

# Local Market Update for April 2023

Provided by New Jersey REALTORS®



## Salem County

Salem County

### Single Family

Key Metrics	April			Year to Date		
	2022	2023	Percent Change	Thru 4-2022	Thru 4-2023	Percent Change
New Listings	107	101	- 5.6%	387	322	- 16.8%
Closed Sales	100	57	- 43.0%	316	228	- 27.8%
Days on Market Until Sale	37	56	+ 51.4%	42	57	+ 35.7%
Median Sales Price*	\$200,000	\$235,000	+ 17.5%	\$195,000	\$220,000	+ 12.8%
Percent of List Price Received*	101.6%	100.2%	- 1.4%	99.8%	98.9%	- 0.9%
Inventory of Homes for Sale	232	212	- 8.6%	--	--	--
Months Supply of Inventory	2.7	3.1	+ 14.8%	--	--	--

### Townhouse-Condo

Key Metrics	April			Year to Date		
	2022	2023	Percent Change	Thru 4-2022	Thru 4-2023	Percent Change
New Listings	0	1	--	0	1	--
Closed Sales	0	1	--	0	5	--
Days on Market Until Sale	0	0	--	0	0	--
Median Sales Price*	\$0	\$85,000	--	\$0	\$85,000	--
Percent of List Price Received*	0.0%	94.5%	--	0.0%	100.7%	--
Inventory of Homes for Sale	18	2	- 88.9%	--	--	--
Months Supply of Inventory	12.9	0.8	- 93.8%	--	--	--

### Adult Community

Key Metrics	April			Year to Date		
	2022	2023	Percent Change	Thru 4-2022	Thru 4-2023	Percent Change
New Listings	0	1	--	0	1	--
Closed Sales	0	0	--	1	0	- 100.0%
Days on Market Until Sale	0	0	--	20	0	- 100.0%
Median Sales Price*	\$0	\$0	--	\$65,500	\$0	- 100.0%
Percent of List Price Received*	0.0%	0.0%	--	100.0%	0.0%	- 100.0%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.7	1.0	+ 42.9%	--	--	--

\* 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

