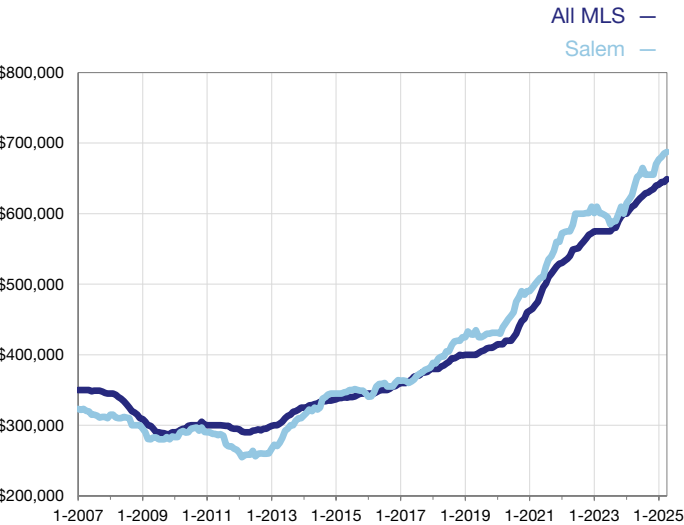
Single-Family Properties	April			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	12	16	+ 33.3%	32	48	+ 50.0%
Closed Sales	6	15	+ 150.0%	27	44	+ 63.0%
Median Sales Price*	\$652,500	\$815,000	+ 24.9%	\$650,000	\$744,500	+ 14.5%
Inventory of Homes for Sale	13	13	0.0%	--	--	--
Months Supply of Inventory	1.3	1.0	- 23.1%	--	--	--
Cumulative Days on Market Until Sale	14	30	+ 114.3%	20	30	+ 50.0%
Percent of Original List Price Received*	107.3%	102.3%	- 4.7%	103.7%	102.5%	- 1.2%
New Listings	16	18	+ 12.5%	41	57	+ 39.0%

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

Condominium Properties	April			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	17	33	+ 94.1%	80	86	+ 7.5%
Closed Sales	21	20	- 4.8%	79	66	- 16.5%
Median Sales Price*	\$490,000	\$480,000	- 2.0%	\$479,000	\$501,007	+ 4.6%
Inventory of Homes for Sale	17	33	+ 94.1%	--	--	--
Months Supply of Inventory	0.8	1.5	+ 87.5%	--	--	--
Cumulative Days on Market Until Sale	34	24	- 29.4%	32	41	+ 28.1%
Percent of Original List Price Received*	100.2%	100.2%	0.0%	100.0%	99.6%	- 0.4%
New Listings	20	39	+ 95.0%	80	107	+ 33.8%

* 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

