Local Market Update for August 2026

Provided by New Jersey REALTORS®

Salem County

Salem County

Single Family

Key Metrics	August 2025	August 2026	Percent Change	Year to Date Thru 8-2025	Year to Date Thru 8-2026	Percent Change
New Listings	87	**72**	- 17.2%	719	**646**	- 10.2%
Closed Sales	62	**59**	- 4.8%	484	**449**	- 7.2%
Days on Market Until Sale	37	**38**	+ 2.7%	45	**53**	+ 17.8%
Median Sales Price*	$302,500	**$280,000**	- 7.4%	$280,000	**$285,000**	+ 1.8%
Percent of List Price Received*	101.0%	**97.5%**	- 3.5%	99.3%	**99.1%**	- 0.2%
Inventory of Homes for Sale	243	**228**	- 6.2%	--	**--**	--
Months Supply of Inventory	4.1	**4.0**	- 2.4%	--	**--**	--

Townhouse-Condo

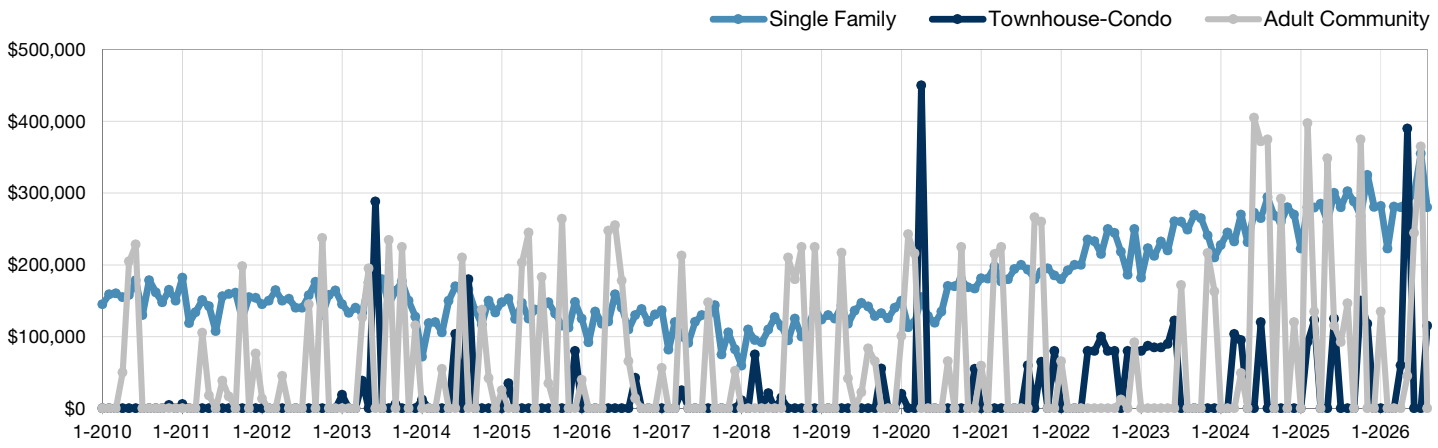
Key Metrics	August 2025	August 2026	Percent Change	Year to Date Thru 8-2025	Year to Date Thru 8-2026	Percent Change
New Listings	1	**0**	- 100.0%	6	**2**	- 66.7%
Closed Sales	0	**1**	--	3	**3**	0.0%
Days on Market Until Sale	0	**114**	--	76	**135**	+ 77.6%
Median Sales Price*	$0	**$115,000**	--	$123,000	**$115,000**	- 6.5%
Percent of List Price Received*	0.0%	**92.1%**	--	95.8%	**94.0%**	- 1.9%
Inventory of Homes for Sale	6	**2**	- 66.7%	--	**--**	--
Months Supply of Inventory	6.0	**1.6**	- 73.3%	--	**--**	--

Adult Community

Key Metrics	August 2025	August 2026	Percent Change	Year to Date Thru 8-2025	Year to Date Thru 8-2026	Percent Change
New Listings	1	**0**	- 100.0%	25	**5**	- 80.0%
Closed Sales	1	**0**	- 100.0%	8	**5**	- 37.5%
Days on Market Until Sale	97	**0**	- 100.0%	79	**50**	- 36.7%
Median Sales Price*	$146,500	**$0**	- 100.0%	$141,000	**$135,000**	- 4.3%
Percent of List Price Received*	98.0%	**0.0%**	- 100.0%	98.8%	**96.9%**	- 1.9%
Inventory of Homes for Sale	21	**19**	- 9.5%	--	**--**	--
Months Supply of Inventory	15.8	**12.7**	- 19.6%	--	**--**	--

* 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



Current as of September 09, 2026. All data from the multiple listing services in the state of New Jersey. Margin of error for reported statewide numbers is +/– 4% at a 95% confidence level. Report © 2026 ShowingTime Plus, LLC.