

LOCAL MARKET UPDATE

March 2025

Salem County, NJ

	MAR 2025	MAR 2024	Change	FEB 2025	Change	YTD 2025	YTD 2024	Change
Closed Sales	65	77	-15.6%	55	18.2%	175	169	3.6%
DOM	34	15	126.7%	25	36.0%	38	23	65.2%
Median Sales Price	265,000	228,900	15.8%	280,000	-5.4%	260,000	228,900	13.6%
Closed Over List Price	35.4%	48.1%	-26.4%	23.6%	49.7%	28.6%	37.9%	-24.6%
Closed At List Price	29.2%	14.3%	104.6%	25.5%	14.8%	26.3%	20.7%	26.9%
New Listings	87	114	-23.7%	67	29.9%	230	282	-18.4%
Active for Sale (avg)	189	181	4.1%	180	5.1%	186	179	4.0%
Pending Sales (avg)	77	88	-12.3%	83	-6.9%	78	76	1.9%

