

Local Market Update – August 2020

A Research Tool Provided by the Western Upstate Association of REALTORS®

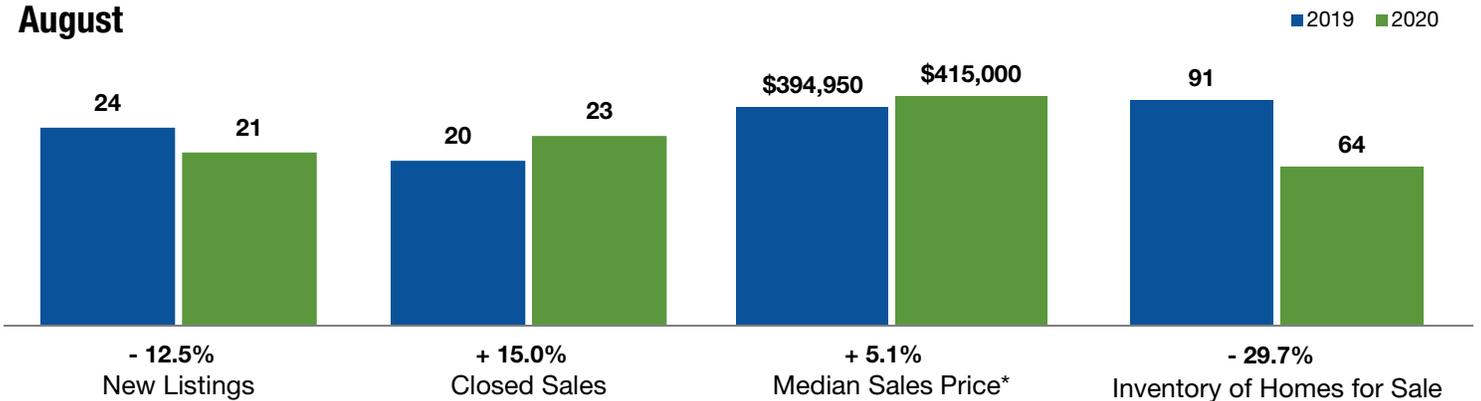


Salem

Key Metrics	August			YTD		
	2019	2020	Percent Change	2019	2020	Percent Change
New Listings	24	21	- 12.5%	211	170	- 19.4%
Closed Sales	20	23	+ 15.0%	131	152	+ 16.0%
Median Sales Price*	\$394,950	\$415,000	+ 5.1%	\$260,000	\$318,250	+ 22.4%
Percent of List Price Received*	94.1%	99.9%	+ 6.2%	95.1%	96.4%	+ 1.4%
Days on Market Until Sale	156	114	- 26.9%	128	123	- 3.9%
Inventory of Homes for Sale	91	64	- 29.7%	--	--	--

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

August



Historical Median Sales Price Rolling 12-Month Calculation

