

# LOCAL MARKET UPDATE

## February 2026

## Salem County, NJ

	FEB 2026	FEB 2025	Change	JAN 2026	Change	YTD 2026	YTD 2025	Change
Closed Sales	37	55	-32.7%	57	-35.1%	94	110	-14.5%
DOM	42	25	68.0%	42	0.0%	42	43	-2.3%
Median Sales Price	213,000	280,000	-23.9%	279,000	-23.7%	250,000	260,000	-3.8%
Closed Over List Price	32.4%	23.6%	37.2%	26.3%	23.2%	28.7%	24.5%	17.0%
Closed At List Price	13.5%	25.5%	-46.9%	35.1%	-61.5%	26.6%	24.5%	8.4%
New Listings	67	103	-35.0%	76	-11.8%	143	168	-14.9%
Active for Sale (avg)	180	175	2.9%	190	-5.5%	185	178	4.0%
Pending Sales (avg)	83	77	7.1%	74	11.8%	78	69	13.2%

