

# LOCAL MARKET UPDATE

## July 2025

## Salem County, NJ

	JUL 2025	JUL 2024	Change	JUN 2025	Change	YTD 2025	YTD 2024	Change
Closed Sales	73	62	17.7%	72	1.4%	439	421	4.3%
DOM	24	22	9.1%	23	4.3%	24	22	9.1%
Median Sales Price	270,000	257,000	5.1%	290,000	-6.9%	265,000	241,000	10.0%
Closed Over List Price	39.7%	29.0%	36.8%	33.3%	19.2%	37.1%	37.8%	-1.7%
Closed At List Price	19.2%	33.9%	-43.4%	26.4%	-27.3%	22.8%	23.8%	-4.1%
New Listings	83	105	-21.0%	97	-14.4%	609	749	-18.7%
Active for Sale (avg)	222	197	12.7%	213	4.3%	198	186	0.1
Pending Sales (avg)	92	99	-7.8%	97	-5.5%	87	86	0.0

