

Salem

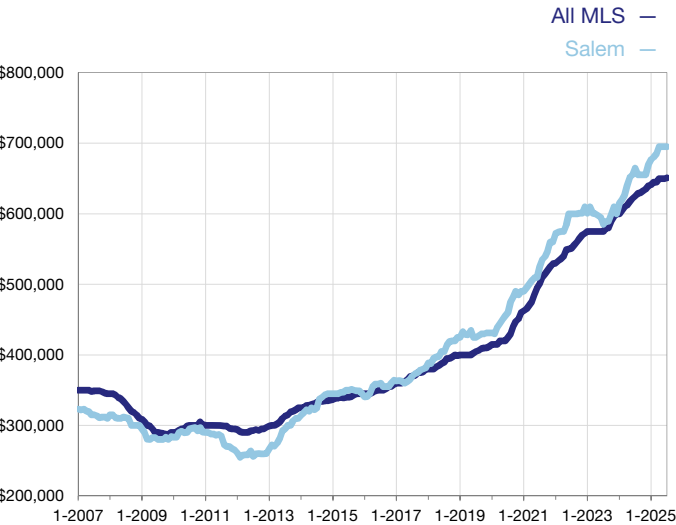
| Single-Family Properties | July | | | Year to Date | | |
|--|-----------|-----------|---------|--------------|-----------|---------|
| | 2024 | 2025 | + / - | 2024 | 2025 | + / - |
| Key Metrics | | | | | | |
| Pending Sales | 19 | 16 | - 15.8% | 84 | 96 | + 14.3% |
| Closed Sales | 18 | 15 | - 16.7% | 72 | 89 | + 23.6% |
| Median Sales Price* | \$672,500 | \$665,000 | - 1.1% | \$663,750 | \$725,000 | + 9.2% |
| Inventory of Homes for Sale | 17 | 18 | + 5.9% | -- | -- | -- |
| Months Supply of Inventory | 1.6 | 1.4 | - 12.5% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 16 | 31 | + 93.8% | 18 | 26 | + 44.4% |
| Percent of Original List Price Received* | 104.0% | 103.6% | - 0.4% | 103.7% | 103.0% | - 0.7% |
| New Listings | 14 | 18 | + 28.6% | 99 | 116 | + 17.2% |

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

| Condominium Properties | July | | | Year to Date | | |
|--|-----------|-----------|---------|--------------|-----------|---------|
| | 2024 | 2025 | + / - | 2024 | 2025 | + / - |
| Key Metrics | | | | | | |
| Pending Sales | 21 | 37 | + 76.2% | 146 | 172 | + 17.8% |
| Closed Sales | 24 | 22 | - 8.3% | 146 | 144 | - 1.4% |
| Median Sales Price* | \$582,000 | \$503,500 | - 13.5% | \$498,250 | \$501,000 | + 0.6% |
| Inventory of Homes for Sale | 29 | 47 | + 62.1% | -- | -- | -- |
| Months Supply of Inventory | 1.4 | 2.0 | + 42.9% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 37 | 28 | - 24.3% | 30 | 33 | + 10.0% |
| Percent of Original List Price Received* | 99.2% | 100.3% | + 1.1% | 100.7% | 100.3% | - 0.4% |
| New Listings | 24 | 38 | + 58.3% | 169 | 219 | + 29.6% |

* 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

