

LOCAL MARKET UPDATE

May 2025

Salem County, NJ

	MAY 2025	MAY 2024	Change	APR 2025	Change	YTD 2025	YTD 2024	Change
Closed Sales	60	67	-10.4%	55	9.1%	292	288	1.4%
DOM	14	21	-33.3%	19	-26.3%	24	22	9.1%
Median Sales Price	260,000	225,000	15.6%	280,000	-7.1%	261,000	232,000	12.5%
Closed Over List Price	61.7%	49.3%	25.2%	40.0%	54.2%	37.3%	40.3%	-7.3%
Closed At List Price	15.0%	19.4%	-22.7%	20.0%	-25.0%	22.9%	20.1%	13.9%
New Listings	95	126	-24.6%	104	-8.7%	429	518	-17.2%
Active for Sale (avg)	205	195	5.5%	189	8.6%	190	183	4.3%
Pending Sales (avg)	100	89	12.4%	87	15.0%	84	80	4.0%

