

# Local Market Update for May 2025

Provided by New Jersey REALTORS®



## Salem County

Salem County

### Single Family

	May			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	83	100	+ 20.5%	402	432	+ 7.5%
Closed Sales	62	56	- 9.7%	269	279	+ 3.7%
Days on Market Until Sale	40	43	+ 7.5%	48	51	+ 6.3%
Median Sales Price*	\$231,500	\$270,000	+ 16.6%	\$241,000	\$268,000	+ 11.2%
Percent of List Price Received*	100.2%	101.8%	+ 1.6%	99.1%	99.0%	- 0.1%
Inventory of Homes for Sale	181	206	+ 13.8%	--	--	--
Months Supply of Inventory	3.1	3.5	+ 12.9%	--	--	--

### Townhouse-Condo

	May			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	0	0	--	5	4	- 20.0%
Closed Sales	0	0	--	3	2	- 33.3%
Days on Market Until Sale	0	0	--	60	52	- 13.3%
Median Sales Price*	\$0	\$0	--	\$97,000	\$107,750	+ 11.1%
Percent of List Price Received*	0.0%	0.0%	--	100.5%	98.7%	- 1.8%
Inventory of Homes for Sale	2	4	+ 100.0%	--	--	--
Months Supply of Inventory	1.3	4.0	+ 207.7%	--	--	--

### Adult Community

	May			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	2	2	0.0%	3	23	+ 666.7%
Closed Sales	0	0	--	1	5	+ 400.0%
Days on Market Until Sale	0	0	--	97	125	+ 28.9%
Median Sales Price*	\$0	\$0	--	\$49,000	\$455,000	+ 828.6%
Percent of List Price Received*	0.0%	0.0%	--	96.1%	99.4%	+ 3.4%
Inventory of Homes for Sale	0	21	--	--	--	--
Months Supply of Inventory	0.0	12.9	--	--	--	--

\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

### Historical Median Sales Price by Property Type By Month

