

Local Market Update – May 2021

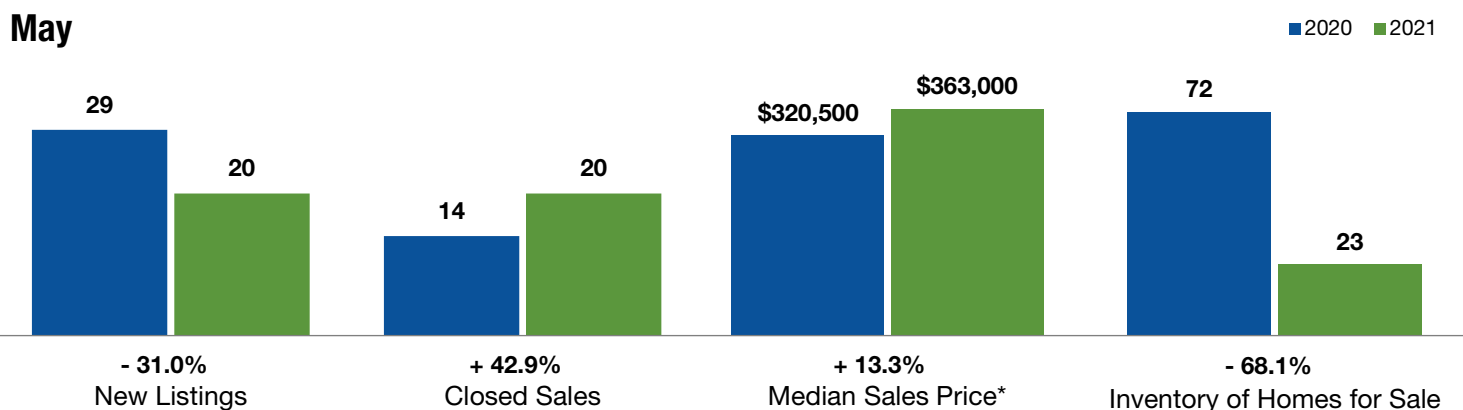
A Research Tool Provided by the Western Upstate Association of REALTORS®



Salem

Key Metrics	May			YTD		
	2020	2021	Percent Change	2020	2021	Percent Change
New Listings	29	20	- 31.0%	105	99	- 5.7%
Closed Sales	14	20	+ 42.9%	77	86	+ 11.7%
Median Sales Price*	\$320,500	\$363,000	+ 13.3%	\$289,000	\$377,000	+ 30.4%
Percent of List Price Received*	97.1%	101.4%	+ 4.4%	95.6%	98.5%	+ 3.0%
Days on Market Until Sale	114	67	- 41.2%	138	70	- 49.3%
Inventory of Homes for Sale	72	23	- 68.1%	--	--	--

* 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.



Historical Median Sales Price Rolling 12-Month Calculation

