

LOCAL MARKET UPDATE

January 2026

Salem County, NJ

	JAN 2026	JAN 2025	Change	DEC 2025	Change	YTD 2026	YTD 2025	Change
Closed Sales	56	55	1.8%	68	-17.6%	56	55	1.8%
DOM	46	47	-2.1%	28	64.3%	46	47	-2.1%
Median Sales Price	285,000	205,000	39.0%	279,000	2.2%	285,000	205,000	39.0%
Closed Over List Price	26.8%	25.5%	5.2%	39.7%	-32.5%	26.8%	25.5%	5.2%
Closed At List Price	33.9%	23.6%	43.5%	25.0%	35.7%	33.9%	23.6%	43.5%
New Listings	76	65	16.9%	42	81.0%	76	65	16.9%
Active for Sale (avg)	190	181	5.1%	209	-9.2%	190	181	5.1%
Pending Sales (avg)	74	61	20.8%	81	-9.1%	74	61	20.8%

