

LOCAL MARKET UPDATE

December 2025

Salem County, NJ

	DEC 2025	DEC 2024	Change	NOV 2025	Change	YTD 2025	YTD 2024	Change
Closed Sales	68	71	-4.2%	62	9.7%	788	744	5.9%
DOM	28	32	-12.5%	31	-9.7%	25	23	8.7%
Median Sales Price	279,000	250,000	11.6%	300,000	-7.0%	270,000	250,250	7.9%
Closed Over List Price	39.7%	35.2%	12.8%	40.3%	-1.5%	38.5%	35.3%	8.8%
Closed At List Price	25.0%	26.8%	-6.6%	17.7%	40.9%	22.8%	26.3%	-13.3%
New Listings	56	61	-8.2%	79	-29.1%	1,100	1,041	5.7%
Active for Sale (avg)	223	209	6.6%	252	-11.6%	216	199	8.1%
Pending Sales (avg)	86	81	6.0%	85	1.7%	87	86	0.9%

