

Local Market Update – January 2025

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

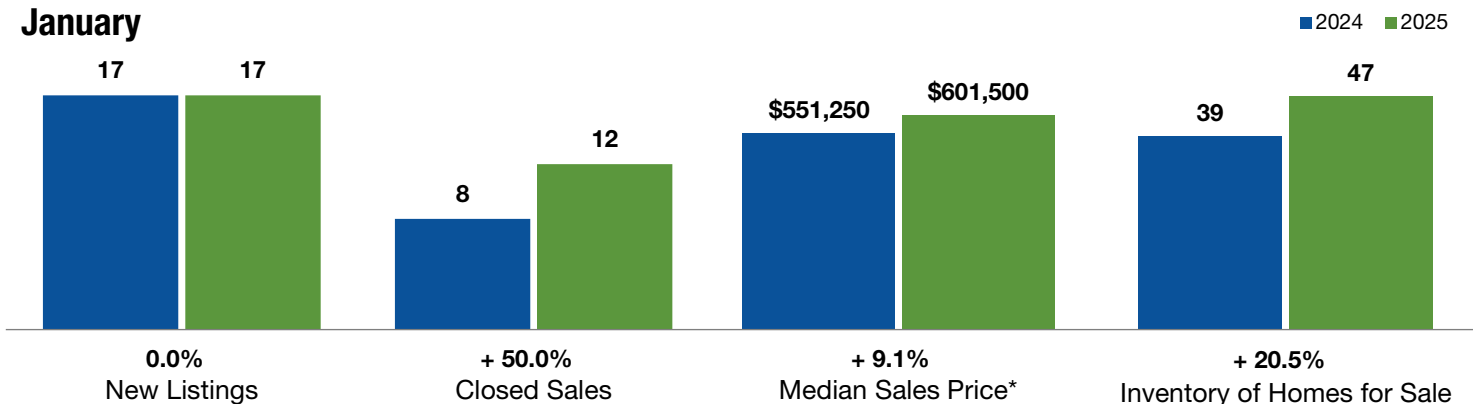


Salem

Key Metrics	January			YTD		
	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	17	17	0.0%	17	17	0.0%
Closed Sales	8	12	+ 50.0%	8	12	+ 50.0%
Median Sales Price*	\$551,250	\$601,500	+ 9.1%	\$551,250	\$601,500	+ 9.1%
Percent of List Price Received*	97.5%	96.0%	- 1.5%	97.5%	96.0%	- 1.5%
Days on Market Until Sale	137	105	- 23.4%	137	105	- 23.4%
Inventory of Homes for Sale	39	47	+ 20.5%	--	--	--

* 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

