

Salem

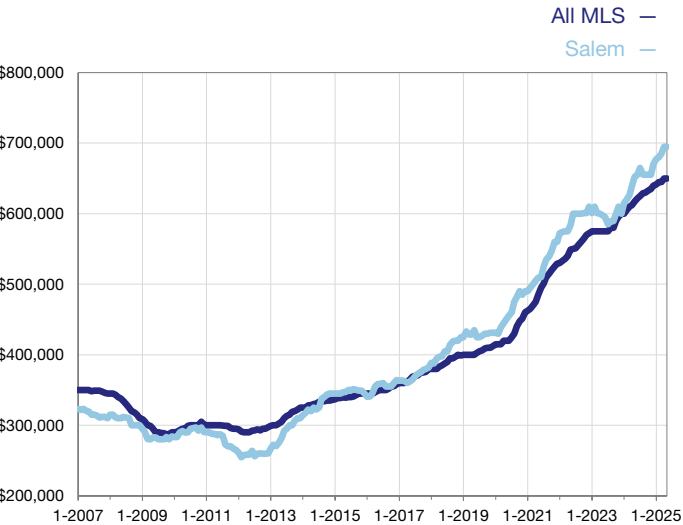
Single-Family Properties	May			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	10	17	+ 70.0%	42	63	+ 50.0%
Closed Sales	15	15	0.0%	42	59	+ 40.5%
Median Sales Price*	\$710,000	\$775,000	+ 9.2%	\$663,750	\$750,000	+ 13.0%
Inventory of Homes for Sale	23	18	- 21.7%	--	--	--
Months Supply of Inventory	2.5	1.3	- 48.0%	--	--	--
Cumulative Days on Market Until Sale	17	16	- 5.9%	19	26	+ 36.8%
Percent of Original List Price Received*	99.5%	105.3%	+ 5.8%	102.2%	103.2%	+ 1.0%
New Listings	21	23	+ 9.5%	62	79	+ 27.4%

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

Condominium Properties	May			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	27	35	+ 29.6%	107	119	+ 11.2%
Closed Sales	21	31	+ 47.6%	100	97	- 3.0%
Median Sales Price*	\$548,500	\$500,000	- 8.8%	\$491,500	\$500,000	+ 1.7%
Inventory of Homes for Sale	29	33	+ 13.8%	--	--	--
Months Supply of Inventory	1.3	1.5	+ 15.4%	--	--	--
Cumulative Days on Market Until Sale	28	26	- 7.1%	32	36	+ 12.5%
Percent of Original List Price Received*	101.8%	101.7%	- 0.1%	100.3%	100.3%	0.0%
New Listings	41	35	- 14.6%	121	141	+ 16.5%

* 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

