

LOCAL MARKET UPDATE

August 2026

Salem County, NJ

	AUG 2026	AUG 2025	Change	JUL 2026	Change	YTD 2026	YTD 2025	Change
Closed Sales	65	68	-4.4%	64	1.6%	489	515	-5.0%
DOM	26	23	13.0%	27	-3.7%	34	23	47.8%
Median Sales Price	266,000	288,000	-7.6%	350,000	-24.0%	279,000	267,000	4.5%
Closed Over List Price	27.7%	42.6%	-35.0%	39.1%	-29.2%	35.8%	38.1%	-6.0%
Closed At List Price	27.7%	23.5%	17.9%	17.2%	61.0%	21.7%	22.7%	-4.4%
New Listings	91	93	-2.2%	98	-7.1%	660	748	-11.8%
Active for Sale (avg)	252	239	5.4%	247	2.0%	234	204	14.7%
Pending Sales (avg)	81	84	-3.6%	90	-10.0%	76	86	-11.6%

