

Local Market Update for May 2026

Provided by New Jersey REALTORS®



Salem County

Salem County

Single Family

Key Metrics	May			Year to Date		
	2025	2026	Percent Change	Thru 5-2025	Thru 5-2026	Percent Change
New Listings	102	87	- 14.7%	434	384	- 11.5%
Closed Sales	59	55	- 6.8%	282	249	- 11.7%
Days on Market Until Sale	45	68	+ 51.1%	51	61	+ 19.6%
Median Sales Price*	\$260,000	\$297,500	+ 14.4%	\$265,000	\$277,480	+ 4.7%
Percent of List Price Received*	101.8%	100.2%	- 1.6%	99.1%	99.1%	0.0%
Inventory of Homes for Sale	236	223	- 5.5%	--	--	--
Months Supply of Inventory	4.1	3.8	- 7.3%	--	--	--

Townhouse-Condo

Key Metrics	May			Year to Date		
	2025	2026	Percent Change	Thru 5-2025	Thru 5-2026	Percent Change
New Listings	0	0	--	4	2	- 50.0%
Closed Sales	0	1	--	2	2	0.0%
Days on Market Until Sale	0	11	--	52	146	+ 180.8%
Median Sales Price*	\$0	\$390,000	--	\$107,750	\$225,000	+ 108.8%
Percent of List Price Received*	0.0%	104.0%	--	98.7%	94.9%	- 3.9%
Inventory of Homes for Sale	4	4	0.0%	--	--	--
Months Supply of Inventory	4.0	3.0	- 25.0%	--	--	--

Adult Community

Key Metrics	May			Year to Date		
	2025	2026	Percent Change	Thru 5-2025	Thru 5-2026	Percent Change
New Listings	2	0	- 100.0%	23	3	- 87.0%
Closed Sales	1	1	0.0%	4	2	- 50.0%
Days on Market Until Sale	64	123	+ 92.2%	77	81	+ 5.2%
Median Sales Price*	\$348,500	\$45,000	- 87.1%	\$344,250	\$90,000	- 73.9%
Percent of List Price Received*	98.2%	90.2%	- 8.1%	98.8%	95.1%	- 3.7%
Inventory of Homes for Sale	25	19	- 24.0%	--	--	--
Months Supply of Inventory	20.0	13.6	- 32.0%	--	--	--

* 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

