

Local Market Update – October 2025

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

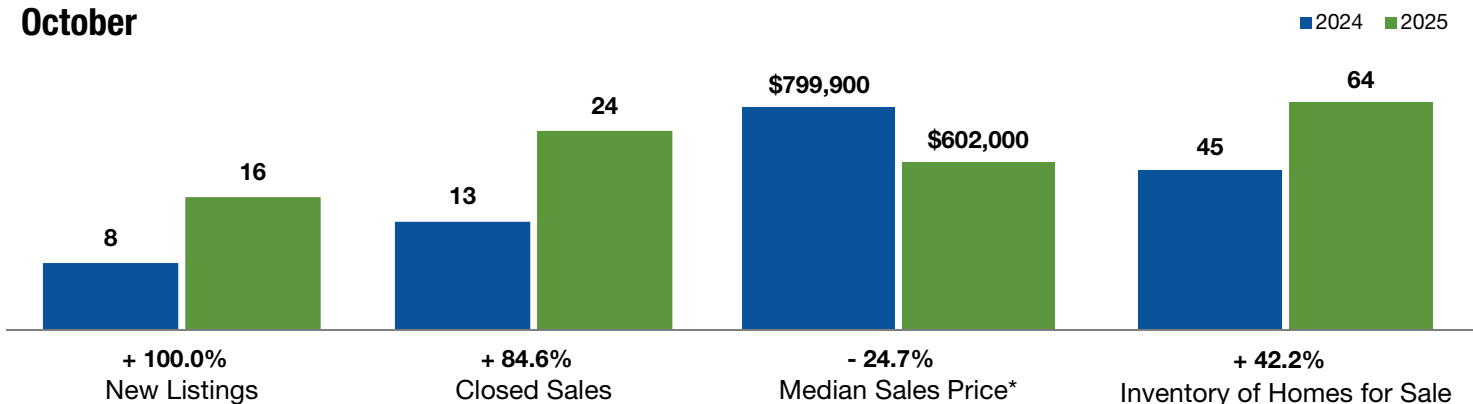


Salem

Key Metrics	October			YTD		
	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	8	16	+ 100.0%	174	212	+ 21.8%
Closed Sales	13	24	+ 84.6%	127	142	+ 11.8%
Median Sales Price*	\$799,900	\$602,000	- 24.7%	\$585,000	\$599,950	+ 2.6%
Percent of List Price Received*	97.3%	95.5%	- 1.8%	96.6%	96.2%	- 0.4%
Days on Market Until Sale	70	80	+ 14.3%	82	92	+ 12.2%
Inventory of Homes for Sale	45	64	+ 42.2%	--	--	--

* 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.

October



Historical Median Sales Price Rolling 12-Month Calculation

