

Local Market Update – December 2024

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

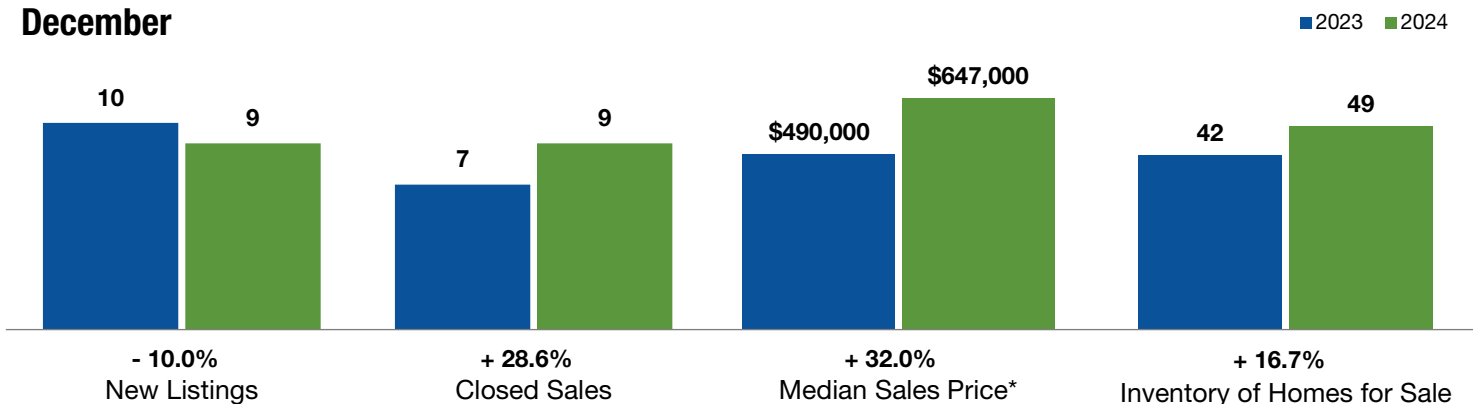


Salem

Key Metrics	December			YTD		
	2023	2024	Percent Change	2023	2024	Percent Change
New Listings	10	9	- 10.0%	207	200	- 3.4%
Closed Sales	7	9	+ 28.6%	165	146	- 11.5%
Median Sales Price*	\$490,000	\$647,000	+ 32.0%	\$589,000	\$577,500	- 2.0%
Percent of List Price Received*	96.2%	93.8%	- 2.5%	97.3%	96.5%	- 0.8%
Days on Market Until Sale	103	76	- 26.2%	70	81	+ 15.7%
Inventory of Homes for Sale	42	49	+ 16.7%	--	--	--

* 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

