

Local Market Update – August 2025

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

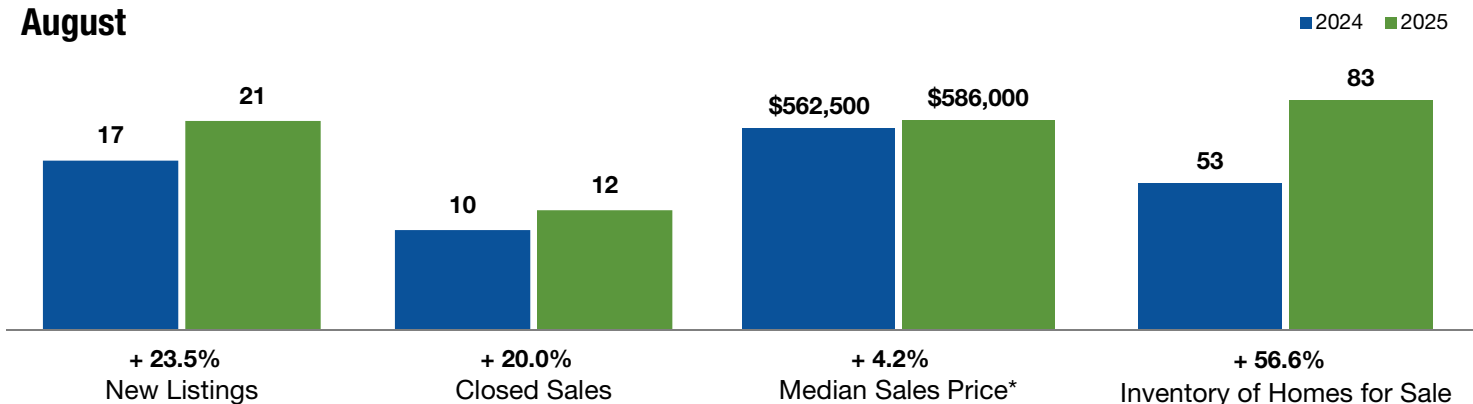


Salem

Key Metrics	August			YTD		
	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	17	21	+ 23.5%	152	176	+ 15.8%
Closed Sales	10	12	+ 20.0%	101	97	- 4.0%
Median Sales Price*	\$562,500	\$586,000	+ 4.2%	\$569,000	\$572,000	+ 0.5%
Percent of List Price Received*	93.8%	96.1%	+ 2.5%	96.5%	96.4%	- 0.1%
Days on Market Until Sale	68	83	+ 22.1%	81	90	+ 11.1%
Inventory of Homes for Sale	53	83	+ 56.6%	--	--	--

* 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.

August



Historical Median Sales Price

Rolling 12-Month Calculation

