

LOCAL MARKET UPDATE

April 2025

Salem County, NJ

	APR 2025	APR 2024	Change	MAR 2025	Change	YTD 2025	YTD 2024	Change
Closed Sales	55	52	5.8%	67	-17.9%	232	221	5.0%
DOM	19	20	-5.0%	37	-48.6%	30	23	30.4%
Median Sales Price	280,000	260,000	7.7%	265,000	5.7%	264,000	234,900	12.4%
Closed Over List Price	40.0%	36.5%	9.5%	34.3%	16.5%	31.0%	37.6%	-17.4%
Closed At List Price	20.0%	19.2%	4.0%	29.9%	-33.0%	25.0%	20.4%	22.8%
New Listings	104	110	-5.5%	87	19.5%	334	392	-14.8%
Active for Sale (avg)	189	183	3.6%	189	0.2%	187	180	3.9%
Pending Sales (avg)	87	85	1.5%	77	12.3%	80	78	1.8%

