

Local Market Update – July 2025

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

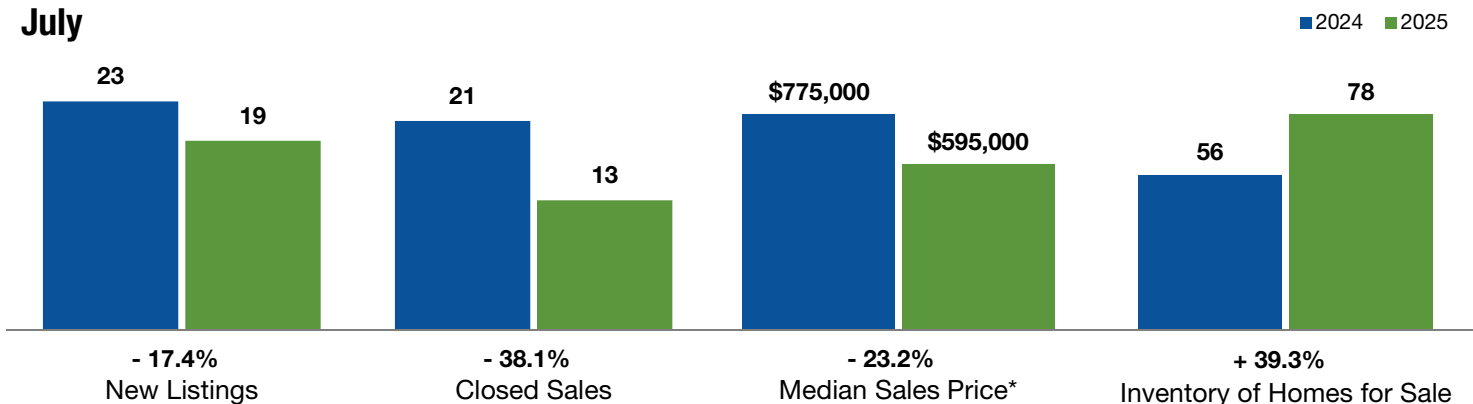


Salem

Key Metrics	July			YTD		
	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	23	19	- 17.4%	135	154	+ 14.1%
Closed Sales	21	13	- 38.1%	91	85	- 6.6%
Median Sales Price*	\$775,000	\$595,000	- 23.2%	\$569,000	\$557,000	- 2.1%
Percent of List Price Received*	96.0%	97.0%	+ 1.0%	96.8%	96.6%	- 0.2%
Days on Market Until Sale	110	123	+ 11.8%	83	91	+ 9.6%
Inventory of Homes for Sale	56	78	+ 39.3%	--	--	--

* 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.

July



Historical Median Sales Price Rolling 12-Month Calculation

