

LOCAL MARKET UPDATE

August 2025

Salem County, NJ

	AUG 2025	AUG 2024	Change	JUL 2025	Change	YTD 2025	YTD 2024	Change
Closed Sales	67	78	-14.1%	75	-10.7%	508	499	1.8%
DOM	23	17	35.3%	22	4.5%	23	21	9.5%
Median Sales Price	290,000	290,000	0.0%	270,000	7.4%	268,000	250,000	7.2%
Closed Over List Price	41.8%	29.5%	41.7%	40.0%	4.5%	37.8%	36.5%	3.6%
Closed At List Price	23.9%	28.2%	-15.3%	20.0%	19.4%	23.0%	24.4%	-5.8%
New Listings	109	120	-9.2%	83	31.3%	718	869	-17.4%
Active for Sale (avg)	239	206	16.3%	222	7.7%	204	188	0.1
Pending Sales (avg)	84	96	-12.5%	92	-8.6%	86	87	-0.0

