

Local Market Update – October 2020

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

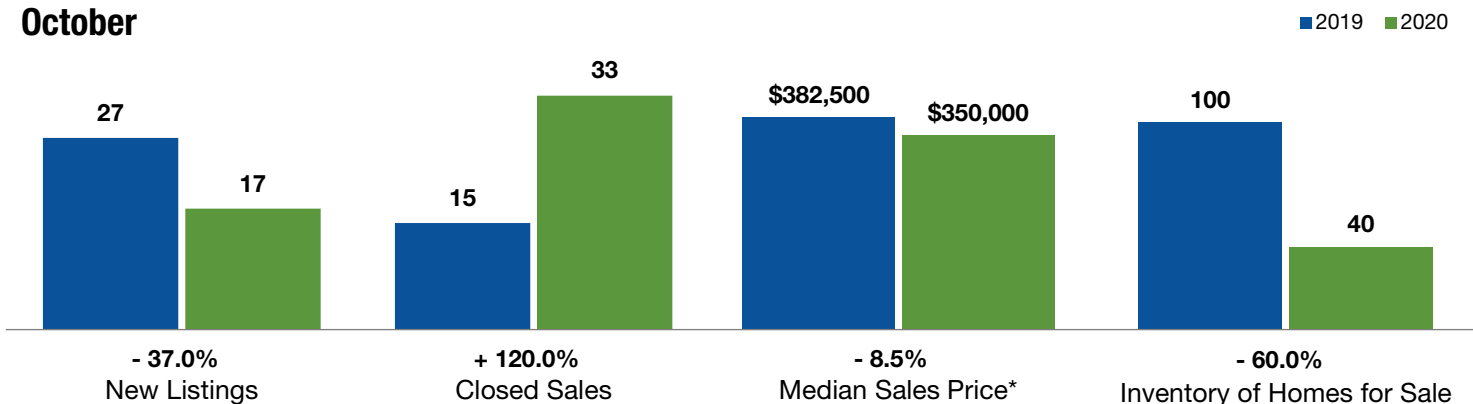


Salem

Key Metrics	October			YTD		
	2019	2020	Percent Change	2019	2020	Percent Change
New Listings	27	17	- 37.0%	262	212	- 19.1%
Closed Sales	15	33	+ 120.0%	160	208	+ 30.0%
Median Sales Price*	\$382,500	\$350,000	- 8.5%	\$272,200	\$338,250	+ 24.3%
Percent of List Price Received*	94.0%	97.1%	+ 3.3%	95.0%	96.6%	+ 1.7%
Days on Market Until Sale	105	78	- 25.7%	124	113	- 8.9%
Inventory of Homes for Sale	100	40	- 60.0%	--	--	--

* 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.

October



Historical Median Sales Price Rolling 12-Month Calculation

