

LOCAL MARKET UPDATE

February 2025

Salem County, NJ

	FEB 2025	FEB 2024	Change	JAN 2025	Change	YTD 2025	YTD 2024	Change
Closed Sales	53	54	-1.9%	55	-3.6%	108	92	17.4%
DOM	24	35	-31.4%	47	-48.9%	41	37	10.8%
Median Sales Price	280,000	230,000	21.7%	205,000	36.6%	260,000	229,900	13.1%
Closed Over List Price	24.5%	33.3%	-26.4%	25.5%	-3.6%	25.0%	29.3%	-14.8%
Closed At List Price	22.6%	20.4%	11.1%	23.6%	-4.2%	23.1%	26.1%	-11.3%
New Listings	67	103	-35.0%	76	-11.8%	143	168	-14.9%
Active for Sale (avg)	180	175	2.9%	190	-5.5%	185	178	4.0%
Pending Sales (avg)	83	77	7.1%	74	11.8%	78	69	13.2%

