

Local Market Update – April 2025

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

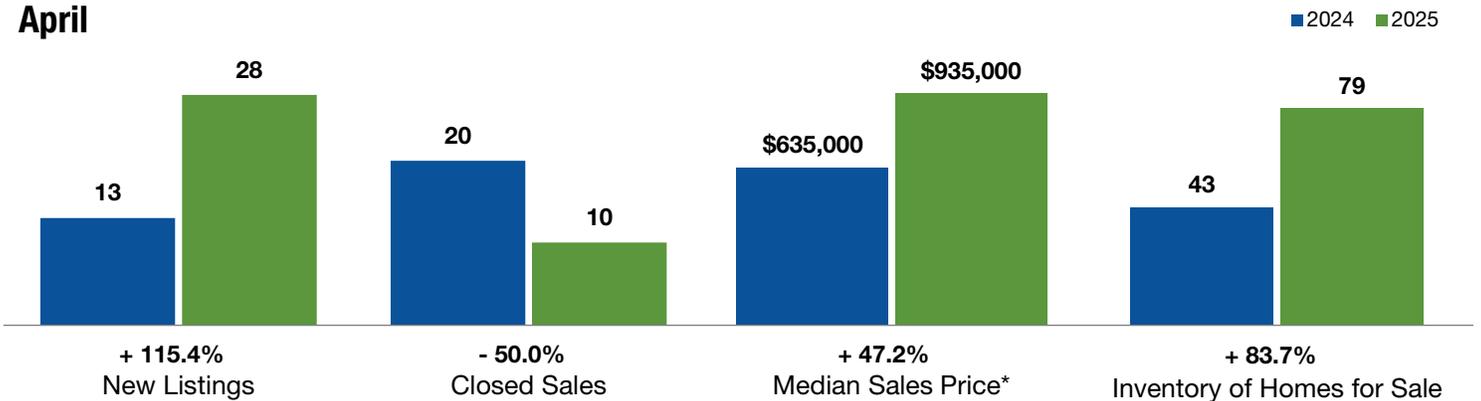


Salem

Key Metrics	April			YTD		
	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	13	28	+ 115.4%	71	102	+ 43.7%
Closed Sales	20	10	- 50.0%	57	47	- 17.5%
Median Sales Price*	\$635,000	\$935,000	+ 47.2%	\$502,500	\$620,000	+ 23.4%
Percent of List Price Received*	98.3%	99.7%	+ 1.4%	97.2%	96.8%	- 0.4%
Days on Market Until Sale	49	30	- 38.8%	72	78	+ 8.3%
Inventory of Homes for Sale	43	79	+ 83.7%	--	--	--

* 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.

April



Historical Median Sales Price Rolling 12-Month Calculation

