

Local Market Update – December 2020

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

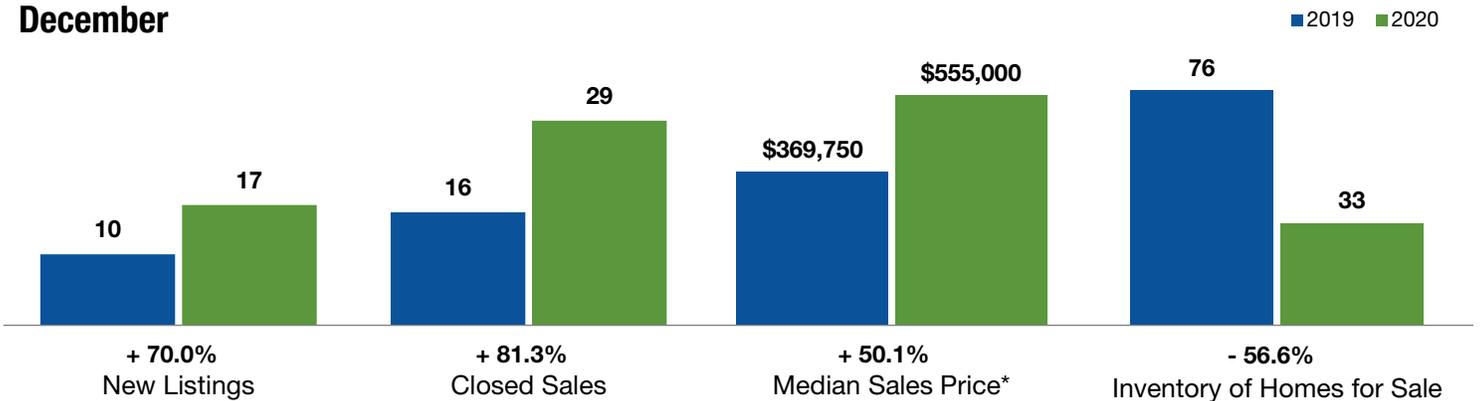


Salem

Key Metrics	December			YTD		
	2019	2020	Percent Change	2019	2020	Percent Change
New Listings	10	17	+ 70.0%	280	252	- 10.0%
Closed Sales	16	29	+ 81.3%	192	257	+ 33.9%
Median Sales Price*	\$369,750	\$555,000	+ 50.1%	\$296,000	\$348,300	+ 17.7%
Percent of List Price Received*	93.9%	97.7%	+ 4.0%	95.0%	96.7%	+ 1.8%
Days on Market Until Sale	151	45	- 70.2%	125	104	- 16.8%
Inventory of Homes for Sale	76	33	- 56.6%	--	--	--

* 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.

December



Historical Median Sales Price Rolling 12-Month Calculation

