

Local Market Update – May 2025

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

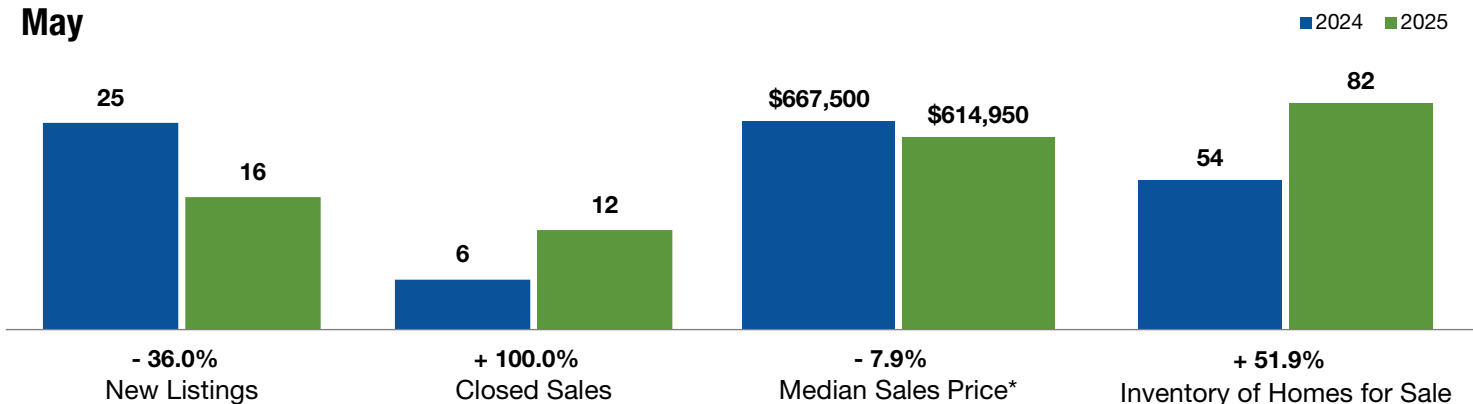


Salem

Key Metrics	May			YTD		
	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	25	16	- 36.0%	96	118	+ 22.9%
Closed Sales	6	12	+ 100.0%	63	59	- 6.3%
Median Sales Price*	\$667,500	\$614,950	- 7.9%	\$540,000	\$620,000	+ 14.8%
Percent of List Price Received*	96.1%	96.3%	+ 0.2%	97.1%	96.7%	- 0.4%
Days on Market Until Sale	82	96	+ 17.1%	73	82	+ 12.3%
Inventory of Homes for Sale	54	82	+ 51.9%	--	--	--

* 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.

May



Historical Median Sales Price Rolling 12-Month Calculation

