

# Local Market Update – December 2025

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

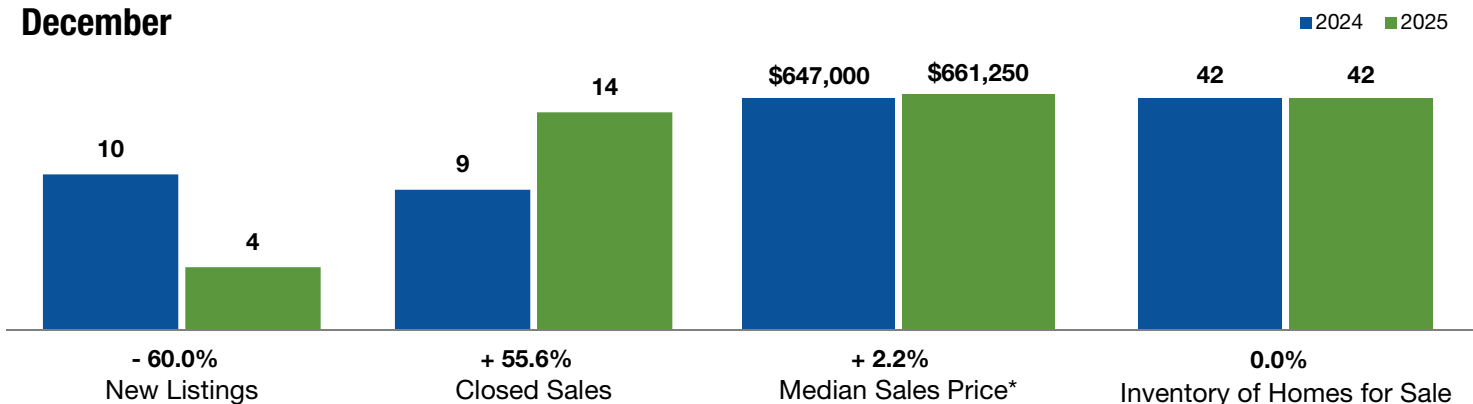


## Salem

Key Metrics	December			YTD		
	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	10	4	- 60.0%	202	230	+ 13.9%
Closed Sales	9	14	+ 55.6%	146	172	+ 17.8%
Median Sales Price*	\$647,000	\$661,250	+ 2.2%	\$577,500	\$605,000	+ 4.8%
Percent of List Price Received*	93.8%	96.3%	+ 2.7%	96.5%	96.3%	- 0.2%
Days on Market Until Sale	76	89	+ 17.1%	81	93	+ 14.8%
Inventory of Homes for Sale	42	42	0.0%	--	--	--

\* 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.

### December



### Historical Median Sales Price Rolling 12-Month Calculation

