

Local Market Update – April 2026

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

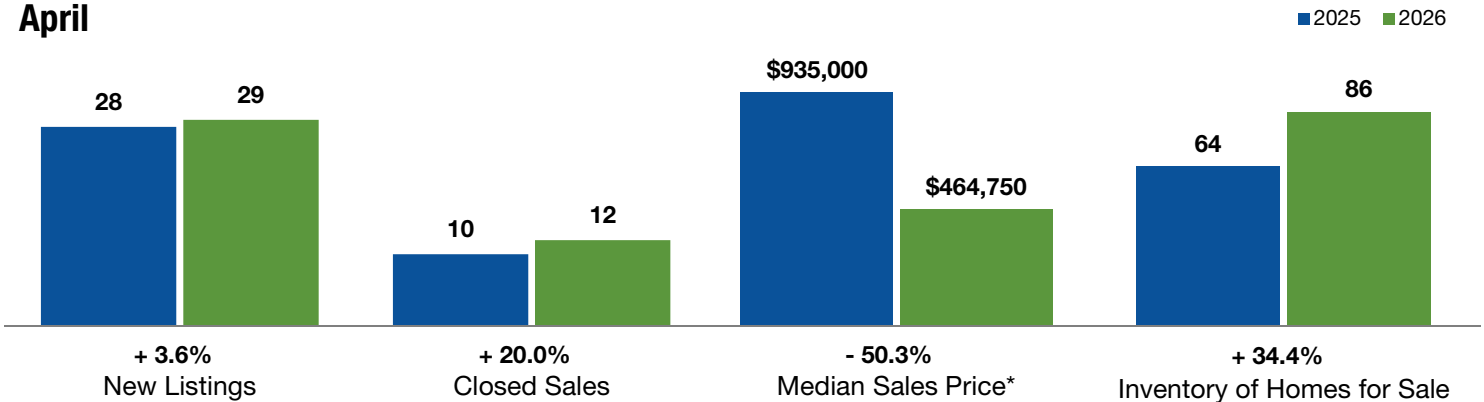


Salem

Key Metrics	April			YTD		
	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	28	29	+ 3.6%	103	102	- 1.0%
Closed Sales	10	12	+ 20.0%	47	41	- 12.8%
Median Sales Price*	\$935,000	\$464,750	- 50.3%	\$620,000	\$780,000	+ 25.8%
Percent of List Price Received*	99.7%	96.0%	- 3.7%	96.5%	97.4%	+ 0.9%
Days on Market Until Sale	30	71	+ 136.7%	78	97	+ 24.4%
Inventory of Homes for Sale	64	86	+ 34.4%	--	--	--

* 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.

April



Historical Median Sales Price Rolling 12-Month Calculation

