

Local Market Update – January 2026

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

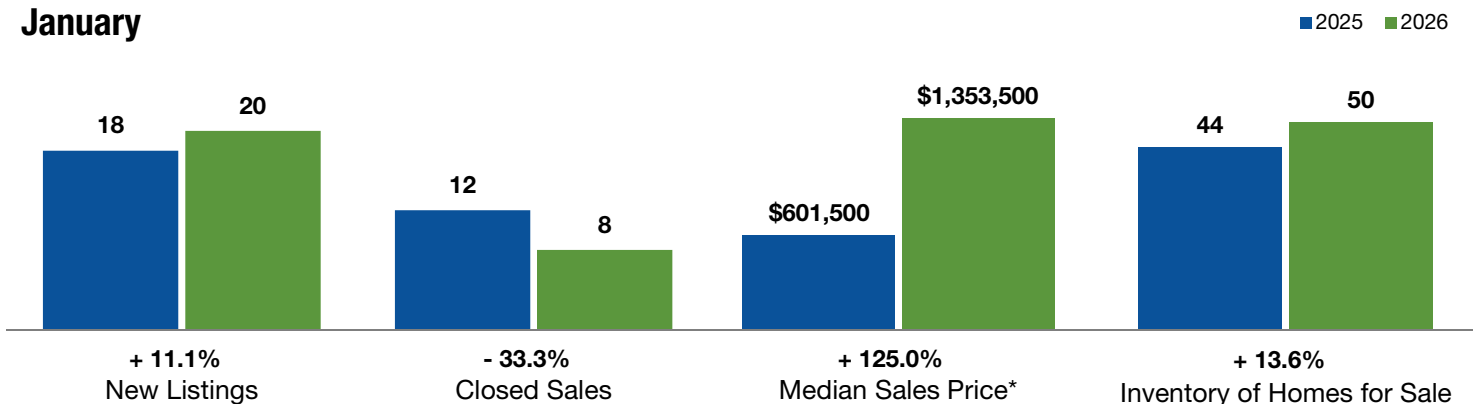


Salem

Key Metrics	January			YTD		
	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	18	20	+ 11.1%	18	20	+ 11.1%
Closed Sales	12	8	- 33.3%	12	8	- 33.3%
Median Sales Price*	\$601,500	\$1,353,500	+ 125.0%	\$601,500	\$1,353,500	+ 125.0%
Percent of List Price Received*	95.1%	100.8%	+ 6.0%	95.1%	100.8%	+ 6.0%
Days on Market Until Sale	105	104	- 1.0%	105	104	- 1.0%
Inventory of Homes for Sale	44	50	+ 13.6%	--	--	--

* 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.

January



Historical Median Sales Price Rolling 12-Month Calculation

