

Local Market Update – February 2025

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

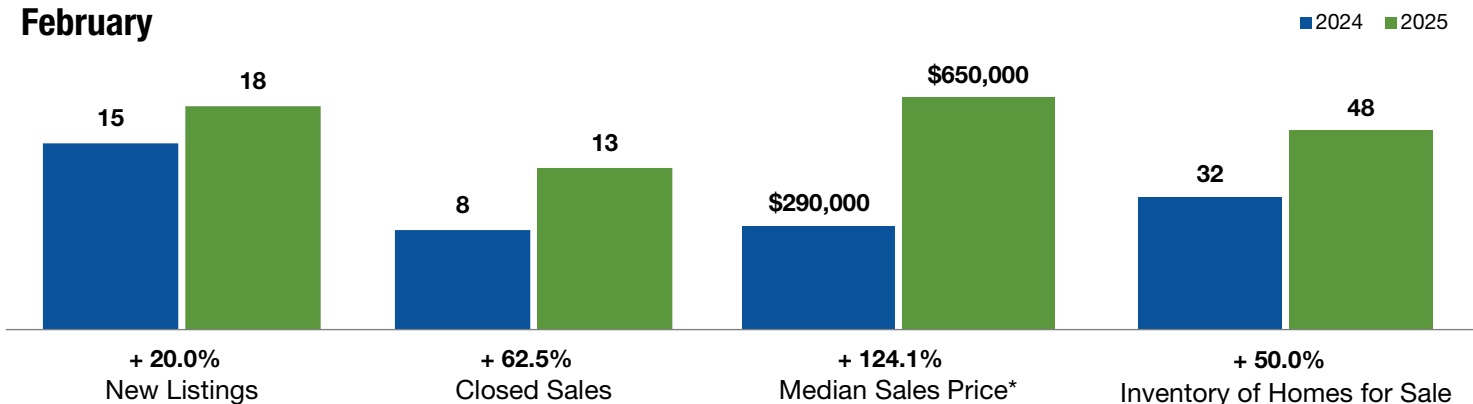


Salem

Key Metrics	February			YTD		
	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	15	18	+ 20.0%	32	35	+ 9.4%
Closed Sales	8	13	+ 62.5%	16	25	+ 56.3%
Median Sales Price*	\$290,000	\$650,000	+ 124.1%	\$398,250	\$650,000	+ 63.2%
Percent of List Price Received*	92.9%	96.4%	+ 3.8%	95.2%	96.2%	+ 1.1%
Days on Market Until Sale	46	113	+ 145.7%	92	109	+ 18.5%
Inventory of Homes for Sale	32	48	+ 50.0%	--	--	--

* 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.

February



Historical Median Sales Price Rolling 12-Month Calculation

