

# Salem

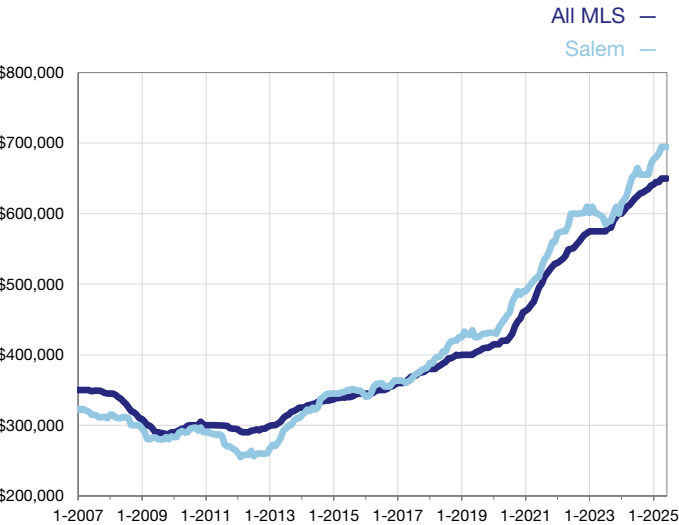
Single-Family Properties				Year to Date		
Key Metrics	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	23	20	- 13.0%	65	82	+ 26.2%
Closed Sales	12	15	+ 25.0%	54	74	+ 37.0%
Median Sales Price*	\$672,500	\$700,000	+ 4.1%	\$663,750	\$744,500	+ 12.2%
Inventory of Homes for Sale	22	16	- 27.3%	--	--	--
Months Supply of Inventory	2.1	1.2	- 42.9%	--	--	--
Cumulative Days on Market Until Sale	16	18	+ 12.5%	18	25	+ 38.9%
Percent of Original List Price Received*	108.4%	101.8%	- 6.1%	103.6%	102.9%	- 0.7%
New Listings	23	19	- 17.4%	85	97	+ 14.1%

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

Condominium Properties				Year to Date		
Key Metrics	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	18	28	+ 55.6%	125	139	+ 11.2%
Closed Sales	22	24	+ 9.1%	122	121	- 0.8%
Median Sales Price*	\$510,000	\$540,290	+ 5.9%	\$491,500	\$500,000	+ 1.7%
Inventory of Homes for Sale	30	52	+ 73.3%	--	--	--
Months Supply of Inventory	1.4	2.3	+ 64.3%	--	--	--
Cumulative Days on Market Until Sale	16	26	+ 62.5%	29	34	+ 17.2%
Percent of Original List Price Received*	103.7%	100.1%	- 3.5%	101.0%	100.3%	- 0.7%
New Listings	24	43	+ 79.2%	145	182	+ 25.5%

\* 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

