

Local Market Update – June 2025

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

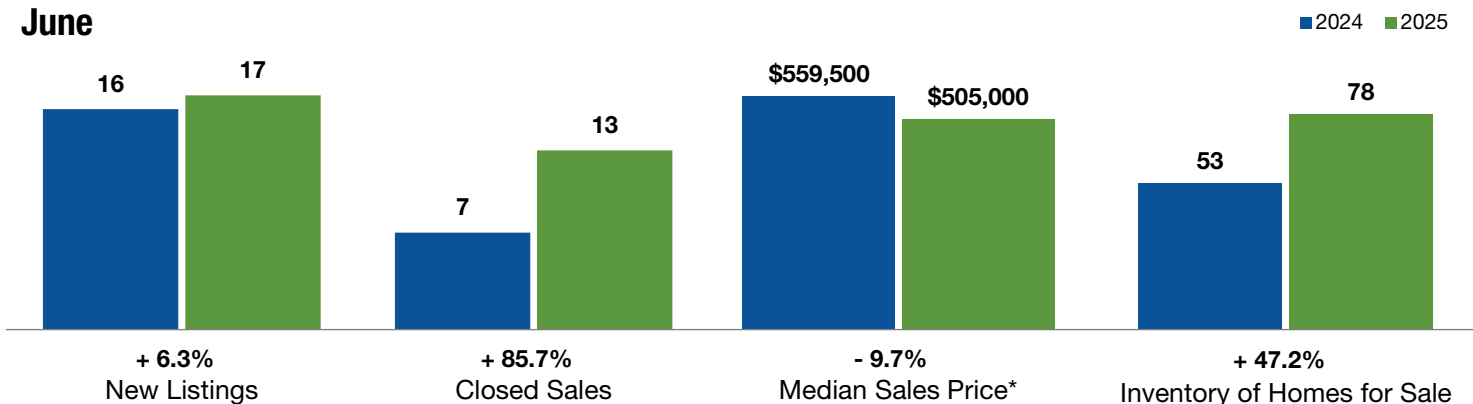


Salem

Key Metrics	June			YTD		
	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	16	17	+ 6.3%	112	135	+ 20.5%
Closed Sales	7	13	+ 85.7%	70	72	+ 2.9%
Median Sales Price*	\$559,500	\$505,000	- 9.7%	\$547,250	\$553,500	+ 1.1%
Percent of List Price Received*	97.4%	95.6%	- 1.8%	97.1%	96.5%	- 0.6%
Days on Market Until Sale	83	100	+ 20.5%	74	85	+ 14.9%
Inventory of Homes for Sale	53	78	+ 47.2%	--	--	--

* 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.

June



Historical Median Sales Price Rolling 12-Month Calculation

