

Local Market Update – February 2023

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

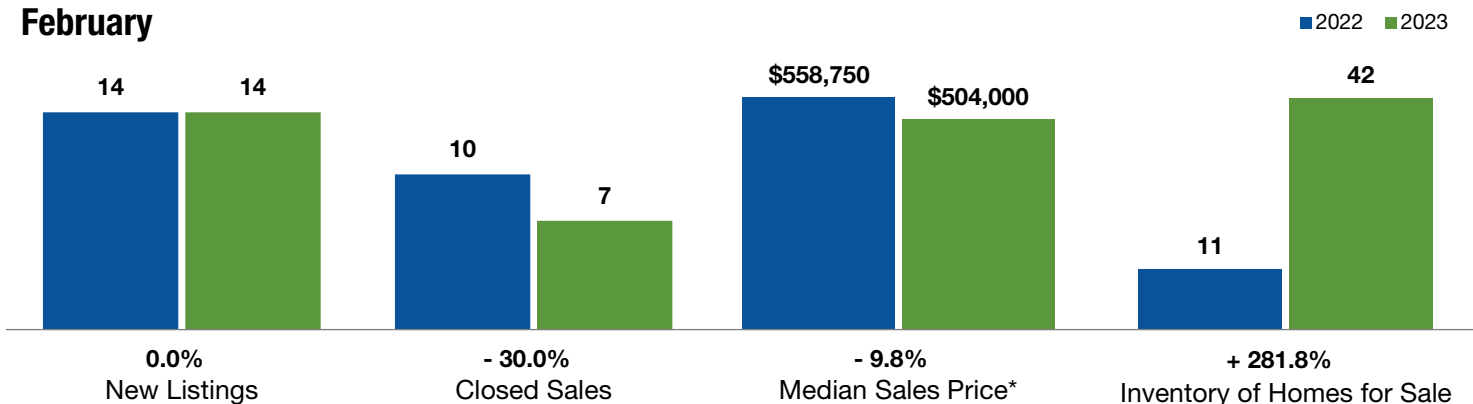


Salem

Key Metrics	February			YTD		
	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	14	14	0.0%	28	20	- 28.6%
Closed Sales	10	7	- 30.0%	28	14	- 50.0%
Median Sales Price*	\$558,750	\$504,000	- 9.8%	\$405,750	\$522,000	+ 28.7%
Percent of List Price Received*	100.8%	97.9%	- 2.9%	101.9%	98.1%	- 3.7%
Days on Market Until Sale	52	75	+ 44.2%	43	81	+ 88.4%
Inventory of Homes for Sale	11	42	+ 281.8%	--	--	--

* 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.

February



Historical Median Sales Price Rolling 12-Month Calculation

