

# LOCAL MARKET UPDATE

## April 2026

## Salem County, NJ

	APR 2026	APR 2025	Change	MAR 2026	Change	YTD 2026	YTD 2025	Change
Closed Sales	53	55	-3.6%	56	-5.4%	203	232	-12.5%
DOM	40	19	110.5%	62	-35.5%	42	30	40.0%
Median Sales Price	270,000	280,000	-3.6%	279,900	-3.5%	265,000	264,000	0.4%
Closed Over List Price	45.3%	40.0%	13.2%	23.2%	95.1%	31.5%	31.0%	1.6%
Closed At List Price	11.3%	20.0%	-43.4%	23.2%	-51.2%	22.2%	25.0%	-11.3%
New Listings	104	110	-5.5%	87	19.5%	334	392	-14.8%
Active for Sale (avg)	189	183	3.6%	189	0.2%	187	180	3.9%
Pending Sales (avg)	87	85	1.5%	77	12.3%	80	78	1.8%

